Agenda
Village of Glen Ellyn
Regular Village Board Meeting
Monday, July 22, 2013
7:00 p.m. – Galligan Board Room

Village Board Meeting Procedures Statement

Visitors are most welcome to attend all meetings of the Village Board and can find copies of the Agenda on their chairs or online at www.glenellyn.org prior to the meeting. Meetings are taped and also televised on WideOpenWest Channel 6, AT&T Channel 99, and Comcast Cable Services Channel 10. Any individual with a disability requiring a reasonable accommodation in order to participate in a meeting should contact Harold Kolze, Village of Glen Ellyn ADA Coordinator, 630-469-5000, at least five (5) business days in advance of the next scheduled meeting. All matters on the Agenda may be discussed, amended, and acted upon.

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Village Recognition: *(Village Clerk Galvin)*

   A. A resident sent an email of thanks to Public Works Assistant Director David Buckley for his help in resolving a long-standing issue with a lamp post.

   B. The Police Department acknowledged the Public Works Department for an outstanding job done in posting signs and putting out barricades for the Fourth of July Celebrations.

   C. Stormwater Engineer Raymond Ulreich received an email from a resident expressing her appreciation for being notified of an updated ordinance.

   D. A resident called to compliment Republic Services for the reliable service it provides to the Village on a weekly basis.

   E. Police Officer Luke Elmore received a thank you letter from the family of fallen FBI Special Agent Christopher Lorek for a superb job done at his memorial mass in providing a beautiful color guard in his honor.

   F. A resident sent a note of thanks to Police Officer Joseph Flores for treating others with dignity and respect.

   G. Congratulations to Police Chief Philip Norton on his installation as President of the Rotary Club of Glen Ellyn for 2013-2014.

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

James Monson	Police Department	10 Years
Emmanuel Berger	Police Department	5 Years
David Gill	Police Department	5 Years

5. Audience Participation

A. Open:

Members of the public are welcome to speak to any item *not* specifically listed on tonight's agenda for up to three minutes. For those items which are on tonight's agenda, the public will have the opportunity to comment at the time the item is discussed. In either case, please complete the Audience Participation form and turn it in to the Village Clerk. It is requested that, if possible, one spokesman for a group be appointed to present the views of the entire group. Speakers who are recognized are requested to step to a microphone and state their name, address and the group they are representing prior to addressing the Village Board.

6. Consent Agenda – The following items are considered routine business by the Village Board and will be approved in a single vote in the form listed below: *(Village Manager Franz)*

Motion to approve the following items including Payroll and Vouchers totaling $1,589,819.97: *(Trustee Clark)*

A. Village Board Meeting Minutes:

1. July 8, 2013 Regular Meeting

B. Total Expenditures (Payroll and Vouchers) - $1,589,819.97.

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

C. Motion to approve the recommendation of Village President Demos that John A. Adduci be reappointed as President of the Police Pension Board for a term ending May 2014.

D. Motion to approve the Police Deparment's annual "fair share" contribution to DuPage Metropolitan Enforcement Group (DuMeg) in the amount of $20,280 to be expensed to the General Fund – Police. *(Police Chief Norton)*

E. Motion to approve the Police Department's annual contribution to Glen Ellyn Youth and Family Counseling Services (GEYFCS) in the amount of $25,000 to be expensed to the General Fund – Police. *(Police Chief Norton)*

F. Ordinance No. 6150, An Ordinance Granting Approval of a Special Use Permit and the Exterior Appearance for Property Commonly Known as 535 Pennsylvania Avenue. *(Planning and Development Director Hulseberg)*

G. Motion to waive competitive bidding for a single source purchase which is an authorized exception in the purchasing policy to approve the purchase of 40 Taser Electronic Control Devices from Taser, Inc. of Scottsdale, Arizona in the amount of $51,048 to be expensed to the General Fund – Police. *(Police Chief Norton)*

7. Planning and Development Director Staci Hulseberg will present information on requests by The Forest Preserve District of DuPage County for approval of a Special Use Permit, Zoning Variations, Sign Variations and the Exterior Appearance associated with a proposed Master Plan for the Willowbrook Wildlife Rehabilitation Center. The project includes the expansion of the existing parking lot, service building and visitor's center as well as enhanced animal exhibits.

   Ordinance No. 6154, An Ordinance Granting Approval of a Special Use Permit, Zoning Variations, Sign Variations and the Exterior Appearance for the Willowbrook Wildlife Rehabilitation Center Located at 525 S. Park Boulevard. *(Trustee Clark)*

8. Planning and Development Director Staci Hulseberg will present information on requests by The LaSalle Group for approval of a zoning map amendment, special use permit and the exterior appearance for an approximately 30,000 square foot memory care facility proposed on 3.84 acres at 190 Geneva Road. The subject property is located at the northwest corner of Geneva Road and Bloomingdale Road in the R2 Residential zoning district. The petitioner is requesting that the property be rezoned to the R3 Residential zoning district.

   Ordinance No. 6155, An Ordinance Granting Approval of a Zoning Map Amendment, Special Use Permit and the Exterior Appearance for the Autumn Leaves Memory Care Facility to be Located at 190 Geneva Road. *(Trustee Elliott)*

9. Assistant to the Village Manager Kristen Schrader will present information on the adjustment of the supplementary rates and services provided with the weekly refuse and recycling services.

   A. Motion to set the cash reserve policy for the Residential Solid Waste Fund at 25%.

   B. Motion to approve the elimination of the clean sweep program following a final collection in the spring of 2014.

   C. Motion to approve the breakdown of the supplementary rates to the monthly charge for refuse and recycling services for August 1, 2013 to July 31, 2014 at $4.50/month/account, the same rate as last year. *(Trustee Friedberg)*

10. Finance Director Kevin Wachtel will present information regarding E-Billing – Billing Software Upgrade and Migration.

    Motion to waive competitive bidding for a single source purchase which is an authorized exception in the purchasing policy in the amount of $27,445 for the conversion and upgrade of the MUNIS utility billing system to UBCIS to be expensed evenly between the Water and Sewer Funds. *(Trustee Ladesic)*

11. Public Works Director Julius Hansen will present information including salt and vehicle storage expansion to the Reno Public Works Center.

    Motion to approve award of an architecture contract to PPK Architects of Glen Ellyn, Illinois for improvements associated with the 2013 Salt Storage Facility Addition to the Reno Public Works Center, in the not to exceed amount of $45,000 (including a 15% contingency) to be expensed to the Motor Fuel Tax Fund. *(Trustee McGinley)*

12. Assistant Village Manager Al Stonitsch will present information regarding the Prevailing Wage Act. *(Discussion Only)*

13. Recreation Director Matt Pekarek and The Maude Group (Village Consultants) will present information regarding a proposed name for the new restaurant business at the Village Links. *(Discussion Only)*

14. Reminders:
    - The next Village Board Strategic Planning Session is scheduled for Monday, August 5, 2013 at 6:00 p.m., location to be determined.
    - The next Village Board Meeting is scheduled for Monday, August 12, 2013 at 7:00 p.m. in the Galligan Board Room of the Glen Ellyn Civic Center.

15. Other Business?

16. Adjournment

A-4A

From: Dave Buckley
Sent: Tuesday, July 09, 2013 4:47 PM
To: Kristen Schrader
Subject: FW: Lamp Post at 55 Tanglewood Dr. G.E.

For consideration at a Village Board meeting. FYI – this has been a long standing ComEd issue that was frustrating to residents on Tanglewood and the Baker Hill HOA that was finally resolved.

Dave

David Buckley
Assistant Public Works Director
Village of Glen Ellyn
Direct: 630-547-5513 Cell: 630-742-7194 dbuckley@glenellyn.org

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From: Carmel Piquette [mailto:carm5278@gmail.com]
Sent: Monday, July 08, 2013 11:47 AM
To: Association Partners; Dave Buckley
Cc: Sophie Switala; Jodi & Paul Snyder
Subject: Lamp Post at 55 Tanglewood Dr. G.E.

Update:
As of Friday, July 5th the concrete lamp post at 55 Tanglewood Dr. was put back in service by a technician from Come-Ed.
Thank you again to David Buckley from The Village of Glen Ellyn.
Sincerely, thank you to all...

--
Carmel Piquette
630-469-2507 - Home
702-510-0303 - Cell

A-4A

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Direct: 630-547-5513 Cell: 630-742-7194 dbuckley@glenellyn.org

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Carmel Piquette
630-469-2507 - Home
702-510-0303 - Cell

A-4B

Agenda

Kristen Schrader
Assistant to the Village Manager
Village of Glen Ellyn
630-547-5205

From: Julius Hansen
Sent: Monday, July 15, 2013 3:06 PM
To: Kristen Schrader
Subject: FW: 4th of July help

This shows how well the Departments work together and might be worth recognizing.....

From: Jennifer Brown
Sent: Monday, July 08, 2013 7:49 AM
To: Rick Perez
Cc: Julius Hansen; Dave Buckley; Norm Webber; Bill Holmer
Subject: RE: 4th of July help

Thank you Rick! I am glad all went well. I will be sure to pass this along to the crew.....

Jennifer Brown
Street/Forestry Superintendent
Village of Glen Ellyn
(630) 469-6756 ext. 5533
jenniferb@glenellyn.org

From: Rick Perez
Sent: Thursday, July 04, 2013 4:02 PM
To: Jennifer Brown
Cc: Julius Hansen; Dave Buckley; Norm Webber; Bill Holmer
Subject: 4th of July help

Hello Jen,

I wanted to let you know of what a great job Public Works did on the 4th of July. All of the people who were out that posted the signs and put out the barricades were a great help and we had no issues. From our end, everything went smoothly, and was because of the great help we had from you guys.

A special thank-you to Victor & Jake for staying again this year. They knew the "ropes" from last year. We used them several times for different things. It was a HUGE help to have them here. They were outstanding! We invited them back to the PD for food after the parade.

Again, thank-you for all your help in making the day go so well.

Rick P. #60

A-4C

For VB Recognition....

Thanks.

-Mark

Mark Franz
Village of Glen Ellyn
Village Manager

(630) 547-5200 Work
mfranz@glenellyn.org

535 Duane Street
Glen Ellyn, IL 60137

Named "One of America's Best Small Towns in 2011." Money Magazine

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From: Staci Hulseberg
Sent: Wednesday, July 03, 2013 11:47 AM
To: Mark Franz
Subject: FW: Greenhouse in flood plain

Wow. Great customer service. Worth passing on to the Village Board?

Staci

From: Ray Ulreich
Sent: Wednesday, July 03, 2013 10:11 AM
To: Joe Kvapil; Staci Hulseberg; Michele Stegall
Subject: FW: Greenhouse in flood plain

FYI

Raymond G Ulreich, P.E., P.L.S
Village of Glen Ellyn
Stormwater Engineer
630-547-5250

From: Leslie Hartigan [mailto:lesliehartigan@gmail.com]
Sent: Tuesday, July 02, 2013 10:41 AM
To: Ray Ulreich
Subject: Re: Greenhouse in flood plain

Ray,

Thank you so much for updating me on the ordinance. That is great news. I will resubmit the application.

Leslie Hartigan

On Mon, Jul 1, 2013 at 2:02 PM, Ray Ulreich <rulreich@glenellyn.org> wrote:

Leslie,

Back in October you inquired about installing a greenhouse in the rear portion of your yard which was within the 100 year flood plain. At that the Village code did not allow the construction in the flood plain without a special use permit. I am happy to inform you that the Village Board has now modified the ordinance so that a special use permit is no longer required. You now only have to go through the normal building permit process. As mentioned before the building will have to be flood proofed in accordance with FEMA's standards.

If you have any questions please feel free to contact me.

Raymond G Ulreich, P.E., P.L.S

Village of Glen Ellyn

Stormwater Engineer

630-547-5250

A-4D

For agenda

Kristen Schrader
Assistant to the Village Manager
Village of Glen Ellyn
630-547-5205

From: Jackie Chernesky
Sent: Monday, July 15, 2013 1:23 PM
To: Kristen Schrader
Subject: Happy Resident

Mr James Fulmer, 965 Oxford called to compliment the garbage service.
He had a couch and loveseat at the curb and it was taken away with no problem and he was very pleased that it was so easy and the service was so reliable.

Jackie

A-4E

Janet Lorek
3S138 Blackcherry Lane
Glen Ellyn, IL 60137

June 17, 2013

Luke Elmore
Glen Ellyn Police Department
535 Duane
Glen Ellyn, IL 60137

To Glen Ellyn Police Department Color Guard:

There are no words to sufficiently express our gratitude to you for all you did to help us through our darkest hours. The Glen Ellyn Police Color Guard did a superb job in providing a beautiful color guard to honor our son, Christopher Lorek at his Memorial Mass at St. James the Apostle Church on June 8th. You added a solemnity to this Mass that was noted by so many people in attendance.

Our son has been called an American hero. He had his foundation in Glen Ellyn, where he established his values, becoming an Eagle Scout at age 13. He would have been so proud at how well you honored him as you presented the flags and saluted him. This is a vision that is etched in my mind.

I believe that God works through people. We felt his hand with every hand that touched us with such an outpouring of love and support. Our hearts will probably never mend, but experiencing the goodness of people lifts our spirits, helping us move forward one step at a time.

With sincere appreciation,

Janet & Bill

Janet and William Lorek

Geographics

A-4F

thanks so very much!

Thank you for treating others with dignity and respect.

Sincerely,
Cynthia

Officer Joe Flores,

You're the best!

Cynthia

The Rotary Club of Glen Ellyn

Installation of Philip J. Norton and Club Officers 2013-2014

June 26, 2013

A-46

INSTALLATION PROGRAM

Master of Ceremonies
Dave Clayton

Pledge of Allegiance ..... Stuart Stone

Four-Way Test ..... Kurt Buchholz

Invocation ..... Rev. Dr. Lillian Daniel

DINNER

Welcome ..... Dave Clayton

Induct New Members

- Ryan Covington ..... Don Fischer
- Laura Flamion ..... Don Fischer

Recognition Awards

- Paul Harris Fellow Presentations ..... Penny Belke
- President's Recognition ..... Patrick J. Schauer
- Presentation to Patrick Schauer ..... Philip J. Norton

Introduction of Philip J. Norton ..... Dave Clayton

Installation of Philip J. Norton ..... PDG Les Sommers

Introduction of 2013-2014 Officers & Directors .... Philip J. Norton

Installation of 2013-2014 Officers & Directors ..... PDG Les Sommers

Closing Remarks ..... Philip J. Norton

A-6A

Minutes
Regular Board Meeting
Glen Ellyn Village Board of Trustees
Monday, July 8, 2013

Call to Order

Village President Demos called the meeting to order at 7:00 p.m.

Roll Call

Upon roll call by Village Clerk Galvin, Village President Demos and Trustees Clark, Elliott, Friedberg, Ladesic, McGinley and O'Shea answered "Present".

Pledge of Allegiance

President Demos asked Village Attorney Greg Mathews to lead the Pledge of Allegiance

Village Recognition:

A. A resident sent an email of gratitude and thanks to Public Works for quickly fixing an uneven patch on Park Boulevard.

B. A grateful resident thanked Public Works Director Julius Hansen for his expedited assistance with a request.

C. Glenbard Township High School District 87 sent a thank you note to the Administration Department for publicly acknowledging on the Village marquee the retirement of Glenbard West Principal Dr. Jane Thorsen.

D. Public Works Maintenance Worker Mike Nichels received a compliment from a resident for the timely removal of a branch hanging from a parkway tree.

E. Congratulations to Officer Dustin Green who graduated on June 27, 2013 from the University of Illinois at Urbana-Champaign Police Training Institute for Basic Law Enforcement.

F. The Police Department received a note from the Pfefferman Family expressing their sincerest thanks for its reliable and friendly service over the last four years.

G. The Friends for Don Darby thanked the Police Department for its generous donation to the Don Darby Fundraiser.

H. The Police Department received a letter from a former intern expressing his appreciation for the experience which served to solidify his commitment to pursue a career in law enforcement.

I. Deputy Chief Bill Holmer received a thank you note from a resident for the excellent service he provided in addressing an issue.

J. The Wheaton Police Department sent a letter recognizing the efforts of Sergeant Jim King, Officer Brad Booton, and Officer Brent Pacyga for their professional assistance during an inter-departmental matter.

K. Officer David Gill received a thank you letter from the Wheaton Police Department for his assistance in resolving a matter.

L. The Glendale Heights Police Department sent letters of appreciation to Officer Brad Booton and Officer Dave Scuito for their quick response and professional conduct which contributed to the successful resolution of a matter.

M. The Village thanks student commissioner Christina Clewlow for her service on the Environmental Commission and wishes her well in her future endeavors.

Audience Participation

Police Chief Phil Norton received a Proclamation honoring the Glen Ellyn 4th of July Committee. Chief Norton thanked the Village, the Fourth of July Committee, Park District, Volunteers and the community for this year's successful Fourth of July festivities.

Consent Agenda

The following items presented by Village Manager Franz are considered routine business by the Village Board and will be approved in a single vote in the form listed below:

A. Village Board Meeting Minutes:

1. June 24, 2013 Regular Meeting

B. Total Expenditures (Payroll and Vouchers) - $1,093,215.57.

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

C. Motion to approve the recommendation of Village President Demos that Heidi Lannen be appointed as a commissioner to the Plan Commission for a term ending May 2016.

D. Ordinance No. 6149-VC, An Ordinance Amending the Village Code regarding Official Meetings of the Glen Ellyn Village Board.

E. Ordinance No. 6150, An Ordinance Granting Approval of a Special Use Permit and the Exterior Appearance for Property Commonly Known as 535 Pennsylvania Avenue.

F. Ordinance No. 6151, An Ordinance Authorizing Execution of the Illinois Public Works Mutual Aid Network Agreement (IPWMAN).

G. Resolution No. 13-15, a Resolution to Adopt the DuPage County Natural Hazards Mitigation Plan.

H. Various actions required to close-out the construction phase contracts for the project to install rear-yard easement area drainage improvements in the Braeside Subdivision:

1. No. 13-16, A Resolution Concerning the Determination of the Glen Ellyn Village Resolution Board that Change Order Number One - Final with Apollo Trenchless, Inc. for a Decrease of $33,693 is Required for the Braeside Area Localized Drainage Improvements Project for a Revised and Final Contract Cost of $567,635 and a Time Extension of 34 Days.

2. Motion to increase the appropriation for construction phase engineering services associated with the Braeside Area Localized Drainage Improvements Project provided by Civiltech Engineering in the amount of $29,188, for a revised total appropriation of $102,188 to be expensed to the Capital Project Fund.

3. Motion to approve Amendment No. 1 to the services agreement with Civiltech Engineering for the Braeside Area Localized Drainage Improvements Project for additional construction engineering expenses in the amount of $36,204 resulting in a total not-to-exceed fee of $102,188 for the work.

I. Village Links Sod Purchase:

1. Motion to rescind the purchase of Creeping Bentgrass Sod awarded by the Village Board on March 18, 2013 to H&E Sod Nursery of Markham, Illinois.

2. Motion to waive competitive bidding for an emergency purchase of Creeping Bentgrass Large Roll Sod from Central Sod Farms of Plainfield, Illinois in a not-to-exceed amount of $54,000, which includes a 10% contingency, to be expensed to the Recreation Fund.

Item E was stricken from the Consent Agenda for future review at the July 22 Board Meeting.

Trustee Ladesic requested that Item J be removed from the Consent Agenda for additional discussion.

Trustee Elliott made a motion to approve the Consent Agenda, without Item E and Item J, which was seconded by Trustee Ladesic.

Upon roll call, Trustees Clark, Elliott, Friedberg, Ladesic, McGinley and O'Shea voted "Aye." Motion carried.

Village Links Sod Purchase:

Trustee Ladesic requested additional information and clarification on Consent Agenda I: Village Links Sod Purchase; rescind the purchase of Creeping Bentgrass Sod awarded by the Village Board on March 18, 2013 to H&E Sod Nursery of Markham, Illinois and to waive competitive bidding for an emergency purchase of Creeping Bentgrass Large Roll Sod from Central Sod Farms of Plainfield, Illinois in a not-to-exceed amount of $54,000, which includes a 10% contingency, to be expensed to the Recreation Fund.

Recreation Director Pekarek commented that when H & E called regarding the first delivery, they stated that the sod was brown. Director Pekarek said that they could not purchase as it is too risky to purchase damaged sod. Trustee Ladesic remarked that he can appreciate the need to go to a second source and that he does not believe that due diligence was done and asked about sources in Iowa and Indiana.

Director Pekarek responded that sod needs to be harvested , transported and placed in a short period of time and that it is practical, if purchasing from a non-local source to do so in cooler weather. Furthermore, Director Pekarek did try to source the sod in southern Wisconsin.

Village Manager Franz added that the sod required needs to be a large 42" roll, which is harder to find. Manager Franz also stated that with only 2 bidders the options were limited and that it was imperative to get the course up and running,

Trustee Elliott made a motion to approve Village Links Sod Purchase; which would rescind the purchase of Creeping Bentgrass Sod awarded by the Village Board on March 18, 2013 to H&E Sod Nursery of Markham, Illinois and to waive competitive bidding for an emergency purchase of Creeping Bentgrass Large Roll Sod from Central Sod Farms of Plainfield, Illinois in a not-to-exceed amount of $54,000, which includes a 10% contingency, to be expensed to the Recreation Fund. The motion was seconded by Trustee McGinley.

Upon roll call, Trustees Clark, Elliott, Friedberg, McGinley and O'Shea voted "Aye", Trustee Ladesic voted "Nay", motion carried.

Agenda Item 7, Proposed TIF District:

Village Manager Franz presented information on the proposed Roosevelt Road Tax Increment Financing (TIF) District, including consideration of an ordinance that sets the date and time of an upcoming Joint Review Board Meeting and a Public Hearing, as well as the availability of the draft TIF Redevelopment Plan.

President Demos commented that this is part of the process to create the Joint Review Board and to allow opportunity for public opinion. Manager Franz remarked that the plan is available for public review and this plan is an effective economic tool. The first Joint Review Board meeting will convene on July 31, 2013 at 2:00 p.m. at the Glen Ellyn Civic Center.

Trustee Ladesic made a motion to approve Ordinance No. 6152, An Ordinance Proposing Approval of a Redevelopment Plan and Project for and the Designation of the Roosevelt Road/Park Boulevard Project Area and the Adoption of Tax Increment Financing Therefore, Convening a Joint Review Board and Calling a Public Hearing in Connection Therewith. The motion was seconded by Trustee Elliott.

Upon roll call, Trustees Clark, Elliott, Friedberg, Ladesic, McGinley and O'Shea voted "Aye." Motion carried.

Agenda Item 8, Solid Waste Collection and Disposal:

Assistant to the Village Manager Schrader presented information on proposed rate adjustments to monthly refuse and recycling services for the residential collection of the Village's approximately 7,200 single-family and duplex households. The following options were presented to the Board:

a. Adjust base rate by 1.5%; adjust recycling rebate to $0.60 and the administrative fee to $1.35 and defer adjustment for emergency preparedness until August 1, 2014.

b. Adjust base rate by 1.5%; adjust recycling rebate to $0.60 and administrative fee to $1.35, adjust supplementary rate for emergency preparedness by $0.40 in year 1, then to $.080 in year 2.

c. Adjust base rate by 1.5, adjust recycling rebate to $.060 and administrative fee to $1.35, adjust supplementary for emergency preparedness by $0.80.

Assistant to the Village Manager Schrader pointed out that last year Staff requested $1.50 administrative fee and the Board approved $1.25; this year Staff is requesting an increase to $1.35. This is due, in part to the amount of in house work done that is not contracted out such as billing. Some expenses may decrease when the new website is rolled out, such as online billing and online payment.

Director of Finance Wachtel discussed the severe nature of the April 2013 flood event and the July 1, 2012 storm regarding emergency preparedness and that this affects an enterprise fund. The cost of this fund must be covered.

Trustee Ladesic asked about the lifespan of the recycling toters: while they have a 10 year warranty but some may last 15-20 years. They will not need to be replaced at the same time.

Trustee McGinley expressed concern about increasing the administrative fees. Increased administrative fees last year were offset by the $2.15 recycling rebate but now that has decreased to $0.60. One reason for the decrease in the recycling rebate: in 2011 Glen Ellyn residents recycled 4,200 tons of refuse and in 2012 it dropped to 3,800 tons.

Trustee McGinley suggested that due to the lack of opportunity to discuss the various options that this subject might be better served in the upcoming Strategic Planning Session. Assistant to the Village Manager Schrader stated this will need to be resolved by August 1, 2013. Trustee O'Shea agreed with Trustee McGinley regarding the need for additional discussion.

Trustee Elliott asked why the tonnage is down this year. Tim Linter, Municipal Services Manager for Republic Services explained that they are running the same number of trucks and the same volume, but he can conduct additional research.

Trustee Friedberg commented that he likes including emergency preparedness and would like to see a decrease in Clean Sweep. Trustee McGinley agreed.

Regarding the upcoming online billing and online payment, Director Wachtel stated that they are testing it now internally but the system needs to be upgraded and a proposal to the Board for the upgrades is forthcoming.

President Demos challenged Management to do more for less, to be leaner and more efficient while outsourcing when possible.

Trustee McGinley made a motion to approve Ordinance No. 6153-VC, An Ordinance Amending Chapter Six of Title Seven (Solid Waste Collection and Disposal) of the Village Code. This motion is Option A which was presented to the Board: Adjust base rate by 1.5%; adjust recycling rebate to $0.60 however keeping the administrative fee at $1.25 and defer adjustment for emergency preparedness until August 1, 2014. The motion was seconded by Trustee Friedberg.

Upon roll call, Trustees Clark, Elliott, Friedberg, Ladesic, McGinley and O'Shea voted "Aye." Motion carried.

Agenda Item 9, Oak Street Sidewalk Installation:

Professional Engineer Bob Minix presented information on the recommendations formulated by the Capital Improvements Commission in favor of new sidewalk installation on Oak. Two homes already have sidewalks as required by the Village for new construction. This street is located one block from Forest Glen School. Engineer Minix also stated that it is always preferable to have sidewalks, if possible and that this was included in the bid proposal and approved as part of the upcoming street improvements; pending Board approval for the sidewalks. The approximate cost of the sidewalk is $90,000.

Engineer Minix also stated that the Capital Improvements Commission voted 8-0 in favor of the sidewalk on Oak St. but with the sidewalk closer to the curb, a carriage walk. Regarding some of the trees affected by the sidewalk, the Village is assessing the health of the trees to see if they can be saved, and if so how the sidewalk will be designed.

Trustee O'Shea inquired about the sidewalk space with regard to driveways. One home at 618 Oak will be adversely affected.

Mr. Mark Miller, 746 Euclid Ave., Glen Ellyn, who resides at the south west corner of Oak and Euclid, approached the Board. Mr. Miller commented that children walking to Forest Glen School have to cross the street somewhere and that the other side of Oak has a sidewalk. Mr. Miller also commented that Oak Street is heavily trafficked and he is concerned with the design of a carriage walk which would hug the curb. Few Oak trees are left on Oak St. and he would hate to see the few left compromised for a sidewalk. Furthermore, Mr. Miller concluded his remarks by stating the $90,000 cost could be better spent by the Village elsewhere than on a sidewalk that will zigzag through his property. Mr. Miller questioned how this is an improvement.

Ms. Missy McMaster, 495 Oak Street, Glen Ellyn approached the Board. Ms. McMaster stated that the current plan will dissect her driveway. Currently her driveway fits her family's 4 cars and she is not sure if they will fit after this project; this plan does not allow a lot of options for alignment.

Ms. Joyce Hoffman, 746 Prairie Ave., Glen Ellyn approached the Board. Ms. Hoffman rehabbed her home in 2006-2007 and her home now faces Oak. Ms. Hoffman commented that when she installed a pool and asked the Village for a privacy fence her request was denied by the Village five times. Now the sidewalk would be in close proximity to her property line, perhaps inviting people to trespass and increasing her risk as a property owner. Ms. Hoffman does not see a need for this expenditure.

Trustee O'Shea asked Police Chief Norton about the parking regulations. Chief Norton explained that a car cannot block a sidewalk, it is permissible to cover it little but to block the sidewalk is a violation of the Village Ordinance. Chief Norton added that cars affected by the addition of a sidewalk on Oak would either have to park their cars in their garage or reduce the number of cars.

Mike Colliander, Chairman of the Capital Improvements Commission stated that these concerns come up every time sidewalks are considered where they do not currently exist. Every resident in the area signed a petition opposing the sidewalk on Oak Street. The Capital Improvements Commission feels that this would add a benefit to the Village.

Trustee Clark asked if the Board does not approve this project, when they would have another opportunity. Engineer Minix responded that the next opportunity to add sidewalks would be in approximately 20 years, when the next street restoration would most likely take place.

Manager Franz commented that the bids were considered and approved with the sidewalk included with a caveat for Capital Improvements Commission and Board approval.

President Demos called for a vote, Village Attorney Mathews that a vote was not required, but they needed a discussion to determine consensus.

Trustee Ladesic approves the sidewalk on Oak. If trees are removed, they should be replaced with decent sized trees.

Trustee Clark agrees with Trustee Ladesic and he is concerned about not having another opportunity for 20 years and that he is also not wild about removing trees.

Trustee Friedberg likes the sidewalk/carriage walk and to reforest if any trees are lost in the process.

Trustee Elliott is concerned and sympathetic with the residents but supports the sidewalk, along with sensible reforestation.

Trustee McGinley comment that the Capital Improvements Commission is one of the hardest working and that they take their responsibilities seriously. Trustee McGinley can see the Village wide benefits to the sidewalk on Oak. Trustee McGinley concluded her remarks by asking that Management work with Ms. Hoffman on reaching a compromise regarding her request to have a privacy fence since this project may affect her privacy and her property.

Trustee O'Shea remarked that he appreciates the Capital Improvements Commission. He further stated that he opposes this project since he does not like carriage walks. Trustee O'Shea believes that since carriage walks hug the curb that they are too dangerous and that the sidewalk is not needed and that it is a hardship for the residents. Trustee O'Shea concluded his remarks by stating that the sidewalk is not needed and that it is not a good fit.

President Demos stated that the consensus of the Board favors the sidewalk on Oak Street. President Demos requested that Capital Improvements Commission and Management work with the residents with their concerns.

Agenda Item 9 (continued), Sidewalk Installation Brandon:

Professional Engineer Bob Minix presented information on the recommendation formulated by the Capital Improvements Commission in favor of new sidewalk installation on Brandon. This sidewalk will cover a 2 block side yard span and be 4' wide. Engineer Minx commented that Brandon is in close proximity to St. Petronille and the library. This project is a timing issue as Brandon will be undergoing a full reconstruction with a lot of grading required. The Capital Improvements Commission approved this project with a 5-3 vote.

Since no residents requested to address the Board, President Demos called for a discussion to determine consensus.

Trustee Ladesic and Trustee Clark support the construction of a sidewalk on Brandon.

Trustee Friedberg is uncomfortable with the 4' width of the sidewalk, but is in favor of a 5' sidewalk.

Trustee Elliott and Trustee McGinley support the sidewalk on Brandon.

Trustee O'Shea does not approve the sidewalk on Brandon, in part since this sidewalk is even a tighter fit than the sidewalk on Oak and he feels that it is unsafe.

President Demos stated that the consensus of the Board favors the sidewalk on Brandon. President Demos requested that the Capital Improvements Commission and Management work on the designs for both, a 4' and 5' width sidewalk on Brandon.

Reminders:

- The next Village Board Workshop scheduled for Monday, July 15, 2013 will be a Village Board Strategic Planning Session at 6:00 p.m., location to be determined.
- The next Village Board Meeting is scheduled for Monday, July 22, 2013 at 7:00 p.m. in the Galligan Board Room of the Glen Ellyn Civic Center.

Adjournment

At 9:34 p.m. Trustee Elliott moved and Trustee Ladesic seconded the motion to adjourn the meeting.

Respectfully submitted,

Catherine Galvin,
Village Clerk

A-6B

Approval of Vouchers
For the Village Board Meeting of July 22, 2013

EXPENDITURES:	Check Date		Amount Paid		
Accounts Payable Warrant 0713-1	7/5/2013	$	1,000,898.38		
Accounts Payable Warrant 0713-2	7/12/2013	$	137,907.20		
Sub-Total		**$**	**1,138,805.58**	**Warrant Total**	**$ 1,138,805.58**

PAYROLL EXPENDITURES	July 12, 2013		
Net Employee Payroll Checks	**$275,654.33**		
Employee & Employer Payroll Deductions:			
Employee Deductions*	129,123.50		
IMRF - Employer contribution	24,236.16		
Social Security/Medicare Tax Withheld - Employer portion	22,000.40		
Total Payroll	**$ 451,014.39**	**$ -**	**$ 451,014.39**

GRAND TOTAL $ 1,589,819.97

* Employee deductions include contributions for pensions, health insurance, union dues and other employee directed deductions such as tax withholdings, 457 & 125 plan contributions and supplemental life insurance.

WARRANT: 0713-1

TO FISCAL 2014/02 05/01/2013 TO 04/30/2014

VENDOR NAME / DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT		GL ACCOUNT DESCRIPTION	
2021 A-RELIABLE PRINTING										
41772 INVOICE: 14049	06/17/13			207869	P	07/05/13	134000	520905	PRINTING	97.00
41773 INVOICE: 14056	06/18/13			207869	P	07/05/13	134000	520905	PRINTING	80.75
41885 INVOICE: 14087	06/27/13			207869	P	07/05/13	50100	521055	PROFESSIONAL SERVICES - O	34.70
41885 INVOICE: 14087	06/27/13			207869	P	07/05/13	50200	521055	PROFESSIONAL SERVICES - O	34.70
41886 INVOICE: 14108	07/02/13			207869	P	07/05/13	121100	520905	PRINTING	21.00
VENDOR TOTALS		1,484.00 YTD INVOICED						1,846.15 YTD PAID		268.15
5380 L & R MORAN, INC										
41769 INVOICE: 49401	06/15/13			207870	P	07/05/13	121200	520615	RECRUITING AND TESTING	408.31
VENDOR TOTALS		116.18 YTD INVOICED						524.49 YTD PAID		408.31
7645 ACRES ENTERPRISES, INC										
41779 INVOICE: AEI_0155490	06/25/13		20140004	207871	P	07/05/13	143200	520970	MAINTENANCE-BUILDING & GR	1,592.00
41780 INVOICE: AEI_0155370	06/21/13		20140008	207871	P	07/05/13	143200	521095	TREE REMOVAL	4,299.40
41780 INVOICE: AEI_0155370	06/21/13		20140008	207871	P	07/05/13	143200	521103	EMERALD ASH BORER PROGRAM	4,299.40
VENDOR TOTALS		11,862.87 YTD INVOICED						22,578.67 YTD PAID		10,190.80
28 ALEXANDER EQUIPMENT CO INC										
41777 INVOICE: 93464	06/19/13			207872	P	07/05/13	143200	521055	PROFESSIONAL SERVICES - O	3,200.00
VENDOR TOTALS		160.65 YTD INVOICED						3,360.65 YTD PAID		3,200.00
7632 ALTEC INDUSTRIES, INC.										
41770 INVOICE: 10084794	06/20/13			207873	P	07/05/13	65000	530310	PARTS PURCHASED	53.08
VENDOR TOTALS		.00 YTD INVOICED						53.08 YTD PAID		53.08
1107 AMERICAN EXPRESS										
950547 INVOICE: AMEXVGE-50	06/30/13			11591	W	07/05/13	50100	520835	BANKING SERVICES	260.09
950547 INVOICE: AMEXVGE-50	06/30/13			11591	W	07/05/13	50200	520835	BANKING SERVICES	260.09
950547 INVOICE: AMEXVGE-50	06/30/13			11591	W	07/05/13	54000	520835	BANKING SERVICES	260.09
AMEX-100 INVOICE: AMEXREC-51	06/30/13			11592	W	07/05/13	55720	520810	CREDIT CARD FEES	894.06

WARRANT: 0713-1

TO FISCAL 2014/02 05/01/2013 TO 04/30/2014

VENDOR NAME / DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
AMEX-100	06/30/13			11592	W	07/05/13	55730	520810 CREDIT CARD FEES	62.09
INVOICE:	AMEXREC-51								
AMEX-100	06/30/13			11592	W	07/05/13	55750	520810 CREDIT CARD FEES	86.92
INVOICE:	AMEXREC-51								
VENDOR TOTALS		2,199.01 YTD INVOICED						4,022.35 YTD PAID	
940 ARAMARK									1,823.34
41887	06/18/13			207874	P	07/05/13	50100	530445 UNIFORMS	87.50
INVOICE:	15362013								
41887	06/18/13			207874	P	07/05/13	50200	530445 UNIFORMS	87.49
INVOICE:	15362013								
41887	06/18/13			207874	P	07/05/13	143200	530445 UNIFORMS	174.99
INVOICE:	15362013								
VENDOR TOTALS		576.95 YTD INVOICED						926.93 YTD PAID	
65 AT&T									349.98
41774	06/10/13			207876	P	07/05/13	55720	521195 TELECOMMUNICATIONS	93.00
INVOICE:	41774								
41775	06/19/13			207875	P	07/05/13	55710	521195 TELECOMMUNICATIONS	100.91
INVOICE:	630469056006-4								
41776	06/19/13			207875	P	07/05/13	55720	521195 TELECOMMUNICATIONS	35.27
INVOICE:	630469858006-4								
41776	06/19/13			207875	P	07/05/13	55730	521195 TELECOMMUNICATIONS	35.27
INVOICE:	630469858006-4								
41776	06/19/13			207875	P	07/05/13	55750	521195 TELECOMMUNICATIONS	35.27
INVOICE:	630469858006-4								
VENDOR TOTALS		332.06 YTD INVOICED						631.78 YTD PAID	
7638 ATLAS BOBCAT, INC									299.72
41771	06/25/13			207877	P	07/05/13	65000	530310 PARTS PURCHASED	533.59
INVOICE:	B18194								
VENDOR TOTALS		.00 YTD INVOICED						533.59 YTD PAID	
70 AUTO BODY VILLAGE, INC.									533.59
41778	06/24/13			207878	P	07/05/13	65000	521180 REPAIRS-CONTRACTUAL/LABOR	201.60
INVOICE:	6652								
41778	06/24/13			207878	P	07/05/13	65000	521185 REPAIRS-CONTRACTUAL/PARTS	292.47
INVOICE:	6652								
VENDOR TOTALS		.00 YTD INVOICED						494.07 YTD PAID	
132 CASEY EQUIPMENT COMPANY, INC									494.07
41785	06/18/13			207879	P	07/05/13	65000	530310 PARTS PURCHASED	-47.05
INVOICE:	C97930								
41786	06/18/13			207879	P	07/05/13	65000	530310 PARTS PURCHASED	123.77
INVOICE:	C97926								
41787	06/18/13			207879	P	07/05/13	65000	530310 PARTS PURCHASED	25.16

WARRANT: 0713-1

TO FISCAL 2014/02 05/01/2013 TO 04/30/2014

VENDOR NAME / DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT	GL ACCOUNT DESCRIPTION	
INVOICE: C97925									
VENDOR TOTALS			243.52 YTD INVOICED				345.40 YTD PAID		
172 COLLEGE OF DUPAGE									101.88
41783	06/28/13			207880	P	07/05/13	121100	520620 EMPLOYEE EDUCATION	129.00
INVOICE: CES2013-0620-00013									
VENDOR TOTALS			.00 YTD INVOICED				129.00 YTD PAID		
7737 JAKE COLLIANDER									129.00
41784	06/25/13			207881	P	07/05/13	143200	530225 SAFETY SUPPLIES	47.49
INVOICE: ER070213									
VENDOR TOTALS			.00 YTD INVOICED				47.49 YTD PAID		
3525 COMMERCIAL TIRE SERVICE									47.49
41788	06/21/13			207882	P	07/05/13	65000	530315 TIRES	300.00
INVOICE: 2220013884									
VENDOR TOTALS			3,655.50 YTD INVOICED				3,955.50 YTD PAID		
5206 TAYKIT INC									300.00
41781	06/27/13			207883	P	07/05/13	55720	520905 PRINTING	1,565.00
INVOICE: 6271310									
41782	06/27/13			207883	P	07/05/13	55720	520905 PRINTING	3,300.00
INVOICE: 6271309									
VENDOR TOTALS			1,446.68 YTD INVOICED				6,311.68 YTD PAID		
5786 DEPAUL UNIVERSITY									4,865.00
41789	06/27/13			207884	P	07/05/13	121200	520620 EMPLOYEE EDUCATION	2,700.00
INVOICE: 37909									
VENDOR TOTALS			.00 YTD INVOICED				2,700.00 YTD PAID		
6975 THISTLE SPORTSWEAR CO LLC									2,700.00
41791	06/13/13			207885	P	07/05/13	55750	520945 PRODUCTS/RESALE	51.87
INVOICE: 30392									
VENDOR TOTALS			.00 YTD INVOICED				51.87 YTD PAID		
242 DU-KANE ASPHALT CO.									51.87
41888	06/23/13			207886	P	07/05/13	143200	530210 OPERATING SUPPLIES, ASPHA	912.80
INVOICE: 22093									
VENDOR TOTALS			761.04 YTD INVOICED				1,929.20 YTD PAID		
246 DUPAGE COUNTY ANIMAL CARE AND CONTROL									912.80
41790	05/01/13			207887	P	07/05/13	134000	521055 PROFESSIONAL SERVICES - O	210.00
INVOICE: 350-18918									

WARRANT: 0713-1 TO FISCAL 2014/02 05/01/2013 TO 04/30/2014

VENDOR NAME / DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT		GL ACCOUNT DESCRIPTION	
VENDOR TOTALS		305.00 YTD INVOICED						515.00 YTD PAID		
262 DUPAGE WATER COMMISSION										210.00
DPWC-66	07/03/13			11590	W	07/03/13	50100	530500	LAKE MICHIGAN WATER	269,756.48
INVOICE: DPWC-71										
VENDOR TOTALS		467,192.58 YTD INVOICED						736,949.06 YTD PAID		
283 ENGINEERING RESOURCE ASSOC INC										269,756.48
41794	06/13/13		20130045	207888	P	07/05/13	53000	580100 13006	CAPITAL IMPROVEMENTS	2,141.45
INVOICE: 121101.06										
VENDOR TOTALS		8,429.00 YTD INVOICED						10,570.45 YTD PAID		
1711 ERNIE'S TOWING SERVICE										2,141.45
41792	06/28/13			207889	P	07/05/13	134000	520935	IMPOUND FEES	140.00
INVOICE: E100824										
VENDOR TOTALS		.00 YTD INVOICED						140.00 YTD PAID		
291 EUCLID BEVERAGE, LTD										140.00
41899	07/02/13			207890	P	07/05/13	550	160500	BEVERAGE DEPOSIT-EUCLID	1,500.00
INVOICE: 70313										
VENDOR TOTALS		6,747.40 YTD INVOICED						10,825.00 YTD PAID		
4466 FIRE SERVICE, INC.										1,500.00
41795	06/18/13			207891	P	07/05/13	65000	530310	PARTS PURCHASED	39.03
INVOICE: 6769										
VENDOR TOTALS		.00 YTD INVOICED						39.03 YTD PAID		
356 GLEN ELLYN VOLUNTEER FIRE CO.										39.03
41880	06/30/13			207892	P	07/05/13	100	250350	DONATIONS DUE TO FIRE COM	7,114.24
INVOICE: JUNE-2013										
41895	06/26/13			207893	P	07/05/13	135000	520150	FIRE COMPANY CONTRIBUTION	26,250.00
INVOICE: FY14-1										
VENDOR TOTALS		25,284.85 YTD INVOICED						58,649.09 YTD PAID		
929 W.W. GRAINGER INC										33,364.24
41796	06/27/13			207894	P	07/05/13	121400	570110	COMPUTER EQUIPMENT/PROJEC	115.15
INVOICE: 9178593761										
41889	06/21/13			207894	P	07/05/13	143200	530105	OPERATING SUPPLIES	141.88
INVOICE: 9174156944										
VENDOR TOTALS		929.80 YTD INVOICED						2,380.70 YTD PAID		
5393 GRAY MANUFACTURING CO. INC.										257.03
41797	06/20/13			207895	P	07/05/13	65000	530105	OPERATING SUPPLIES	184.34

WARRANT: 0713-1

TO FISCAL 2014/02 05/01/2013 TO 04/30/2014

VENDOR NAME / DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT		GL ACCOUNT DESCRIPTION	
INVOICE: 781320										
VENDOR TOTALS			.00 YTD INVOICED					184.34 YTD PAID		184.34
2324 HARRIS MOTOR SPORTS, INC.										
41799	05/31/13		20130061	207896	P	07/05/13	55700	580110	EQUIPMENT/CAPITAL OUTLAY	195,750.00
INVOICE: 2-75506										
VENDOR TOTALS			.00 YTD INVOICED					195,750.00 YTD PAID		195,750.00
4547 HD SUPPLY WATERWORKS, LTD.										
41802	06/20/13			207897	P	07/05/13	50100	521020	MAINTENANCE-HYDRANTS	28.00
INVOICE: B117944										
41803	06/18/13			207897	P	07/05/13	50100	521050	MAINTENANCE-OTHER	502.00
INVOICE: B072494										
41804	06/17/13			207897	P	07/05/13	50200	521005	MAINTENANCE-STORM SEWERS	64.00
INVOICE: B098890										
41805	06/18/13			207897	P	07/05/13	50200	521005	MAINTENANCE-STORM SEWERS	1,152.00
INVOICE: B085125										
VENDOR TOTALS			2,335.41 YTD INVOICED					4,576.79 YTD PAID		1,746.00
5448 HORIZON BEHAVIORAL SERVICES, LLC										
41800	06/14/13			207898	P	07/05/13	60000	520870	RISK MANAGEMENT	2,536.00
INVOICE: 84457										
VENDOR TOTALS			.00 YTD INVOICED					2,536.00 YTD PAID		2,536.00
8061 BRIAN/KATHRYN HUMMERT										
41892	06/26/13			207899	P	07/05/13	100	240100	ESCROWS - DEVELOPER DEPOS	3,900.00
INVOICE: 20120934										
VENDOR TOTALS			.00 YTD INVOICED					3,900.00 YTD PAID		3,900.00
7586 ILLINOIS DEVELOPMENT COUNCIL										
41806	06/25/13			207900	P	07/05/13	121200	520615	RECRUITING AND TESTING	150.00
INVOICE: 434										
VENDOR TOTALS			.00 YTD INVOICED					150.00 YTD PAID		150.00
415 ILLINOIS EPA										
41809	06/20/13			207901	P	07/05/13	40000	580100	CONSTRUCTION PROJECTS	1,000.00
INVOICE: 70213										
VENDOR TOTALS			.00 YTD INVOICED					1,000.00 YTD PAID		1,000.00
419 ILLINOIS MUNICIPAL LEAGUE										
41807	06/17/13			207902	P	07/05/13	121200	520615	RECRUITING AND TESTING	20.00
INVOICE: 21679-IN										

WARRANT: 0713-1

TO FISCAL 2014/02 05/01/2013 TO 04/30/2014

VENDOR NAME / DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT		GL ACCOUNT DESCRIPTION	
VENDOR TOTALS			60.00 YTD INVOICED					80.00 YTD PAID		20.00
8329 INT'L ECONOMIC DEVELOPMENT COUNCIL										
41808	06/21/13			207903	P	07/05/13	121200	520615	RECRUITING AND TESTING	425.00
INVOICE: 64204										
VENDOR TOTALS			.00 YTD INVOICED					425.00 YTD PAID		425.00
8332 JAMA CEDAR CONSTRUCTION CO										
41890	06/26/13			207904	P	07/05/13	100	240100	ESCROWS - DEVELOPER DEPOS	733.00
INVOICE: 20130334										
VENDOR TOTALS			.00 YTD INVOICED					733.00 YTD PAID		733.00
8335 JR PLUMBING HEATING & AIR CONDITIONING										
41894	06/26/13			207905	P	07/05/13	100	240100	ESCROWS - DEVELOPER DEPOS	1,000.00
INVOICE: 20130269										
VENDOR TOTALS			.00 YTD INVOICED					1,000.00 YTD PAID		1,000.00
8333 K HOVNANIAN HOMES										
41891	06/26/13			207906	P	07/05/13	100	240100	ESCROWS - DEVELOPER DEPOS	11,830.00
INVOICE: 20120982										
VENDOR TOTALS			.00 YTD INVOICED					11,830.00 YTD PAID		11,830.00
1457 GHC SPECIALTY BRANDS, LLC										
41798	06/12/13			207907	P	07/05/13	143200	530105	OPERATING SUPPLIES	102.90
INVOICE: 1019586893										
VENDOR TOTALS			.00 YTD INVOICED					102.90 YTD PAID		102.90
3636 LANDS' END INC.										
41810	05/31/13			207908	P	07/05/13	134000	530445	UNIFORMS	97.50
INVOICE: SIN842296										
VENDOR TOTALS			.00 YTD INVOICED					450.50 YTD PAID		97.50
7738 NATHAN LEE										
41811	06/25/13			207909	P	07/05/13	143200	530225	SAFETY SUPPLIES	12.49
INVOICE: ER070213										
VENDOR TOTALS			.00 YTD INVOICED					12.49 YTD PAID		12.49
569 MARCOTT ENTERPRISES, INC.										
41816	06/12/13	20140005		207910	P	07/05/13	50200	520985	MAINTENANCE-R.O.W.	1,683.33
INVOICE: 16645										
VENDOR TOTALS			436.80 YTD INVOICED					2,120.13 YTD PAID		1,683.33

WARRANT: 0713-1

TO FISCAL 2014/02 05/01/2013 TO 04/30/2014

VENDOR NAME / DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT		GL ACCOUNT DESCRIPTION	
7752 JACK MARSTON										
41818 INVOICE: ER070213	06/25/13			207911	P	07/05/13	143200	530225	SAFETY SUPPLIES	26.60
41818 INVOICE: ER070213	06/25/13			207911	P	07/05/13	50100	530225	SAFETY SUPPLIES	19.96
41818 INVOICE: ER070213	06/25/13			207911	P	07/05/13	50200	530225	SAFETY SUPPLIES	19.95
VENDOR TOTALS			.00 YTD INVOICED					66.51 YTD PAID		66.51
7753 MATTHEW MARSTON										
41817 INVOICE: ER070213	06/25/13			207912	P	07/05/13	143200	530225	SAFETY SUPPLIES	8.30
41817 INVOICE: ER070213	06/25/13			207912	P	07/05/13	50100	530225	SAFETY SUPPLIES	6.22
41817 INVOICE: ER070213	06/25/13			207912	P	07/05/13	50200	530225	SAFETY SUPPLIES	6.22
VENDOR TOTALS			.00 YTD INVOICED					20.74 YTD PAID		20.74
7982 S & C MATCO TOOLS, INC										
41860 INVOICE: 8762	06/25/13			207913	P	07/05/13	65000	530105	OPERATING SUPPLIES	211.63
VENDOR TOTALS			454.57 YTD INVOICED					666.20 YTD PAID		211.63
584 MCCANN INDUSTRIES, INC.										
41813 INVOICE: 1321005	06/24/13			207914	P	07/05/13	143200	530105	OPERATING SUPPLIES	91.15
VENDOR TOTALS			634.03 YTD INVOICED					725.18 YTD PAID		91.15
595 MENARDS, INC.										
41822 INVOICE: 27246	06/20/13			207915	P	07/05/13	143200	530105	OPERATING SUPPLIES	35.91
41823 INVOICE: 27604	06/24/13			207915	P	07/05/13	143200	530105	OPERATING SUPPLIES	64.85
VENDOR TOTALS			207.82 YTD INVOICED					430.93 YTD PAID		100.76
6009 MERCHANT WAREHOUSE										
967251 INVOICE: MERCH-51	06/30/13			11593	W	07/05/13	50100	520835	BANKING SERVICES	854.92
967251 INVOICE: MERCH-51	06/30/13			11593	W	07/05/13	50200	520835	BANKING SERVICES	854.92
967251 INVOICE: MERCH-51	06/30/13			11593	W	07/05/13	54000	520835	BANKING SERVICES	854.92
VENDOR TOTALS			4,738.73 YTD INVOICED					7,303.49 YTD PAID		2,564.76
599 MICHAEL'S UNIFORM CO.										

WARRANT: 0713-1

TO FISCAL 2014/02 05/01/2013 TO 04/30/2014

VENDOR NAME / DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT		GL ACCOUNT DESCRIPTION	
41819 INVOICE: 68907	06/13/13			207916	P	07/05/13	65000	530445	UNIFORMS	25.50
41820 INVOICE: 68801	06/06/13			207916	P	07/05/13	65000	530445	UNIFORMS	1,362.43
41821 INVOICE: 68802	06/06/13			207916	P	07/05/13	143100	530445	UNIFORMS	533.88
41821 INVOICE: 68802	06/06/13			207916	P	07/05/13	143200	530445	UNIFORMS	1,506.24
41821 INVOICE: 68802	06/06/13			207916	P	07/05/13	50100	530445	UNIFORMS	1,129.68
41821 INVOICE: 68802	06/06/13			207916	P	07/05/13	50200	530445	UNIFORMS	1,129.68
VENDOR TOTALS			.00 YTD INVOICED					5,687.41 YTD PAID		5,687.41
1348 STEPHEN MIKO										
41814 INVOICE: ER070213	06/28/13			207917	P	07/05/13	134000	520625	TRAVEL	453.60
VENDOR TOTALS			.00 YTD INVOICED					453.60 YTD PAID		453.60
5772 MILTON TOWNSHIP										
41812 INVOICE: 70213	07/01/13			207918	P	07/05/13	100	250950	DUE TO OTHERS	500.00
VENDOR TOTALS			.00 YTD INVOICED					500.00 YTD PAID		500.00
615 MIZUNO USA, INC.										
41815 INVOICE: 3648272 RI	06/10/13			207919	P	07/05/13	55750	520945	PRODUCTS/RESALE	362.23
VENDOR TOTALS			.00 YTD INVOICED					362.23 YTD PAID		362.23
8205 MUNICIPAL GIS PARTNERS, INC										
41882 INVOICE: 1948	06/30/13		20140010	207920	P	07/05/13	143100	521055	PROFESSIONAL SERVICES - O	2,223.00
41882 INVOICE: 1948	06/30/13		20140010	207920	P	07/05/13	50100	521055	PROFESSIONAL SERVICES - O	2,222.00
41882 INVOICE: 1948	06/30/13		20140010	207920	P	07/05/13	50200	521055	PROFESSIONAL SERVICES - O	2,222.00
VENDOR TOTALS			6,667.00 YTD INVOICED					13,334.00 YTD PAID		6,667.00
7183 NEWEGG INC										
41828 INVOICE: 1200050856	06/21/13			207921	P	07/05/13	121400	570110	COMPUTER EQUIPMENT/PROJEC	222.03
41829 INVOICE: 1200051114	06/21/13			207921	P	07/05/13	121400	570110	COMPUTER EQUIPMENT/PROJEC	907.98
41830 INVOICE: 1200051436	06/22/13			207921	P	07/05/13	121400	570110	COMPUTER EQUIPMENT/PROJEC	41.23

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VENDOR	NAME / DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT		GL ACCOUNT DESCRIPTION	
	VENDOR TOTALS		1,303.87 YTD INVOICED						2,545.10 YTD PAID		1,171.24
651	NORTHERN ILLINOIS GAS COMPANY										
	41826	06/26/13			207922	P	07/05/13	121300	521200	UTILITIES	109.05
	INVOICE:	41826									
	41827	06/24/13			207922	P	07/05/13	121300	521200	UTILITIES	447.50
	INVOICE:	41827									
	VENDOR TOTALS		12,023.53 YTD INVOICED						12,760.73 YTD PAID		556.55
652	NIKE USA INC										
	41825	06/20/13			207923	P	07/05/13	55750	530105	OPERATING SUPPLIES	2,649.82
	INVOICE:	951104744									
	VENDOR TOTALS		6,901.91 YTD INVOICED						9,551.73 YTD PAID		2,649.82
654	NORTHEAST MULTI-REG. TRAINING										
	41824	06/17/13			207924	P	07/05/13	134000	520620	EMPLOYEE EDUCATION	400.00
	INVOICE:	170931									
	VENDOR TOTALS		3,600.00 YTD INVOICED						4,000.00 YTD PAID		400.00
665	O'HARE TRUCK/TOWING SERVICE, INC.										
	41831	06/15/13			207925	P	07/05/13	65000	521180	REPAIRS-CONTRACTUAL/LABOR	267.25
	INVOICE:	518195									
	41832	06/19/13			207925	P	07/05/13	134000	520935	IMPOUND FEES	150.00
	INVOICE:	518199									
	VENDOR TOTALS		691.00 YTD INVOICED						1,108.25 YTD PAID		417.25
738	RAY O'HERRON CO. INC.										
	41842	05/09/13			207926	P	07/05/13	134000	530445	UNIFORMS	56.83
	INVOICE:	1314520-IN									
	41843	05/21/13			207926	P	07/05/13	134000	530445	UNIFORMS	32.95
	INVOICE:	1315849-IN									
	41844	06/06/13			207926	P	07/05/13	134000	530445	UNIFORMS	9.95
	INVOICE:	1317613-IN									
	41845	06/13/13			207926	P	07/05/13	134000	530445	UNIFORMS	36.00
	INVOICE:	1318334-IN									
	41876	04/16/13			207926	P	07/05/13	134000	530445	UNIFORMS	289.85
	INVOICE:	1311557-IN									
	41877	03/11/13			207926	P	07/05/13	134000	530445	UNIFORMS	279.80
	INVOICE:	1307300-IN									
	41878	03/11/13			207926	P	07/05/13	134000	530445	UNIFORMS	61.63
	INVOICE:	1307413-IN									
	VENDOR TOTALS		6,539.35 YTD INVOICED						7,306.36 YTD PAID		767.01
1458	OFFICE DEPOT, INC										
	41833	06/12/13			207927	P	07/05/13	134000	530100	OFFICE SUPPLIES	55.48

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VENDOR NAME / DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT		GL ACCOUNT DESCRIPTION	
INVOICE: 662968042001										
VENDOR TOTALS		2,575.84 YTD INVOICED						2,998.41 YTD PAID		55.48
8057 OZ ENGINEERING, LLC										
41834	05/31/13			207928	P	07/05/13	55700	580100	CAPITAL IMPROVEMENTS	954.00
INVOICE: 121170-6										
VENDOR TOTALS		1,609.50 YTD INVOICED						2,563.50 YTD PAID		954.00
2670 PACE SUBURBAN BUS										
41901	06/20/13			207929	P	07/05/13	121500	520500	SENIOR TRANSPORTATION	4,442.94
INVOICE: 267489										
VENDOR TOTALS		6,207.34 YTD INVOICED						10,650.28 YTD PAID		4,442.94
676 PACKEY WEBB FORD, INC.										
41838	06/27/13			207931	P	07/05/13	65000	530310	PARTS PURCHASED	43.30
INVOICE: 120781										
41839	06/26/13			207930	P	07/05/13	65000	530310	PARTS PURCHASED	59.97
INVOICE: 7622										
41840	06/24/13			207930	P	07/05/13	65000	530310	PARTS PURCHASED	82.56
INVOICE: 7617										
VENDOR TOTALS		2,381.21 YTD INVOICED						2,567.04 YTD PAID		185.83
580 MATTHEW PEKAREK										
41836	07/01/13			207932	P	07/05/13	550	101000	CASH - PETTY CASH FUNDS	1,000.00
INVOICE: ER070213										
VENDOR TOTALS		.00 YTD INVOICED						1,000.00 YTD PAID		1,000.00
693 PERKINS, PRYDE & KENNEDY ARCHITECTS PC										
41868	05/31/13		20120039	207933	P	07/05/13	55700	570100	BUILDINGS	948.56
INVOICE: 2013-2063										
VENDOR TOTALS		20,749.85 YTD INVOICED						21,698.41 YTD PAID		948.56
703 PLANNING RESOURCES, INC.										
41879	05/23/13			207934	P	07/05/13	100	240100	ESCROWS - DEVELOPER DEPOS	1,500.00
INVOICE: 10859										
41879	05/23/13			207934	P	07/05/13	126000	521047	FORESTRY AND LANDSCAPING	6,650.00
INVOICE: 10859										
VENDOR TOTALS		.00 YTD INVOICED						8,150.00 YTD PAID		8,150.00
6047 PUBLIC SAFETY SERVICES, INC										
41835	07/01/13			207935	P	07/05/13	135000	520925	AMBULANCE SERVICE	73,625.00
INVOICE: 3091										

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VENDOR NAME / DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT		GL ACCOUNT DESCRIPTION	
VENDOR TOTALS		189,621.30 YTD INVOICED						263,246.30 YTD PAID		
742 RED WING BRANDS OF AMERICA, INC										73,625.00
41847	06/21/13			207936	P	07/05/13	143200	530225	SAFETY SUPPLIES	
INVOICE:	123058233									171.00
VENDOR TOTALS		94.00 YTD INVOICED						265.00 YTD PAID		
6514 REPUBLIC SERVICES, INC.										171.00
41841	06/15/13			207937	P	07/05/13	54000	521080	ALLIED WASTE SERVICES	
INVOICE:	551-010216820									94,025.65
41841	06/15/13			207937	P	07/05/13	54000	521080	ALLIED WASTE SERVICES	
INVOICE:	551-010216820									280.50
VENDOR TOTALS		138,958.81 YTD INVOICED						233,264.96 YTD PAID		
8330 CHRISTINA RILEY										94,306.15
41846	06/28/13			207938	P	07/05/13	1000	450100	POLICE ORDINANCE FINES	
INVOICE:	CR070213									50.00
VENDOR TOTALS		.00 YTD INVOICED						50.00 YTD PAID		
762 ROSCOE COMPANY										50.00
41848	06/18/13			207939	P	07/05/13	65000	521125	LEASED EQUIPMENT	
INVOICE:	1258913									85.39
41848	06/18/13			207939	P	07/05/13	143100	520970	MAINTENANCE-BUILDING & GR	
INVOICE:	1258913									28.52
VENDOR TOTALS		455.64 YTD INVOICED						683.46 YTD PAID		
6093 SCHAMBERGER BROTHERS, INC										113.91
41897	07/02/13			207940	P	07/05/13	550	160510	BEVERAGE DEPOSIT-SCHAMBER	
INVOICE:	70213									1,500.00
VENDOR TOTALS		.00 YTD INVOICED						1,500.00 YTD PAID		
791 SHEMIN NURSERIES, INC.										1,500.00
41853	06/20/13			207941	P	07/05/13	143200	530105	OPERATING SUPPLIES	
INVOICE:	815774									225.00
41853	06/20/13			207941	P	07/05/13	50100	530105	OPERATING SUPPLIES	
INVOICE:	815774									112.50
41853	06/20/13			207941	P	07/05/13	50200	530105	OPERATING SUPPLIES	
INVOICE:	815774									112.50
VENDOR TOTALS		3,457.05 YTD INVOICED						3,907.05 YTD PAID		
792 THE SHERWIN WILLIAMS CO.										450.00
41849	06/13/13			207942	P	07/05/13	143200	521057	CBD APPEARANCE	
INVOICE:	6743-6									4.16
41850	06/17/13			207942	P	07/05/13	143200	521057	CBD APPEARANCE	
										49.32

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VENDOR NAME / DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT		GL ACCOUNT DESCRIPTION	
INVOICE: 3707-7										
41851	06/17/13			207942	P	07/05/13	143200	521057	CBD APPEARANCE	21.26
INVOICE: 3760-6										
41852	06/13/13			207942	P	07/05/13	143200	521035	MAINTENANCE-STREET PAINTI	261.49
INVOICE: 6842-8										
VENDOR TOTALS			.00 YTD INVOICED					336.23 YTD PAID		336.23
8331 EMMA SPRAU										
41854	06/27/13			207943	P	07/05/13	143200	520600	DUES-SUBSCRIPTIONS-REG FE	50.00
INVOICE: ER070213										
VENDOR TOTALS			.00 YTD INVOICED					50.00 YTD PAID		50.00
806 STANDARD EQUIPMENT COMPANY										
41858	06/14/13			207944	P	07/05/13	65000	530310	PARTS PURCHASED	-154.92
INVOICE: C84600										
41859	06/18/13			207944	P	07/05/13	65000	530310	PARTS PURCHASED	14.97
INVOICE: C84601										
41875	04/08/13			207944	P	07/05/13	65000	530310	PARTS PURCHASED	154.92
INVOICE: C52404										
VENDOR TOTALS			180,270.36 YTD INVOICED					180,285.33 YTD PAID		14.97
2687 STAPLES CONTRACT & COMMERCIAL, INC.										
41855	06/14/13			207945	P	07/05/13	143100	530100	OFFICE SUPPLIES	13.43
INVOICE: 3202193862										
41855	06/14/13			207945	P	07/05/13	143200	530100	OFFICE SUPPLIES	13.43
INVOICE: 3202193862										
41855	06/14/13			207945	P	07/05/13	50100	530100	OFFICE SUPPLIES	13.43
INVOICE: 3202193862										
41855	06/14/13			207945	P	07/05/13	50200	530100	OFFICE SUPPLIES	13.43
INVOICE: 3202193862										
41856	06/15/13			207945	P	07/05/13	50100	530100	OFFICE SUPPLIES	6.49
INVOICE: 3202454103										
41856	06/15/13			207945	P	07/05/13	50200	530100	OFFICE SUPPLIES	6.49
INVOICE: 3202454103										
41857	06/15/13			207945	P	07/05/13	50100	530100	OFFICE SUPPLIES	-6.49
INVOICE: 3202454102										
41857	06/15/13			207945	P	07/05/13	50200	530100	OFFICE SUPPLIES	-6.49
INVOICE: 3202454102										
VENDOR TOTALS			395.63 YTD INVOICED					508.44 YTD PAID		53.72
835 SUPERIOR BEVERAGE CO.										
41896	07/02/13			207946	P	07/05/13	550	160505	BEVERAGE DEPOSIT-SUPERIOR	1,000.00
INVOICE: 70313										
VENDOR TOTALS			2,424.70 YTD INVOICED					4,437.55 YTD PAID		1,000.00
5758 SWAHM										

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VENDOR NAME / DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT		GL ACCOUNT DESCRIPTION	
724745	07/03/13			11594	W	07/08/13	60000	520895	INSURANCE-HOSPITAL,GROUP	195,843.83
INVOICE:	SWAHM-55									
VENDOR TOTALS		374,744.42 YTD INVOICED					570,588.25 YTD PAID			195,843.83
848 TAYLOR MADE GOLF CO., INC.										
41865	06/19/13			207947	P	07/05/13	55750	520945	PRODUCTS/RESALE	614.46
INVOICE:	20713239									
41866	06/06/13			207947	P	07/05/13	55750	520945	PRODUCTS/RESALE	2,310.59
INVOICE:	19664327									
41867	05/16/13			207947	P	07/05/13	55750	520945	PRODUCTS/RESALE	1,116.91
INVOICE:	19585762									
VENDOR TOTALS		136.86 YTD INVOICED					4,178.82 YTD PAID			4,041.96
865 ACUSHNET COMPANY										
41861	05/14/13			207948	P	07/05/13	55750	520945	PRODUCTS/RESALE	129.50
INVOICE:	1690751									
41862	06/04/13			207948	P	07/05/13	55750	520945	PRODUCTS/RESALE	98.25
INVOICE:	1768719									
41863	06/10/13			207948	P	07/05/13	55750	520945	PRODUCTS/RESALE	291.82
INVOICE:	1789612									
41864	06/13/13			207948	P	07/05/13	55750	520945	PRODUCTS/RESALE	98.05
INVOICE:	1803214									
VENDOR TOTALS		1,971.19 YTD INVOICED					2,588.81 YTD PAID			617.62
7644 TREES R US, INC.										
41869	06/17/13		20140003	207949	P	07/05/13	54000	521085	BRUSH PICK UP SERVICE	23,008.00
INVOICE:	14857									
VENDOR TOTALS		24,022.00 YTD INVOICED					47,030.00 YTD PAID			23,008.00
1007 TYLER TECHNOLOGIES, INC.										
41883	06/23/13			207950	P	07/05/13	50100	521055	PROFESSIONAL SERVICES - O	1,166.00
INVOICE:	45-90964									
41883	06/23/13			207950	P	07/05/13	50200	521055	PROFESSIONAL SERVICES - O	1,166.00
INVOICE:	45-90964									
41883	06/23/13			207950	P	07/05/13	122000	521055	PROFESSIONAL SERVICES - O	1,168.00
INVOICE:	45-90964									
VENDOR TOTALS		1,016.73 YTD INVOICED					4,516.73 YTD PAID			3,500.00
8334 U.S. WATERPROOFING & CONSTRUCTION										
41893	06/26/13			207951	P	07/05/13	100	240100	ESCROWS - DEVELOPER DEPOS	2,000.00
INVOICE:	20130316									
VENDOR TOTALS		.00 YTD INVOICED					2,000.00 YTD PAID			2,000.00
915 VERIZON WIRELESS SERVICES LLC										
41870	06/16/13			207952	P	07/05/13	134000	521195	TELECOMMUNICATIONS	570.17

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VENDOR NAME / DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT		GL ACCOUNT DESCRIPTION	
INVOICE: 9706673266										
41881	06/15/13			207952	P	07/05/13	143100	521195	TELECOMMUNICATIONS	174.03
INVOICE: 9706604747										
41881	06/15/13			207952	P	07/05/13	143200	521195	TELECOMMUNICATIONS	300.22
INVOICE: 9706604747										
41881	06/15/13			207952	P	07/05/13	50100	521195	TELECOMMUNICATIONS	300.22
INVOICE: 9706604747										
41881	06/15/13			207952	P	07/05/13	50200	521195	TELECOMMUNICATIONS	289.87
INVOICE: 9706604747										
41881	06/15/13			207952	P	07/05/13	65000	521195	TELECOMMUNICATIONS	117.14
INVOICE: 9706604747										
VENDOR TOTALS		5,181.99 YTD INVOICED						7,050.23 YTD PAID		1,751.65
1876 VIPOE, INC										
41871	06/25/13			207953	P	07/05/13	134000	530105	OPERATING SUPPLIES	699.00
INVOICE: 45732										
VENDOR TOTALS		695.00 YTD INVOICED						1,394.00 YTD PAID		699.00
4450 WESTERN IRRIGATION, INC.										
41872	06/13/13			207954	P	07/05/13	53000	520970	MAINTENANCE-BUILDING & GR	995.00
INVOICE: 72058										
41873	06/13/13			207954	P	07/05/13	53000	520970	MAINTENANCE-BUILDING & GR	75.00
INVOICE: 72057										
VENDOR TOTALS		393.00 YTD INVOICED						1,463.00 YTD PAID		1,070.00
1752 MARK WIETING										
41884	07/03/13			207955	P	07/05/13	1000	440170	FACILITY RENTALS	30.00
INVOICE: 70313										
VENDOR TOTALS		.00 YTD INVOICED						30.00 YTD PAID		30.00
7711 WINDY CITY DISTRIBUTION COMPANY										
41898	07/02/13			207956	P	07/05/13	550	160515	BEVERAGE DEPOSIT - WINDY	2,000.00
INVOICE: 70313										
VENDOR TOTALS		.00 YTD INVOICED						2,706.96 YTD PAID		2,000.00
975 ZIEBELL WATER SERVICE PRODUCTS INC										
41874	06/18/13			207957	P	07/05/13	50100	521050	MAINTENANCE-OTHER	933.00
INVOICE: 220802-000										
VENDOR TOTALS		.00 YTD INVOICED						933.00 YTD PAID		933.00

REPORT TOTALS 1,000,898.38

COUNT	AMOUNT

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TOTAL PRINTED CHECKS							89	530,909.97
TOTAL WIRE TRANSFERS							5	469,988.41

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VENDOR NAME / DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT		GL ACCOUNT DESCRIPTION	
2021 A-RELIABLE PRINTING										
41990 INVOICE: 14109	07/05/13			207958	P	07/12/13	122000	520905	PRINTING	94.00
VENDOR TOTALS	1,484.00 YTD INVOICED							1,846.15 YTD PAID		94.00
3188 ABSOLUTE SERVICE, INC.										
41991 INVOICE: 3849	06/17/13			207959	P	07/12/13	55710	520980	MAINTENANCE-DRAIN & IRRIG	600.00
VENDOR TOTALS	.00 YTD INVOICED							600.00 YTD PAID		600.00
13 ACCURATE OFFICE SUPPLY CO.										
41989 INVOICE: 248635	06/04/13			207960	P	07/12/13	134000	530100	OFFICE SUPPLIES	13.87
VENDOR TOTALS	.00 YTD INVOICED							13.87 YTD PAID		13.87
7645 ACRES ENTERPRISES, INC										
41970 INVOICE: AEI_0155950	06/28/13			207961	P	07/12/13	143200	521055	PROFESSIONAL SERVICES - O	525.00
VENDOR TOTALS	11,862.87 YTD INVOICED							22,578.67 YTD PAID		525.00
8342 AMERICAN DREAM HOME IMPROVEMENT										
41902 INVOICE: MR070913	07/02/13			207962	P	07/12/13	1000	420400	BUILDING PERMITS	60.00
VENDOR TOTALS	.00 YTD INVOICED							60.00 YTD PAID		60.00
82 BELL FUELS, INC.										
41992 INVOICE: 190166	06/04/13			207963	P	07/12/13	55710	530300	GAS AND OIL	1,484.39
41993 INVOICE: 190165	06/04/13			207963	P	07/12/13	55710	530300	GAS AND OIL	1,343.71
41993 INVOICE: 190165	06/04/13			207963	P	07/12/13	55780	530300	GAS AND OIL	1,500.00
41994 INVOICE: 190849	06/18/13			207963	P	07/12/13	55710	530300	GAS AND OIL	1,096.02
41995 INVOICE: 190848	06/18/13			207963	P	07/12/13	55710	530300	GAS AND OIL	1,480.27
VENDOR TOTALS	6,366.86 YTD INVOICED							13,271.25 YTD PAID		6,904.39
84 BERLAND'S INC										
41904 INVOICE: 352368	06/28/13			207964	P	07/12/13	143200	530105	OPERATING SUPPLIES	30.68
VENDOR TOTALS	79.99 YTD INVOICED							110.67 YTD PAID		30.68
6301 BRUSS LANDSCAPING, INC										

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41903	07/03/13			207965	P	07/12/13	100 240100		ESCROWS - DEVELOPER DEPOS	2,000.00
INVOICE:	20130362									
VENDOR TOTALS			.00 YTD INVOICED				2,000.00 YTD PAID			2,000.00
6043 CHICAGO PARTS & SOUND LLC										
41906	07/01/13			207966	P	07/12/13	65000 530310		PARTS PURCHASED	111.61
INVOICE:	529620									
41907	06/28/13			207966	P	07/12/13	65000 530310		PARTS PURCHASED	210.00
INVOICE:	529250									
41971	07/05/13			207966	P	07/12/13	65000 530310		PARTS PURCHASED	132.58
INVOICE:	530495									
41972	07/03/13			207966	P	07/12/13	65000 530310		PARTS PURCHASED	12.51
INVOICE:	530105									
VENDOR TOTALS			1,238.92 YTD INVOICED				1,705.62 YTD PAID			466.70
171 COCA-COLA REFRESHMENTS USA INC										
41905	07/03/13			207967	P	07/12/13	55730 530405		BEVERAGES/RESALE	425.93
INVOICE:	2278151614									
VENDOR TOTALS			3,708.88 YTD INVOICED				4,134.81 YTD PAID			425.93
8347 MICHAEL DEGRAF										
41973	05/15/13			207968	P	07/12/13	500 240205		HYDRANT METER DEPOSITS	500.00
INVOICE:	HMR070913									
VENDOR TOTALS			.00 YTD INVOICED				500.00 YTD PAID			500.00
7984 DIAMANTE MONTESSORI SCHOOL										
41996	07/09/13			207969	P	07/12/13	100 240100		ESCROWS - DEVELOPER DEPOS	11,293.50
INVOICE:	20090455-1									
VENDOR TOTALS			.00 YTD INVOICED				11,293.50 YTD PAID			11,293.50
242 DU-KANE ASPHALT CO.										
41997	06/30/13			207970	P	07/12/13	143200 530210		OPERATING SUPPLIES, ASPHA	255.36
INVOICE:	22108									
VENDOR TOTALS			761.04 YTD INVOICED				1,929.20 YTD PAID			255.36
8343 AARON DUMOULIN										
41908	07/03/13			207971	P	07/12/13	5300 440530		LEASED PARKING LOT FEES	135.04
INVOICE:	PR070913									
VENDOR TOTALS			.00 YTD INVOICED				135.04 YTD PAID			135.04
7816 EARTHWERKS LAND IMPROVEMENT & DEVEOPMENT CORP										
41911	06/19/13	20140017		207972	P	07/12/13	40000 580100	00505	RIFORD RD RECONSTRUCTION	50,098.00
INVOICE:	70913									

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VENDOR TOTALS		.00 YTD INVOICED					50,098.00 YTD PAID			50,098.00
8348 NANCY ELLIOTT										
41974	07/09/13			207973	P	07/12/13	50200	521145	OVERHEAD SEWER PROGRAM	2,725.00
INVOICE:	SWR070913									
VENDOR TOTALS		.00 YTD INVOICED					2,725.00 YTD PAID			2,725.00
291 EUCLID BEVERAGE, LTD										
41909	07/03/13			207974	P	07/12/13	55730	530400	BEER AND WINE	1,626.10
INVOICE:	8177911627									
41910	06/26/13			207974	P	07/12/13	55730	530400	BEER AND WINE	951.50
INVOICE:	8177911578									
VENDOR TOTALS		6,747.40 YTD INVOICED					10,825.00 YTD PAID			2,577.60
1726 BRIDGESTONE RETAIL OPERATIONS, LLC										
41975	07/03/13			207975	P	07/12/13	65000	530315	TIRES	450.44
INVOICE:	196019									
VENDOR TOTALS		2,524.95 YTD INVOICED					2,975.39 YTD PAID			450.44
7097 FLEETPRIDE, INC										
41913	06/25/13			207976	P	07/12/13	65000	530310	PARTS PURCHASED	91.06
INVOICE:	54923062									
VENDOR TOTALS		.00 YTD INVOICED					91.06 YTD PAID			91.06
8341 LEE F CRUMBAUGH										
41912	06/19/13			207977	P	07/12/13	121100	520620	EMPLOYEE EDUCATION	1,350.00
INVOICE:	212-0001-0001									
VENDOR TOTALS		.00 YTD INVOICED					1,350.00 YTD PAID			1,350.00
4357 GARVEY'S OFFICE PRODUCTS										
41917	06/21/13			207978	P	07/12/13	121200	530100	OFFICE SUPPLIES	18.14
INVOICE:	PINV618878									
VENDOR TOTALS		104.74 YTD INVOICED					122.88 YTD PAID			18.14
6961 GFS MARKETPLACE LLC										
41916	06/24/13			207979	P	07/12/13	55730	530105	OPERATING SUPPLIES	21.98
INVOICE:	770133098									
41916	06/24/13			207979	P	07/12/13	55730	530420	FOOD/RESALE	56.24
INVOICE:	770133098									
VENDOR TOTALS		141.18 YTD INVOICED					219.40 YTD PAID			78.22
4739 GORDON FOOD SERVICE, INC.										
41918	07/03/13			207980	P	07/12/13	55720	530105	OPERATING SUPPLIES	53.84

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INVOICE: 152270103										
41918	07/03/13			207980	P	07/12/13	55730	530420	FOOD/RESALE	762.36
INVOICE: 152270103										
VENDOR TOTALS		3,406.30 YTD INVOICED						4,222.50 YTD PAID		816.20
929 W.W. GRAINGER INC										
41919	06/19/13			207981	P	07/12/13	143200	521045	MAINTENANCE-STREET LIGHTS	1,193.87
INVOICE: 9171774947										
VENDOR TOTALS		929.80 YTD INVOICED						2,380.70 YTD PAID		1,193.87
4055 GRANACKI HISTORIC CONSULTANTS										
41914	06/30/13			207982	P	07/12/13	121200	520140	VILLAGE COMMISSIONS	1,700.00
INVOICE: 70913										
VENDOR TOTALS		6,800.00 YTD INVOICED						8,500.00 YTD PAID		1,700.00
3861 GRANT & POWER LANDSCAPING										
41915	07/03/13			207983	P	07/12/13	100	240100	ESCROWS - DEVELOPER DEPOS	2,000.00
INVOICE: 20130616										
VENDOR TOTALS		.00 YTD INVOICED						2,000.00 YTD PAID		2,000.00
4547 HD SUPPLY WATERWORKS, LTD.										
41927	06/28/13			207984	P	07/12/13	121610	520970	MAINTENANCE-BUILDING & GR	431.65
INVOICE: B159028										
41928	06/28/13			207984	P	07/12/13	50100	521050	MAINTENANCE-OTHER	63.73
INVOICE: B159058										
VENDOR TOTALS		2,335.41 YTD INVOICED						4,576.79 YTD PAID		495.38
8340 EDWARD/BARBARA HEIL										
41998	07/03/13			207985	P	07/12/13	4000	410600	REAL ESTATE TRANSFER TAX	1,718.00
INVOICE: TXR070913										
VENDOR TOTALS		.00 YTD INVOICED						1,718.00 YTD PAID		1,718.00
6405 HIGHLAND BAKING CO										
41920	06/29/13			207986	P	07/12/13	55730	530420	FOOD/RESALE	6.49
INVOICE: 512834										
41921	06/28/13			207986	P	07/12/13	55730	530420	FOOD/RESALE	52.93
INVOICE: 512138										
41922	06/26/13			207986	P	07/12/13	55730	530420	FOOD/RESALE	52.48
INVOICE: 510993										
41923	06/24/13			207986	P	07/12/13	55730	530420	FOOD/RESALE	68.75
INVOICE: 510102										
41924	06/07/13			207986	P	07/12/13	55730	530420	FOOD/RESALE	43.23
INVOICE: 502300										
41925	07/02/13			207986	P	07/12/13	55730	530420	FOOD/RESALE	82.19
INVOICE: 513859										

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41926	07/03/13			207986	P	07/12/13	55730	530420	FOOD/RESALE	120.30
INVOICE:	513973									
41999	06/29/13			207986	P	07/12/13	55730	530420	FOOD/RESALE	54.39
INVOICE:	512715									
VENDOR TOTALS			791.37 YTD INVOICED					1,272.13 YTD PAID		480.76
389 HOLSTEIN'S GARAGE										
41976	06/30/13			207987	P	07/12/13	65000	521180	REPAIRS-CONTRACTUAL/LABOR	344.50
INVOICE:	5259									
VENDOR TOTALS			180.00 YTD INVOICED					524.50 YTD PAID		344.50
420 ILLINOIS PAPER COMPANY										
41929	06/19/13			207988	P	07/12/13	121100	530100	OFFICE SUPPLIES	16.00
INVOICE:	IN55982									
41929	06/19/13			207988	P	07/12/13	121200	530100	OFFICE SUPPLIES	89.60
INVOICE:	IN55982									
41929	06/19/13			207988	P	07/12/13	121300	530100	OFFICE SUPPLIES	16.00
INVOICE:	IN55982									
41929	06/19/13			207988	P	07/12/13	122000	530100	OFFICE SUPPLIES	16.00
INVOICE:	IN55982									
41929	06/19/13			207988	P	07/12/13	126000	530100	OFFICE SUPPLIES	89.60
INVOICE:	IN55982									
41929	06/19/13			207988	P	07/12/13	126500	530100	OFFICE SUPPLIES	3.20
INVOICE:	IN55982									
41929	06/19/13			207988	P	07/12/13	134000	530100	OFFICE SUPPLIES	89.60
INVOICE:	IN55982									
VENDOR TOTALS			1,600.00 YTD INVOICED					1,920.00 YTD PAID		320.00
500 JULIE, INC.										
41930	06/30/13			207989	P	07/12/13	50100	521065	JULIE	1,633.89
INVOICE:	2013-0614-2									
VENDOR TOTALS			.00 YTD INVOICED					1,633.89 YTD PAID		1,633.89
4853 K & J HEATING AND COOLING, INC.										
42001	06/19/13			207990	P	07/12/13	55725	520975	MAINTENANCE-EQUIPMENT	580.00
INVOICE:	28330									
VENDOR TOTALS			.00 YTD INVOICED					580.00 YTD PAID		580.00
8344 KARA KERN										
42000	07/03/13			207991	P	07/12/13	5300	440530	LEASED PARKING LOT FEES	111.65
INVOICE:	PR070913									
VENDOR TOTALS			.00 YTD INVOICED					111.65 YTD PAID		111.65
518 KIPP'S LAWNMOWER SALES/SERVICE										
41977	06/18/13			207992	P	07/12/13	143200	520975	MAINTENANCE-EQUIPMENT	207.92

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INVOICE: 420203										
41978	06/26/13			207992	P	07/12/13	143200	520975	MAINTENANCE-EQUIPMENT	221.86
INVOICE: 420572										
VENDOR TOTALS		108.79 YTD INVOICED						538.57 YTD PAID		429.78
8242 KARL/VANESSA KRYNEN										
41931	05/17/13			207993	P	07/12/13	500	240205	HYDRANT METER DEPOSITS	500.00
INVOICE: HMR070913										
VENDOR TOTALS		150.00 YTD INVOICED						650.00 YTD PAID		500.00
3636 LANDS' END INC.										
42002	06/26/13			207994	P	07/12/13	134000	530445	UNIFORMS	353.00
INVOICE: SIN904648										
VENDOR TOTALS		.00 YTD INVOICED						450.50 YTD PAID		353.00
644 NETTOYER, INC.										
41982	06/30/13			207995	P	07/12/13	65000	521180	REPAIRS-CONTRACTUAL/LABOR	366.85
INVOICE: 6923										
VENDOR TOTALS		609.45 YTD INVOICED						976.30 YTD PAID		366.85
2922 LEXISNEXIS RISK DATA MANAGEMENT, INC										
41988	06/30/13			207996	P	07/12/13	134000	521055	PROFESSIONAL SERVICES - O	6.50
INVOICE: 1224150-20130630										
VENDOR TOTALS		19.50 YTD INVOICED						26.00 YTD PAID		6.50
595 MENARDS, INC.										
41979	04/11/13			207997	P	07/12/13	143200	521045	MAINTENANCE-STREET LIGHTS	21.94
INVOICE: 20827										
41980	07/03/13			207997	P	07/12/13	143200	530105	OPERATING SUPPLIES	77.44
INVOICE: 28570										
41980	07/03/13			207997	P	07/12/13	143200	521045	MAINTENANCE-STREET LIGHTS	22.97
INVOICE: 28570										
VENDOR TOTALS		207.82 YTD INVOICED						430.93 YTD PAID		122.35
625 MUNICIPAL MARKING DIST., INC.										
41932	06/27/13			207998	P	07/12/13	50100	521050	MAINTENANCE-OTHER	334.92
INVOICE: 45590										
41932	06/27/13			207998	P	07/12/13	50200	521010	MAINTENANCE-SANITARY SEWE	256.94
INVOICE: 45590										
41981	07/03/13			207998	P	07/12/13	50100	521050	MAINTENANCE-OTHER	91.69
INVOICE: 45618										
VENDOR TOTALS		229.23 YTD INVOICED						912.78 YTD PAID		683.55
1212 MURPHY & MILLER, INC										

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42021	05/24/13		20130064	207999	P	07/12/13	45000	570105	CIVIC CENTER RENOVATION	6,200.00
INVOICE: 202314										
VENDOR TOTALS		48,600.00 YTD INVOICED						54,800.00 YTD PAID		6,200.00
8339 HANK/PATTI MURPHY										
42003	07/03/13			208000	P	07/12/13	4000	410600	REAL ESTATE TRANSFER TAX	2,475.00
INVOICE: TXR070913										
VENDOR TOTALS		.00 YTD INVOICED						2,475.00 YTD PAID		2,475.00
5841 GENUINE PARTS CO-NAPA										
41983	06/14/13			208001	P	07/12/13	65000	530310	PARTS PURCHASED	6.48
INVOICE: 224184										
41984	07/05/13			208001	P	07/12/13	65000	530310	PARTS PURCHASED	-.49
INVOICE: 226780										
VENDOR TOTALS		205.18 YTD INVOICED						211.17 YTD PAID		5.99
8345 DANIEL NEUMANN										
41933	06/24/13			208002	P	07/12/13	500	240205	HYDRANT METER DEPOSITS	500.00
INVOICE: HMR070913										
VENDOR TOTALS		.00 YTD INVOICED						500.00 YTD PAID		500.00
7183 NEWEGG INC										
41934	07/02/13			208003	P	07/12/13	121400	570110	COMPUTER EQUIPMENT/PROJEC	69.99
INVOICE: 1200061130										
VENDOR TOTALS		1,303.87 YTD INVOICED						2,545.10 YTD PAID		69.99
651 NORTHERN ILLINOIS GAS COMPANY										
41935	06/28/13			208004	P	07/12/13	21000	521190	STREET LIGHTING/ENERGY CO	66.39
INVOICE: 41935										
41936	07/01/13			208004	P	07/12/13	135000	521200	UTILITIES	114.26
INVOICE: 41936										
VENDOR TOTALS		12,023.53 YTD INVOICED						12,760.73 YTD PAID		180.65
1458 OFFICE DEPOT, INC										
41937	06/14/13			208006	P	07/12/13	121100	530100	OFFICE SUPPLIES	48.88
INVOICE: 663444271001										
41937	06/14/13			208006	P	07/12/13	121200	530100	OFFICE SUPPLIES	19.73
INVOICE: 663444271001										
41937	06/14/13			208006	P	07/12/13	121300	530100	OFFICE SUPPLIES	10.67
INVOICE: 663444271001										
41937	06/14/13			208006	P	07/12/13	122000	530100	OFFICE SUPPLIES	19.73
INVOICE: 663444271001										
41937	06/14/13			208006	P	07/12/13	134000	530100	OFFICE SUPPLIES	2.98
INVOICE: 663444271001										
41937	06/14/13			208006	P	07/12/13	126000	530100	OFFICE SUPPLIES	89.32

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INVOICE: 663444271001										
41937	06/14/13			208006	P	07/12/13	126500	530100	OFFICE SUPPLIES	5.47
INVOICE: 663444271001										
41937	06/14/13			208006	P	07/12/13	143100	530100	OFFICE SUPPLIES	2.98
INVOICE: 663444271001										
41938	06/07/13			208006	P	07/12/13	121100	530100	OFFICE SUPPLIES	5.05
INVOICE: 661315174001										
41938	06/07/13			208006	P	07/12/13	121200	530100	OFFICE SUPPLIES	71.00
INVOICE: 661315174001										
41938	06/07/13			208006	P	07/12/13	121300	530100	OFFICE SUPPLIES	5.05
INVOICE: 661315174001										
41938	06/07/13			208006	P	07/12/13	122000	530100	OFFICE SUPPLIES	19.08
INVOICE: 661315174001										
41938	06/07/13			208006	P	07/12/13	126000	530100	OFFICE SUPPLIES	11.03
INVOICE: 661315174001										
41938	06/07/13			208006	P	07/12/13	126500	530100	OFFICE SUPPLIES	2.75
INVOICE: 661315174001										
42004	06/28/13			208005	P	07/12/13	134000	530100	OFFICE SUPPLIES	53.37
VENDOR TOTALS		2,575.84 YTD INVOICED						2,998.41 YTD PAID		367.09
8349 ONUS CONSTRUCTION										
42005	07/09/13			208007	P	07/12/13	1000	420410	CONTRACTOR REGISTRATION	50.00
INVOICE: 71113										
VENDOR TOTALS		.00 YTD INVOICED						50.00 YTD PAID		50.00
700 THE PITNEY BOWES BANK INC										
42020	07/10/13			11595	W	07/10/13	122000	520900	POSTAGE & SHIPPING	2,000.00
INVOICE: 71013										
VENDOR TOTALS		4,000.00 YTD INVOICED						6,000.00 YTD PAID		2,000.00
4313 PORTER LEE CORPORATION										
42007	07/01/13			208008	P	07/12/13	134000	520600	DUES-SUBSCRIPTIONS-REG FE	812.00
INVOICE: 13198										
VENDOR TOTALS		.00 YTD INVOICED						812.00 YTD PAID		812.00
1020 PRAXAIR DISTRIBUTION, INC.										
41940	06/28/13			208009	P	07/12/13	135000	530105	OPERATING SUPPLIES	242.22
INVOICE: 46574354										
VENDOR TOTALS		581.23 YTD INVOICED						823.45 YTD PAID		242.22
8346 PREMIERE LANDSCAPE CONTRACTORS, INC										
41939	07/03/13			208010	P	07/12/13	100	240100	ESCROWS - DEVELOPER DEPOS	636.00
INVOICE: 20130278										

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VENDOR TOTALS			.00 YTD INVOICED					636.00 YTD PAID		636.00
723 GOEDERT & ASSOCIATES, PC										
42006	06/28/13			208011	P	07/12/13	134000	520615	RECRUITING AND TESTING	340.00
INVOICE: 4438										
VENDOR TOTALS			.00 YTD INVOICED					340.00 YTD PAID		340.00
2195 ROMAN CATHOLIC DIOCESE										
41985	06/24/13			208012	P	07/12/13	500	240205	HYDRANT METER DEPOSITS	500.00
INVOICE: HMR070913										
VENDOR TOTALS			.00 YTD INVOICED					500.00 YTD PAID		500.00
761 RONNOCO HOLDINGS, INC										
41941	07/05/13			208013	P	07/12/13	55730	530105	OPERATING SUPPLIES	232.76
INVOICE: 764186320										
41942	06/27/13			208013	P	07/12/13	55730	530405	BEVERAGES/RESALE	103.78
INVOICE: 764178330										
VENDOR TOTALS			992.82 YTD INVOICED					1,329.36 YTD PAID		336.54
762 ROSCOE COMPANY										
41943	07/02/13			208014	P	07/12/13	143100	520970	MAINTENANCE-BUILDING & GR	28.52
INVOICE: 1261129										
41943	07/02/13			208014	P	07/12/13	65000	521125	LEASED EQUIPMENT	85.39
INVOICE: 1261129										
VENDOR TOTALS			455.64 YTD INVOICED					683.46 YTD PAID		113.91
764 ROTARY CLUB OF GLEN ELLYN										
42008	06/27/13			208016	P	07/12/13	134000	520600	DUES-SUBSCRIPTIONS-REG FE	170.00
INVOICE: 5656										
42009	06/27/13			208015	P	07/12/13	121200	520600	DUES-SUBSCRIPTIONS-REG FE	45.00
INVOICE: 5646										
42009	06/27/13			208015	P	07/12/13	121200	520600	DUES-SUBSCRIPTIONS-REG FE	2.00
INVOICE: 5646										
42009	06/27/13			208015	P	07/12/13	121200	521230	PUBLIC RELATIONS	100.00
INVOICE: 5646										
VENDOR TOTALS			294.00 YTD INVOICED					611.00 YTD PAID		317.00
8337 KAREN SIMMONS										
42010	07/03/13			208017	P	07/12/13	4000	410600	REAL ESTATE TRANSFER TAX	1,755.00
INVOICE: TXR070913										
VENDOR TOTALS			.00 YTD INVOICED					1,755.00 YTD PAID		1,755.00
3571 HARRY C SMITH LTD										
42018	07/03/13			208018	P	07/12/13	134000	520705	LEGAL - PROSECUTORIAL SER	6,919.00

WARRANT: 0713-2 TO FISCAL 2014/02 05/01/2013 TO 04/30/2014

VENDOR NAME / DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT		GL ACCOUNT DESCRIPTION	
INVOICE: 16301										
VENDOR TOTALS		13,051.50 YTD INVOICED						19,970.50 YTD PAID		6,919.00
1379 SOUTHERN WINE & SPIRITS OF ILLINOIS										
41947	06/27/13			208019	P	07/12/13	55730	530401	WINE	525.60
INVOICE: 9344423										
41948	06/28/13			208019	P	07/12/13	55730	530401	WINE	183.00
INVOICE: 9346884										
VENDOR TOTALS		1,193.65 YTD INVOICED						1,902.25 YTD PAID		708.60
803 SPARTAN MOTORS CHASSIS, INC										
41986	07/01/13			208020	P	07/12/13	65000	530310	PARTS PURCHASED	441.90
INVOICE: IN00549842										
41987	07/01/13			208020	P	07/12/13	65000	530310	PARTS PURCHASED	305.72
INVOICE: IN00549843										
VENDOR TOTALS		123.90 YTD INVOICED						871.52 YTD PAID		747.62
2687 STAPLES CONTRACT & COMMERCIAL, INC.										
41956	06/26/13			208021	P	07/12/13	143100	530100	OFFICE SUPPLIES	14.78
INVOICE: 3202986581										
41956	06/26/13			208021	P	07/12/13	143200	530100	OFFICE SUPPLIES	14.77
INVOICE: 3202986581										
41956	06/26/13			208021	P	07/12/13	50100	530100	OFFICE SUPPLIES	14.77
INVOICE: 3202986581										
41956	06/26/13			208021	P	07/12/13	50200	530100	OFFICE SUPPLIES	14.77
INVOICE: 3202986581										
VENDOR TOTALS		395.63 YTD INVOICED						508.44 YTD PAID		59.09
826 SUBURBAN DOOR CHECK & LOCK SERVICE INC										
41953	05/13/13			208022	P	07/12/13	121300	520970	MAINTENANCE-BUILDING & GR	971.00
INVOICE: 435941										
41954	05/31/13			208022	P	07/12/13	121300	520970	MAINTENANCE-BUILDING & GR	946.50
INVOICE: 436578										
41955	05/08/13			208022	P	07/12/13	121300	530105	OPERATING SUPPLIES	129.00
INVOICE: 435830										
VENDOR TOTALS		.00 YTD INVOICED						2,046.50 YTD PAID		2,046.50
5018 SUBURBAN LABORATORIES, INC.										
41952	06/28/13			208023	P	07/12/13	50100	521055	PROFESSIONAL SERVICES - O	747.50
INVOICE: 29016										
VENDOR TOTALS		2,787.00 YTD INVOICED						3,534.50 YTD PAID		747.50
835 SUPERIOR BEVERAGE CO.										
41945	07/05/13			208024	P	07/12/13	55730	530400	BEER AND WINE	632.70
INVOICE: 525869										

WARRANT: 0713-2 TO FISCAL 2014/02 05/01/2013 TO 04/30/2014

VENDOR NAME / DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT		GL ACCOUNT DESCRIPTION	
41946	06/27/13			208024	P	07/12/13	55730	530400	BEER AND WINE	380.15
INVOICE:	231056									
VENDOR TOTALS		2,424.70 YTD INVOICED						4,437.55 YTD PAID		1,012.85
844 SYSCO FOOD SERV - CHICAGO, INC										
41949	06/26/13			208025	P	07/12/13	55730	530405	BEVERAGES/RESALE	13.63
INVOICE:	306261416									
41949	06/26/13			208025	P	07/12/13	55730	530105	OPERATING SUPPLIES	130.72
INVOICE:	306261416									
41949	06/26/13			208025	P	07/12/13	55720	530105	OPERATING SUPPLIES	140.52
INVOICE:	306261416									
41949	06/26/13			208025	P	07/12/13	55730	530410	DRY GOODS	132.65
INVOICE:	306261416									
41949	06/26/13			208025	P	07/12/13	55730	530420	FOOD/RESALE	1,657.59
INVOICE:	306261416									
41950	07/03/13			208025	P	07/12/13	55730	530410	DRY GOODS	94.21
INVOICE:	307031294									
41950	07/03/13			208025	P	07/12/13	55730	530105	OPERATING SUPPLIES	38.45
INVOICE:	307031294									
41950	07/03/13			208025	P	07/12/13	55720	530105	OPERATING SUPPLIES	67.60
INVOICE:	307031294									
41950	07/03/13			208025	P	07/12/13	55730	530420	FOOD/RESALE	2,331.02
INVOICE:	307031294									
41951	07/03/13			208025	P	07/12/13	55730	530410	DRY GOODS	-17.88
INVOICE:	1683285									
VENDOR TOTALS		17,326.01 YTD INVOICED						21,914.52 YTD PAID		4,588.51
3705 TECHNOLOGY SERVICES COMPANY										
41958	07/01/13			208026	P	07/12/13	65000	521195	TELECOMMUNICATIONS	502.00
INVOICE:	5952									
VENDOR TOTALS		1,004.00 YTD INVOICED						1,506.00 YTD PAID		502.00
854 TERRACE SUPPLY COMPANY										
42015	05/31/13			208027	P	07/12/13	55715	530105	OPERATING SUPPLIES	12.71
INVOICE:	927788									
VENDOR TOTALS		56.83 YTD INVOICED						69.54 YTD PAID		12.71
5679 THEODORE POLYGRAPH SERVICE INC										
42012	06/18/13			208028	P	07/12/13	134000	520615	RECRUITING AND TESTING	405.00
INVOICE:	3738									
VENDOR TOTALS		.00 YTD INVOICED						405.00 YTD PAID		405.00
8350 DAVID THORPE										
42013	07/10/13			208029	P	07/12/13	121200	520140	VILLAGE COMMISSIONS	40.00
INVOICE:	71113									

WARRANT: 0713-2 TO FISCAL 2014/02 05/01/2013 TO 04/30/2014

VENDOR NAME / DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT		GL ACCOUNT DESCRIPTION	
VENDOR TOTALS			.00 YTD INVOICED					40.00 YTD PAID		40.00
1435 TRAFFIC CONTROL CORPORATION										
41957	06/26/13			208030	P	07/12/13	143200	521045	MAINTENANCE-STREET LIGHTS	134.00
INVOICE: 60059										
VENDOR TOTALS			.00 YTD INVOICED					134.00 YTD PAID		134.00
894 UNITED PARCEL SERVICE, INC										
41962	06/29/13			208031	P	07/12/13	143200	521055	PROFESSIONAL SERVICES - O	15.07
INVOICE: 750YW5263										
VENDOR TOTALS			40.04 YTD INVOICED					55.11 YTD PAID		15.07
884 U.S. FOODSERVICE, INC.										
41959	07/02/13			208032	P	07/12/13	55730	530420	FOOD/RESALE	322.63
INVOICE: 1531036										
41959	07/02/13			208032	P	07/12/13	55730	530405	BEVERAGES/RESALE	514.59
INVOICE: 1531036										
41960	06/25/13			208032	P	07/12/13	55730	530420	FOOD/RESALE	157.79
INVOICE: 1318399										
41960	06/25/13			208032	P	07/12/13	55730	530405	BEVERAGES/RESALE	1,194.31
INVOICE: 1318399										
VENDOR TOTALS			3,462.96 YTD INVOICED					5,652.28 YTD PAID		2,189.32
908 APPLIED INDUSTRIAL TECHNOLOGIES										
41961	06/27/13			208033	P	07/12/13	65000	530105	OPERATING SUPPLIES	217.78
INVOICE: 96276381										
VENDOR TOTALS			.00 YTD INVOICED					217.78 YTD PAID		217.78
911 AURORA LAUNDRY COMPANY, INC										
41963	07/03/13			208034	P	07/12/13	55730	530445	UNIFORMS	11.00
INVOICE: 83604										
41963	07/03/13			208034	P	07/12/13	55720	530105	OPERATING SUPPLIES	2.52
INVOICE: 83604										
41963	07/03/13			208034	P	07/12/13	55730	530105	OPERATING SUPPLIES	28.41
INVOICE: 83604										
41964	07/03/13			208034	P	07/12/13	55730	530445	UNIFORMS	4.40
INVOICE: S83817										
41964	07/03/13			208034	P	07/12/13	55730	530446	LINENS AND RENTALS	35.14
INVOICE: S83817										
41964	07/03/13			208034	P	07/12/13	55730	530105	OPERATING SUPPLIES	4.20
INVOICE: S83817										
41965	06/26/13			208034	P	07/12/13	55720	530105	OPERATING SUPPLIES	3.97
INVOICE: S82518										
41966	06/26/13			208034	P	07/12/13	55730	530445	UNIFORMS	8.80
INVOICE: 82932										
41966	06/26/13			208034	P	07/12/13	55720	530105	OPERATING SUPPLIES	3.36

WARRANT: 0713-2

TO FISCAL 2014/02 05/01/2013 TO 04/30/2014

VENDOR	NAME / DOCUMENT	INV DATE	VOUCHER	PO	CHECK NO	T	CHK DATE	GL ACCOUNT		GL ACCOUNT DESCRIPTION	
	INVOICE: 82932										
	41966	06/26/13			208034	P	07/12/13	55730	530105	OPERATING SUPPLIES	30.51
	INVOICE: 82932										
	VENDOR TOTALS		345.76 YTD INVOICED						478.07 YTD PAID		132.31
915	VERIZON WIRELESS SERVICES LLC										
	42016	06/18/13			208035	P	07/12/13	134000	520933	STATE DRUG FORFEITURE EXP	116.59
	INVOICE: 9706691522										
	VENDOR TOTALS		5,181.99 YTD INVOICED						7,050.23 YTD PAID		116.59
8338	MIKE WEILER										
	42017	07/03/13			208036	P	07/12/13	4000	410600	REAL ESTATE TRANSFER TAX	1,050.00
	INVOICE: TXR070913										
	VENDOR TOTALS		.00 YTD INVOICED						1,050.00 YTD PAID		1,050.00
948	WEST PUBLISHING CORPORATION										
	42014	06/01/13			208037	P	07/12/13	134000	520600	DUES-SUBSCRIPTIONS-REG FE	90.90
	INVOICE: 827337092										
	VENDOR TOTALS		.00 YTD INVOICED						90.90 YTD PAID		90.90
7711	WINDY CITY DISTRIBUTION COMPANY										
	41967	07/03/13			208038	P	07/12/13	55730	530400	BEER AND WINE	706.96
	INVOICE: 378021										
	VENDOR TOTALS		.00 YTD INVOICED						2,706.96 YTD PAID		706.96
6568	WIRTZ BEVERAGE ILLINOIS LLC										
	41968	07/03/13			208039	P	07/12/13	55730	530402	SPIRITS	1,962.56
	INVOICE: 1011125617										
	VENDOR TOTALS		.00 YTD INVOICED						1,962.56 YTD PAID		1,962.56
1286	YORKE PRINTE SHOPPE, INC										
	41969	06/20/13			208040	P	07/12/13	50100	521055	PROFESSIONAL SERVICES - O	2,051.73
	INVOICE: 45671										
	VENDOR TOTALS		.00 YTD INVOICED						2,051.73 YTD PAID		2,051.73

REPORT TOTALS 137,907.20

	COUNT	AMOUNT
TOTAL PRINTED CHECKS	83	135,907.20
TOTAL WIRE TRANSFERS	1	2,000.00

** END OF REPORT - Generated by Mary Romanelli **

A-6D

MEMORANDUM

TO: Mark Franz, Village Manager

FROM: Phil Norton, Chief of Police
Bill Holmer, Deputy Chief of Police Operations

DATE: July 9, 2013

RE: **DUPAGE MEG "FAIR SHARE" CONTRIBUTION**

Background

Beginning this year the Department rejoined the DuPage Metropolitan Enforcement Group (DuMeg) as a means to investigate drug related crime in our jurisdiction. We were previously member of DuMeg many years ago, but we ended our membership when we had an opportunity to participate through the assignment of an investigator at the DuPage County Sheriff's Department in a similar endeavor. We have since ceased participation in the drug unit at the Sheriff's Department.

The benefit to membership in DuMeg is that we have access to narcotics investigators to work on cases in Glen Ellyn that we simply do not have the appropriate resources to investigate. DuMeg is supported by agencies through either a monetary contribution or a manpower contribution. Manpower contributors assign an investigator to work directly for DuMeg. These investigators are from agencies throughout DuPage County and they make up the group. Oversight is provided by a Director assigned from the Illinois State Police and the group is governed by a policy board made up of representatives from each member agency.

Issues

As mentioned above, there are two ways for an agency to participate in DuMeg: through a manpower contribution or through a monetary contribution. Due to staffing limitations, we have elected to participate as a monetary contributor. The amount of the contribution is calculated through a "per officer" charge at $520 per officer – this is the same way that our contribution to DuComm is figured.

Recommendation

I recommend that we pay our annual contribution to DuMeg in the amount of $20280. This is a budgeted item that should be expensed to the General Fund #134000-521055 (Professional Services/Other).

Action Requested

It is requested that this recommendation be forwarded to the Village Board for consideration.

Attachments

- Fair share letter from DuMeg.

DU PAGE METROPOLITAN

Narcotics and Dangerous Drugs

ENFORCEMENT GROUP

June 20, 2013

Chief Phil Norton
Glen Ellyn Police Department
535 Duane Street
Glen Ellyn, IL 60137

Dear Chief Norton:

As approved by the DuPage MEG Policy Board your "Fair Share" contributions for FY2014 to DuPage MEG is $20,280.00.

This figure is based upon $520 per authorized officer, as approved by the DuPage MEG Policy Board.

Please send your contribution directly to DUMEG by July 15, 2013 so that proper budgeting for FY14 may be implemented.

If you have any questions regarding your contribution, please feel free to contact me.

Sincerely,

Chief Bradley Bloom
Chairman, DuPage MEG

DUMEG
P.O. BOX 162 • CLARENDON HILLS, ILLINOIS 60514-0162
630 - 325 - 4784 FAX: 630 - 325 - 4762

A-6E

MEMORANDUM

TO: Mark Franz, Village Manager

FROM: Philip J. Norton, Chief of Police

DATE: July 9, 2013

RE: Glen Ellyn Youth and Family Counseling Services Funding

Background

The Glen Ellyn Youth and Family Counseling Services has long acted as a social services provider for Glen Ellyn residents. For many years, the Village provided funding for GEYFCS through the Community Grants program. In order to obtain funding, various groups applied and then made presentations to the Village Board at a special workshop meeting dedicated for this purpose. Over time, some groups emerged as valuable community resources whose existence benefitted the community as a whole, and whose funding was seen as automatic due to their good works. In 2011, the Village Board decided some groups would be exempt from the annual Grant Program process and placed the funding within the Village Budget.

The Police Department refers many students and families to GEYFCS during the course of the year. GEYFCS provides counseling for families and individuals and does so, on an affordable cost scale so that all are able to benefit. In other municipalities, such social services are provided by paid staff at a much higher cost. The annual contribution by the Village has been $25,000.

Issues

Last year, you requested additional information about the services provided by GEYFCS. I asked the Executive Director, Don Hane to provide some information and statistics. He did so in a letter dated July 27, 2012. At that time we had already provided funding for FY12/13. Now that FY13/14, is upon us, I am forwarding that letter, along with another letter dated February 20, 2013 which requests this year's funds. Additionally, I have attached a third letter dated June 18, 2013, which speaks to the number of Glen Ellyn referrals and local school referrals.

You will recall these funds have been provided for in the Police Department budget and approved by the Village Board.

Recommendation

I recommend you endorse this expenditure and forward this to the Finance Department for dispersal of funds in the approved amount of $25,000.

GLEN ELLYN YOUTH AND FAMILY COUNSELING SERVICE

535 Forest Avenue • Glen Ellyn, Illinois 60137 • Office (630) 469-3040

February 20, 2013

Chief Phil Norton
Glen Ellyn Police Department
535 Duane Street
Glen Ellyn, IL 60137

Dear Chief Norton,

The Glen Ellyn Youth and Family Counseling Service is pleased to have been selected over the past year to provide mental health referral support and service access to the Glen Ellyn Police Department.

Our mission remains serving economically disadvantaged at-risk and higher-risk youth, families and individuals residing in Glen Ellyn and the larger Glen Ellyn community. Our service area remains locally focused and includes Village of Glen Ellyn residents and residents of the surrounding community if you have a child who attends or who would attend a Glen Ellyn based school. Typically, fifty per cent of our counseling referrals are received from Glenbard West and Glenbard South High Schools.

In appreciation of the Villages budget process and new budget year, I am writing and requesting that GEYFCS once again be selected to continue to offer same services @ $25,000.00 per year to the Glen Ellyn Police and request that should anything further be required to advance that process that you please contact me at 630-469-3040 or by cell at 630-222-1517.

Please reference my letter addressed to you and dated July 27, 2012 that was mailed at your request providing data supportive of this request. A copy of that letter is enclosed for your reference.

In addition, please contact me anytime to discuss services or provide feedback.

Sincerely,

Donald B. Hane

Donald B. Hane, MA, LCPC
Executive Director - GEYFCS

GLEN ELLYN YOUTH AND FAMILY COUNSELING SERVICE

535 Forest Avenue • Glen Ellyn, Illinois 60137 • Office (630) 469-3040

June 18, 2013

Chief Norton
Glen Ellyn Police
535 Duane St.
Glen Ellyn, IL 60137

Dear Chief Norton,

The Glen Ellyn Youth and Family Counseling Service (GEYFCS) is a Glen Ellyn based mental health service. Our mission statement directs: "The primary mission of the GEYFCS shall be to promote the mental health and well-being of youth, families, and the larger Glen Ellyn community through the provision of professional counseling services and community based support and education. *No individual, family or group shall be denied services based on an inability to pay"*. Our office is located in the First Congregational Church of Glen Ellyn, although not affiliated.

The GEYFCS is pleased to provide mental health referral support and service access to the Glen Ellyn Police Department. Our service area maintains a local focus that includes all Village of Glen Ellyn residents and residents of surrounding communities that have a child who attends or who would attend a Glen Ellyn based school. For our most recently ended fiscal year, 72% of our recipients were residents of Glen Ellyn.

In a unique partnership, the GEYFCS Director sits on the Pupil Personnel Services teams of both Glenbard West and Glenbard South High Schools and attends each school's weekly Pupil Personnel Services team meetings including deans, counselors, social workers, nurses and the GEPD liaison officer at GWHS. As a direct consequence of this partnership, the referral and linkage of at-risk and high-risk youth and families, particularly those identified as lacking the necessary resources to enter recommended treatment, is expedited. In the context of this relationship, the majority of our referrals are received from GWHS and GSHS.

For the time period, April 1, 2011-May 30, 2013, we received 107 referrals from Glenbard South, 90 referrals from Glenbard West and 13 referrals from the Glen Ellyn Police Department, accounting for 51% of our referrals for this time period. Referrals of Glen Ellyn residents have also been received from Hadley and Glen Crest Middle Schools, local churches, Teen Parent Connection, Bridge Communities, and Dupage County Crisis Unit among others. Five to ten per cent of our referrals come from Glen Ellyn residents who have utilized the service and provide our referral information directly to friends, family or neighbors. For our fiscal year ending April 30, 2013 we served 94 cases, 201 recipients and delivered 690 counseling hours of service. Eighty-two per cent of counseling services were delivered to individuals, youth and families with incomes at or below 200% of the Federal Poverty level (FPL).

I hope this provides the information you requested. Please contact me directly if anything further is needed.

Respectfully submitted,

Donald B. Hane

Donald B. Hane, MA, LCPC

Executive Director - GEYFCS

A-6F

MEMORANDUM

TO: Mark Franz, Village Manager

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

DATE: July 17, 2013

FOR: July 22, 2013 Village Board Meeting

RE: 535 Pennsylvania Avenue - Magenium Solutions, LLC
Special Use Permit and Exterior Appearance

Background. Magenium Solutions, LLC, contract purchaser of the former Antiques by the Avenue property located at 535 Pennsylvania Avenue, is requesting approval of a special use permit and the exterior appearance to accommodate the relocation of Magenium Solutions to the site. Magenium is an IT consulting firm serving the Chicagoland area. They are proposing to relocate their offices from Wheaton into the rear 5,500 square feet of the building. The front 2,200 square feet facing Pennsylvania Avenue would be maintained as retail space. No tenants have yet been identified for the front space. As part of the project, a number improvements are proposed to the building and site including the relocation of the entrance from the northwest corner of the building to the center of the north elevation, installation of a new storefront window system, installation of additional windows and doors along west, north and eastern building elevations, installation of new aluminum and glass canopies over the northern and western entranceways, repaving and restriping of the parking lot and landscape enhancements, among other things.

The subject property is located in the central business district on the south side of Pennsylvania Avenue between Main Street and Forest Avenue. The property is zoned C5A Central Business District/Central Retail Core sub-district. In order to accommodate the project, the petitioner is specifically requesting approval of the following:

A. A special use permit in accordance with Section10-4-17.1(B)32 of the Glen Ellyn Zoning Code to allow a professional office in the rear portion of the existing building on the property

B. Exterior appearance approval in accordance with the Appearance Review Guidelines adopted on October 9, 2006 as Ordinance 5508.

Architectural Review Commission Recommendation. The Architectural Review Commission considered the proposed exterior appearance at public meetings on June 26, 2013. By a vote of 5-0, the Architectural Review Commission recommended approval of the request subject to the following conditions:

1. That the project is constructed in substantial conformance with the plans as submitted and the testimony presented at the June 26, 2013 public meeting of the Architectural Review Commission.

2. That the color of the window trim match the color of the canopy and exterior light fixtures as close as possible.

3. That the downspouts and other utilitarian features be painted to match the building.

Plan Commission Recommendation. The Plan Commission reviewed the requested special use permit at a public hearing on June 27, 2013. No members of the public spoke at the hearing. By a vote of 8-0, the Plan Commission recommended approval of the requested special use permit subject to the following conditions:

1. That the project is constructed in substantial conformance with the plans as submitted and the testimony presented at the June 27, 2013 public hearing of the Plan Commission.

2. That a Plat of Consolidation for the property is prepared and recorded prior to the issuance of a temporary occupancy permit.

Action Requested. The Village Board may approve, approve with conditions or deny the requested special use permit and exterior appearance. An Ordinance approving the requests as recommended by the Architectural Review Commission and Plan Commission is attached.

Attachments.
- Aerial Photo
- Draft Minutes from June 26, 2013 ARC Meeting
- Draft Minutes from June 27, 2013 Plan Commission Meeting
- Ordinance
- Excerpts from Petitioner's Application Packet

Cc: Thomas C. LaMantia, Magenium Solutions, L.L.C.
Christopher D. Lauriat, Church Building Architects, Inc.

535 Pennsylvania Ave.

Prepared By: Planning and Development
Date: May 16, 2013
2009 Aerial Photo

0 50 100 200 Feet

N

DRAFT
MINUTES

BOARD/COMMISSION:	**Architectural Review**	**DATE:**	**6/26/13**
MEETING:	**Regular**	**CALLED TO ORDER:**	**7:31 p.m.**
QUORUM:	**Yes**	**ADJOURNED:**	**8:43 p.m.**

MEMBER ATTENDANCE: **PRESENT:** Chairman Burdett, Commissioners Albrecht, Dickie, Dohrer, Senak, Student Commissioner Howard

ABSENT: Commissioners Draths, Thompson, Wussow

ALSO PRESENT: Village Planner Stegall, Recording Secretary Solomon

1. **Call to Order**

Chairman Burdett called the Glen Ellyn Architectural Review Commission (ARC) regular meeting to order at 7:31 p.m., in the Civic Center at 535 Duane Street, Glen Ellyn, Illinois.

2. **Magenium Solutions LLC, 535 Pennsylvania Avenue – Exterior Appearance**

Village Planner Stegall presented information on a request regarding exterior appearance approval of the proposed renovations to the existing building and site at 535 Pennsylvania Avenue to accommodate the relocation of Magenium Solutions to the property. She stated the property is located in the central business district on the south side of Pennsylvania Avenue between Main Street and Forest Avenue in the C5A Central Business District/Central Retail Core sub-district. She stated the property is surrounded by C5A and C5B commercial zoning. She stated the petitioner appeared before the ARC on May 22, 2013 for a pre-application meeting where the ARC gave feedback on the initial plan, including encouraging the petitioner to use less contemporary awnings and to incorporate the rooftop "urns" proposed for removal into the site plan. She stated that the petitioner has returned with a more historic looking awning and is proposing to reuse in the "urns" in the back patio area. She stated the ARC may want to consider the following conditions for the project: that the color of the window trim match the color of the canopy and exterior light fixtures as close as possible and that the downspouts and other utilitarian features be painted to match the building.

Mr. Christopher Lauriat, Senior Architect with Church Building Architects, 1825 College Avenue, Wheaton, Illinois, presented an overview of the project and updated the ARC on the revisions from the previous plan, including the metal and glass canopies, the revised landscape plan and the updated material of the proposed feature wall. He stated the proposed charcoal grey aluminum and glass canopies have a more historic look and will fit in with the character of the area. He stated the downspouts and utilitarian elements could be painted to match the building.

Chairman Burdett asked about the wall by the front doors facing Pennsylvania Avenue to which Mr. Lauriat stated this will be a feature wall of chipped limestone which will bring character and interest to the front. Chairman Burdett asked about the revised landscape plan to which Mr. Lauriat responded there are revised species on the plan so the plants are not crowded. Commissioner Dohrer stated he thinks this is an attractive plan. He stated the canopy choice is much improved, and the landscaping plan is good. He asked if there would be adequate parking spaces to which Mr. Lauriat stated they will only lose 1 parking space to the landscape island. Magenium Solutions' Managing Director Colleen LaMantia stated most employees are not in the office much as the employees are at the client sites or working remotely so the parking will be fine. Commissioner Dohrer stated he likes the green wall.

Commissioner Dickie stated they have done an admirable job on this plan, and he likes the detailing. He stated the proposed canopies are handsome, and he likes the green wall. He stated the colors and materials are very appropriate.

Commissioner Senak stated the plan is wonderful and is consistent with the downtown's architecture. He stated the proposed canopies are more reflective of the downtown style. He stated this property will be one of the more beautiful buildings in that area.

Student Commissioner Howard stated she likes the plan, and this will be a nice addition to the community as the property now is unappealing.

Commissioner Albrecht stated the canopies are great, and she likes the details and color combinations. She stated the west wall with the green space is phenomenal, and she likes the urns used on the ground in the back.

Chairman Burdett stated this is a great design and thanked the petitioner for being responsive to the pre-application meeting comments. He stated he agrees with the staff recommendations of paining the window trim to match the canopies and painting the downspouts to match the building. He stated the landscaping plan works, and the canopy is wonderful.

Commissioner Senak made a motion to recommend approval of the proposed exterior appearance for 535 Pennsylvania Avenue with the conditions of painting the window trim to match the color of the canopies and exterior light fixtures and to paint the downspouts and utilitarian elements to match the building. The motion was seconded by Commissioner Dohrer and carried unanimously by a vote of 5-0.

3. Autumn Leaves, 190 Geneva Road – Exterior Appearance

Village Planner Stegall presented information on a request from The LaSalle Group regarding exterior appearance approval of a proposed one-story approximately 30,000 square foot memory care facility proposed at 190 Geneva Road. She stated the property is located at the northwest corner of Geneva Road and Bloomingdale Road and is surrounded by R2 zoning and single-family homes. She stated in order to proceed with the project, the petitioner will need to receive approval of a Zoning Map Amendment, Special Use Permit and Exterior Appearance. She stated the Plan Commission is scheduled to review the proposed R3 rezoning and requested Special Use Permit at a public hearing on June 27, 2013.

Village Planner Stegall stated the building is designed to have a traditional residential style, and the floor plan is laid out with the different wings branching off of a central common area which helps break up the mass of the building. She stated the fluctuations in the roof line, building wall offsets and a variety of windows further help break up the bulk of the structure. She stated the landscape plan has been reviewed by the Village's landscape consultants, Planning Resource Associates, who is satisfied with the plan.

Matthew Krummick, Regional Director of Development for The LaSalle Group, 1900 E. Golf Road, Suite 1120, Schaumburg, Illinois, stated The LaSalle Group develops, builds and operates memory care residences throughout the country. He stated they currently have 5 residences operating in the Chicagoland area with 2 additional locations under construction. He stated the Autumn Leaves of Glen Ellyn would be their 1st residence in DuPage County.

Michael Arenson, Architect with SAS Architects & Planners, 630 Dundee Road, Northbrook, Illinois, stated they built a similar building in Vernon Hills to this proposed building. He stated the building exterior would be constructed with brick and would have a limestone base, asphalt shingles for the roof, vinyl shutters for the sides of the windows and a fountain in front of the building. He showed a picture of different views of the site and explained how the different gable sizes help to break up the roofs.

Nick Patera, Architect with Teska Associates, Inc., 627 Grove Street, Evanston, Illinois, stated the total site area is 3.82 acres, with 2.29 acres proposed to be green space. He described the levels of plantings and stated they picture how the outside looks from a resident's view inside. He stated there would be foundation plantings, deciduous, ornamental and evergreen trees, parkway plantings along Bloomingdale Road and wandering gardens on either side of the building among other things.

Chairman Burdett stated the neighborhood residents may be concerned with the screening to which Mr. Patera stated by the time you would get to the foundation of the building, you would go through 3 layers of plantings as well as the fence to provide reassurance. Commissioner Albrecht stated the landscape plan would be a stair-step progression.

Commissioner Senak asked about specifics in design for this type of housing to which Mr. Arenson stated they start by driving around a community to see the colors and materials used as well as the different types of buildings. Mr. Arenson stated they are using brick because Glen Ellyn is a community that uses a lot of brick. Mr. Krummick stated Glen Ellyn has a sense of character and texture and they would not want to abrasively try to build something which did fit with the surrounding community.

Commissioner Dohrer stated he was concerned initially, but complemented the architects on a well-integrated design. He stated the proposed materials are good, and the landscape plan was well-thought out.

Commissioner Dickie stated the scale is appropriate, the gables work well and the landscape plan is successful for existing and new plantings. He stated the layering effect in the landscaping is appreciated.

Commissioner Senak asked about the lighting in the rear parking area to which Mr. Arenson stated the lights will comply with the Village's ordinance and not shine on the surrounding neighbors. Mr. Arenson stated the lights will be on timers and can be shut off too if need be.

Student Commissioner Howard stated the building looks welcoming and blends in with the surrounding neighborhood.

Commissioner Albrecht stated the landscape plan is outstanding. She stated she likes the different heights and turnings of the building. She stated she would like to see a stronger color for the brick and hardy board to bring more contrast.

Chairman Burdett stated the residence will be an appropriate use for that corner and will have a home-like feel. He stated they used a good mix of textures in the building materials. He stated the landscape plan is crucial.

Commissioner Albrecht made a motion to recommend approval of the proposed exterior appearance for 190 Geneva Road The motion was seconded by Commissioner Dickie and carried unanimously by a vote of 5-0.

4. Public Comments

Gary Mayo, 831 Glencoe Street, Glen Ellyn, Illinois, stated his home is adjacent to 190 Geneva Road. He stated he has seen the aerial pictures of the landscape plan but would like to see the plan from a street level. Village Planner Stegall stated she would give him a copy of the application packet. She stated the landscape screening would also be talked about at the Plan Commission meeting.

5. Chairman's Report

Chairman Burdett welcomed Commissioner Mark Senak and Student Commissioner Maddie Howard to the ARC and thanked former Commissioners Mulvihill and Wilson for their service as their terms ended.

6. Trustee's Report

None

7. Staff Report

Village Planner Stegall stated the Wayfinding Study is still online through June 28, 2013, and residents are encouraged to take the online survey for 3 potential design schemes. She stated there will be a meeting on July 10, 2013.

8. Other Business

None

9. Adjourn

As there was no other business to discuss, Chairman Burdett asked for a motion to adjourn. Commissioner Albrecht moved, seconded by Commissioner Dickie to adjourn the meeting at 8:43 p.m. The motion carried unanimously by a vote of 5-0.

Submitted by: Debbie Solomon, Recording Secretary

Reviewed by: Michele Stegall, Village Planner

DRAFT
PLAN COMMISSION
MINUTES
JUNE 27, 2013

The meeting was called to order by Chairperson Mary Loch at 7:34 p.m. Plan Commissioners David Allen, Craig Bromann, Gary Fasules, Jeff Girling, Tracy Heming-Littwin, Jeff Mansfield, Ray Whalen and Lyn Whiston were present. Plan Commissioner Jay Strayer was excused. Also present were Trustee Liaison Robert Friedberg (arrival time 7:37 p.m.), Village Attorney Julie Tappendorf, Village Planner Michele Stegall, Traffic Engineer Daniel Schoenberg and Recording Secretary Barbara Utterback.

Plan Commissioner Mansfield moved, seconded by Plan Commissioner Girling, to recommend approval of the minutes of the June 13, 2013 Plan Commission minutes. The motion carried unanimously by voice vote.

The two items on the agenda were regarding Magenium Solutions LLC, 535 Pennsylvania Avenue, and Autumn Leaves, 190 Geneva Road.

MAGENIUM SOLUTIONS LLC, 535 PENNSYLVANIA AVENUE – SPECIAL USE PERMIT
A REQUEST FOR APPROVAL OF A SPECIAL USE PERMIT TO ALLOW A PROFESSIONAL OFFICE TO OCCUPY A PORTION OF THE EXISTING BUILDING AT 535 PENNSYLVANIA AVENUE. THE SUBJECT PROPERTY IS LOCATED ON THE SOUTH SIDE OF PENNSYLVANIA AVENUE BETWEEN MAIN STREET AND FOREST AVENUE IN THE C5A CENTRAL BUSINESS DISTRICT, CENTRAL RETAIL CORE SUBDISTRICT.

Plan Commissioner Bromann recused himself regarding the subject public hearing.

Plan Commissioner Whiston moved, seconded by Plan Commissioner Heming-Littwin, to open the public hearing.

Staff Presentation

Village Planner Michele Stegall stated that Magenium Solutions is requesting approval of a Special Use Permit to allow a portion of the building at 535 Pennsylvania to be used as an office. She stated that the subject building is located on the south side of Pennsylvania Avenue between Forest Avenue and Main Street and is in the C5A Central Business District which is the downtown retail core. Ms. Stegall added that the petitioner is proposing to relocate from Wheaton to a back space in the subject building and she displayed a site and floor plan of that building. She added that the petitioner plans to divide the site into three spaces and that Magenium Solutions would occupy approximately 5,500 square feet in the rear of the building. She stated that the petitioner plans to maintain approximately 2,000 square feet in the front of the building facing Pennsylvania Avenue for retail or other permitted uses. Ms. Stegall stated that the petitioners will bring some nonconforming site conditions into conformance with the Village Code. She stated that the petitioner plans to re-pave and re-stripe the existing parking lot. She also stated that there is an existing landscape island near Pennsylvania Avenue that the petitioner

will enhance and another landscape island will be added at the southern end of the property that will bring the parking lot into conformance with the landscape code in regard to islands. She also stated that there is an existing dumpster located in the parking lot that will be enclosed as required by Code and that there will be 13 parking spaces on the property after the project is complete instead of the current 14 spaces as one space will lost to a landscape island. Ms. Stegall stated that the street and public parking area will be available for visitors to the site. She added that the petitioner will bring a couple of requirements into conformance at this site. Ms. Stegall also stated that there are no parking requirements for businesses in the downtown retail core. Ms. Stegall added that Magenium Solutions is an IT consulting firm with approximately 60 employees, many of whom work off-site. Ms. Stegall added that the subject property consists of two lots and that a plat of consolidation is required for the project.

Petitioner's Presentation

Tim Traxinger, the petitioner, 1309 Irving, Wheaton, Illinois stated that his consulting company works with mostly Fortune 500 companies and that 15 employees are hourly contractors and 45 employees are full-time employees. Mr. Traxinger stated that the 45 employees work from home and that 5-10 people are currently in the office. He stated that they now need more space because employees will be added to the office. Mr. Traxinger stated that the reason they are interested in the subject property is because they deal with cutting edge Microsoft items so they want to create a cutting edge office of the future without limitations to show to their clients.

Questions from the Plan Commission

Ms. Stegall responded to Plan Commissioner Heming-Littwin that the parking lot on the site will be used only by people in that building. She also responded that staff is recommending that the plat of consolidation not be required until occupancy as the Village is in discussions with the property owner about possibly installing a public pathway along the rear property line that would be an easier route for people to reach the train station and could affect the plat provisions. Ms. Stegall added that the Village is trying to tie into some of the concepts in the streetscape plan for alley enhancements. Ms. Stegall responded to Plan Commissioner Girling that there are no parking requirements for properties in the C5A zoning district.

Mr. Traxinger responded to Plan Commissioner Mansfield that the proposed change will not be that dramatic because they do not make money when their people are on the site and, therefore, the majority of their contractors are not on the site. Mr. Traxinger added that they have been in business for five years and the company has grown 35% per year. He added that three people will be located in the back office, however, they need room for other employees when they are in the office. Mr. Traxinger responded to Plan Commissioner Mansfield that parking is available on site and that employees are in the parking lot for very limited periods of time. Plan Commissioner Mansfield asked where deliveries would occur and if delivery times would be restricted. Mr. Traxinger responded that they need to determine and speak with any future tenants before he could provide that information. Plan Commissioner Mansfield asked if there is a safety concern regarding one exit for both retail spaces. Ms. Stegall responded that the floor plan currently is very conceptual and the petitioner will need to go through the building permit process where all of the fire related codes will be reviewed.

Questions or Comments from the Public

No persons spoke in favor of or in opposition to the subject request.

Plan Commissioner Mansfield moved, seconded by Plan Commissioner Heming-Littwin, to close the public hearing.

Comments from the Plan Commission

All of the Plan Commissioners were supportive of the proposed Special Use Permit request. Plan Commissioner Whiston added that the subject building has been vacant for a while, and Plan Commissioner Allen commented that the Architectural Review Commissioners had been supportive of this project at their meeting last evening.

Motion

Plan Commissioner Mansfield moved, seconded by Plan Commissioner Heming-Littwin, to recommend approval of the request by Magenium Solutions LLC for approval of a Special Use Permit in accordance with Section 10-4-17.1(B)32 of the Glen Ellyn Zoning Code to allow an office at 535 Pennsylvania based on the findings of fact in the petitioner's application packet and presented by the petitioner at this meeting as well as the findings included in the deliberation of the Plan Commission subject to the following conditions: 1. The project shall be constructed in substantial conformance with the plans as submitted and the testimony as presented at the public hearing of the Plan Commission. 2. That a Plat of Consolidation be prepared and recorded prior to the issuance of a temporary occupancy permit.

The motion carried unanimously with eight (8) "yes" votes and zero (0) "no" votes as follows: Plan Commissioners Mansfield, Heming-Littwin, Allen, Fasules, Girling, Whalen, Whiston and Chairperson Loch voted yes.

Village Of Glen Ellyn

Ordinance No. _____

An Ordinance Granting Approval of a Special Use Permit and the Exterior Appearance for Property Commonly Known as 535 Pennsylvania 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 Approval of a Special Use Permit and the Exterior Appearance for Property Commonly Known as 535 Pennsylvania Avenue Glen Ellyn, IL 60137

Whereas, Magenium Solutions, LLC, (hereinafter "Magenium"), contract purchaser of property located at 535 Pennsylvania Avenue is requesting approval of the following:

A. A special use permit in accordance with Section 10-4-17.1(B)32 of the Glen Ellyn Zoning Code to allow a professional office in the rear portion of the existing building on the property; and

B. Exterior appearance approval in accordance with the Appearance Review Guidelines adopted on October 9, 2006 as Ordinance 5508;

to accommodate the relocation of Magenium into the rear approximately 5,500 square feet of the existing building on the site; and

Whereas, the subject property is located on south side of Pennsylvania Avenue between Main Street and Forest Avenue in the C5A Central Business District, Central Retail Core sub-district and is legally described as follows:

THE WESTERLY 48 FEET OF EACH OF LOTS 1 AND 15, AND THE EASTERLY 51 FEET OF LOT 2 (EXCEPT THE SOUTHERLY 10 FEET OF THE WESTERLY 48 FEET OF LOT 15 AFORESAID, AND OF THE EASTERLY 51 FEET OF LOT 2, AFORESAID, MEASURED PARALLEL TO THE SOUTHERLY LINE OF LOTS 2 AND 15 AFORESAID IN BLOCK 3 IN COUNTY CLERK'S SECOND ASSESSMENT DIVISION IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT 88052, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.s: 05-11-317-018 and 05-11-317-019; and

Whereas, at the June 26, 2013 public meeting of the Architectural Review Commission, the petitioner presented evidence, testimony, and exhibits relative to the request for exterior appearance approval and no persons spoke either in favor of or in opposition to the request; and

Whereas, based upon the evidence, testimony, and exhibits presented at the June 26, 2013 Architectural Review Commission public meeting, by a vote of five (5) "yes" and zero (0) "no", the Architectural Review Commission recommended approval of the proposed exterior appearance as set forth in the minutes of the June 26, 2013 Architectural Review Commission, a draft of which is attached hereto as Exhibit "A"; and

Whereas, following due and proper publication of notice in the Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto, and following written notice to all property owners within 250 feet, and the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Plan Commission of the Village of Glen Ellyn conducted a public hearing on June 27, 2013, at which hearing the Plan Commission considered the requested special use permit; and

Whereas, at the June 27, 2013 Plan Commission public hearing no members of the public spoke either in favor of or in opposition to the requested special use permit; and

Whereas, after having considered the evidence presented, including the exhibits and materials submitted, by a vote of eight (8) "yes" and zero (0) "no", the Plan Commission recommended approval of the requested special use permit as set forth in the minutes of the June 27, 2013 Plan Commission meeting, a draft of which is attached hereto as Exhibit "B"; and

Whereas, the Village President and Board of Trustees have reviewed the evidence, exhibits, and materials presented at the June 26, 2013 Architectural Review Commission public meeting and the June 27, 2013 Plan Commission public hearing and have considered the recommendations of the Architectural Review Commission and Plan Commission and hereby adopt the findings of fact for the requested special use permit as set forth in Exhibit "C" attached hereto; and

Whereas, the President and Board of Trustees have determined that approving the exterior appearance of the project is consistent with the goals of the Glen Ellyn Appearance Review Guidelines and that granting the requested special use permit is consistent with the goals of the Glen Ellyn Zoning Code.

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

Section One: Based upon a review of the evidence, testimony, and exhibits presented at the June 26, 2013 Architectural Review Commission meeting and the June 27, 2013 Plan Commission public hearing, the Village President and Board of Trustees hereby grant approval of the requested special use permit and exterior appearance in order to accommodate the relocation of Magenium into the rear portion of the existing building at 535 Pennsylvania Avenue and allow related building and site improvements subject to the following conditions:

A. The project shall be constructed in substantial conformance with the testimony presented at the June 26, 2013 Architectural Review Commission meeting and the June 27, 2013 Plan Commission public hearing, and with the petitioner's application packet including the following plans and documents referenced below, as though they were attached to this Ordinance:

1. Application for Special Use Permit signed May 21, 2013
2. Exterior Appearance Application dated May 21, 2013
3. Letter from Tom LaMantia dated May 15, 2013
4. Frontier Angle Shade Light Fixture
5. Site Plan prepared by Church Building Architects dated June 19, 2013 a reduced copy of which is attached hereto as Exhibit "D"
6. Landscape Plan prepared by Church Building Architects dated June 19, 2013 a reduced copy of which is attached hereto as Exhibit "E"
7. Floor Plan prepared by Church Building Architects dated June 19, 2013
8. Roof Plan prepared by Church Building Architects dated June 19, 2013
9. North and West Building Elevations prepared by Church Building Architects dated June 19, 2013 a reduced copy of which is attached hereto as Exhibit "F"
10. South and East Building Elevations prepared by Church Building Architects dated June 19, 2013 a reduced copy of which is attached hereto as Exhibit "G"
11. Entrance Canopy Details prepared by Church Building Architects dated June 19, 2013 a reduced copy of which is attached hereto as Exhibit "H"

12. Refuse Enclosure Plan and Elevations prepared by Church Building Architects dated June 19, 2013

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

B. That the color of the window trim match the color of the canopies and exterior light fixtures as close as possible.

C. That the downspouts and other utilitarian features be painted to match the building.

D. That a Plat of Consolidation for the property shall be prepared and recorded prior to the issuance of a temporary occupancy permit.

Section Two: The Building and Zoning Official is hereby authorized to issue all necessary building and occupancy permits pursuant to the special use permit and exterior appearance approved herein provided that all the conditions set forth hereinabove have been met and that the applicant complies with all other applicable laws and ordinances of the Village of Glen Ellyn. This grant of approval of the requested special use permit and proposed exterior appearance shall expire and become null and void within 24 months of the date of this Ordinance unless the requisite permits are applied for within said time period provided, however, that the Village Board, by motion, may extend the period during which a building permit must be applied for. Further, the Village Board may, for good cause shown, waive or modify any conditions set forth in this Ordinance without requiring that the matter return to the Architectural Review Commission or Plan Commission for further review.

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

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

Village of Glen Ellyn Zoning Code.

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

Ayes:

Nays:

Absent:

Approved by the Village President of the Village of Glen Ellyn, Illinois, this _____ day of _____, 20_____.

_____
Village President of the
Village of Glen Ellyn, Illinois

Attest:

_____
Village Clerk of the
Village of Glen Ellyn, Illinois

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

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Exhibit "C"
Findings of Fact for
Requested Special Use Permit

1. The proposed use will be harmonious and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or Zoning Code because an office is permitted in the C5A district with the approval of a special use permit and the front of the building will be maintained for retail use.

2. The proposed project is designed and shall be maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area because the use will be located within an existing building and the proposed changes to the building and site will enhance the area.

3. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses of the property because the proposed use will be a passive office use similar to other office uses located on this same block.

4. The proposed use will be served adequately by existing public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services because the utilization of public facilities and services will be similar to the existing building.

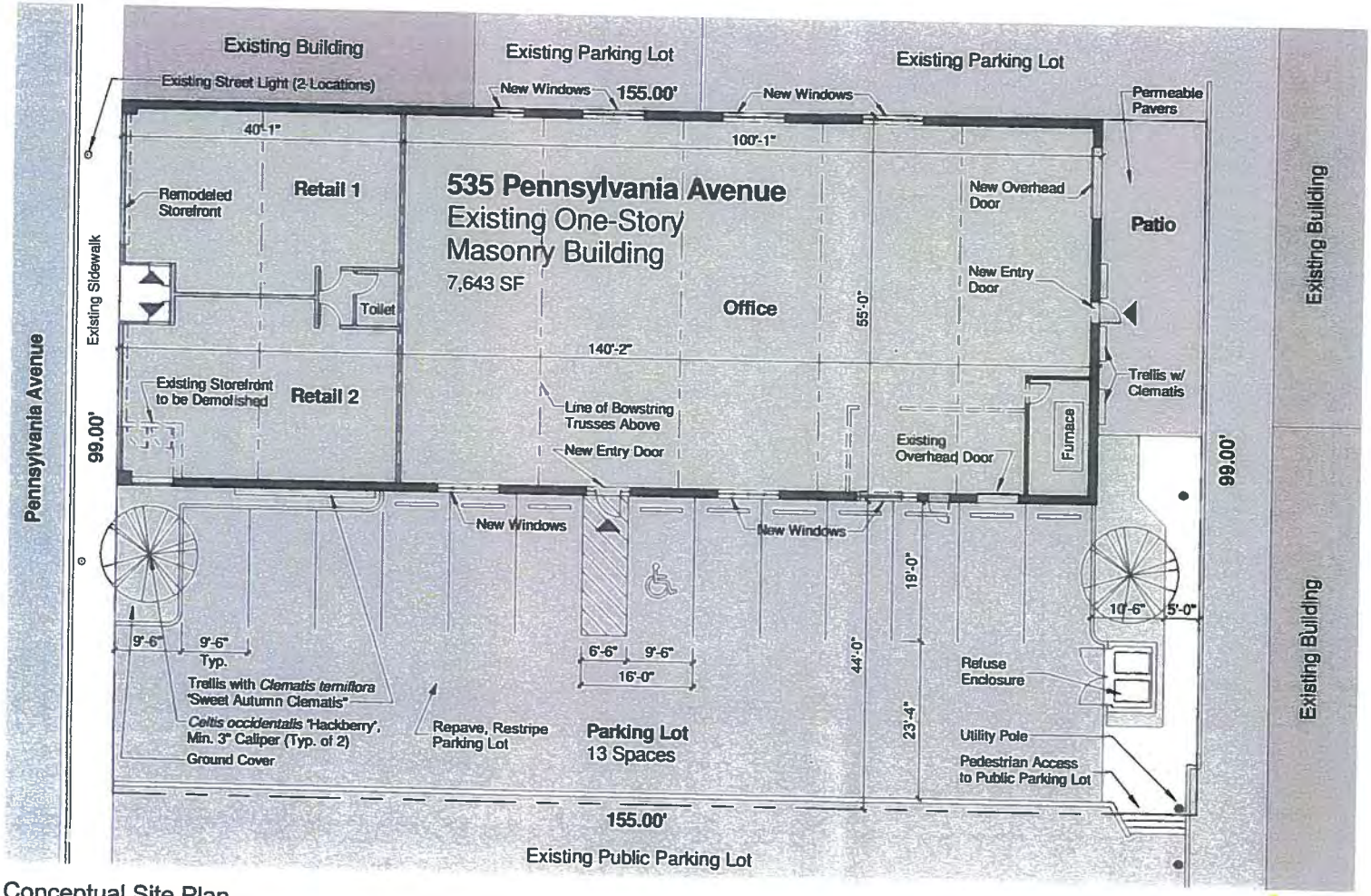
5. The proposed use will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the Village because an increase in the need for public facilities and services is not anticipated and the proposed use will result in the occupation of a long vacant building which should have a positive impact on the economic welfare of the Village.

6. The use will not involve activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare and odors because the proposed office use is not anticipated to produce excessive noise, smoke, fumes, glare or odors and no on-street parking is anticipated under normal usage.

7. The project will have vehicular approaches to the property which shall be so designed as not to create an undue interference with traffic on surrounding public streets or roads because the street frontage and existing parking facilities will remain.

8. The project will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief because the only additional impervious surface proposed on the site are permeable pavers in the back patio area which will undergo stormwater review as part of the normal building permit process.

9. The project will not result in the destruction, loss or damage of natural, scenic or historic features of major importance to the community because the proposed improvements have been designed in keeping with the historic character of the area and should enhance the building and site.



Conceptual Site Plan
SCALE: 1/16" = 1'-0"

Exhibit "D"

Renovation and Buildout

535 Pennsylvania Avenue
Glen Ellyn, Illinois 60137

Village of Glen Ellyn
Zoning Submission

Conceptual Site Plan

Note: Applicant proposes to salvage decorative stone urns from parapet and reinstall as a landscape feature in the Patio area.

MAGENIUM SOLUTIONS

Magenium Solutions
Applicant
240 East Willow Avenue, Suite 103
Wheaton, Illinois 60187
630.768.5902
www.magenium.com

CHURCH BUILDING ARCHITECTS, INC.

Church Building Architects, Inc.
Architect
1825 College Avenue, Suite 130
Wheaton, Illinois 60187
630.260.1177
www.churchbuilding.com

Project No.: 457
Date: 19 June 2013

These plans are schematic and are subject to further refinement for compliance with code-required exiting, life safety improvements, and coordination with existing systems.

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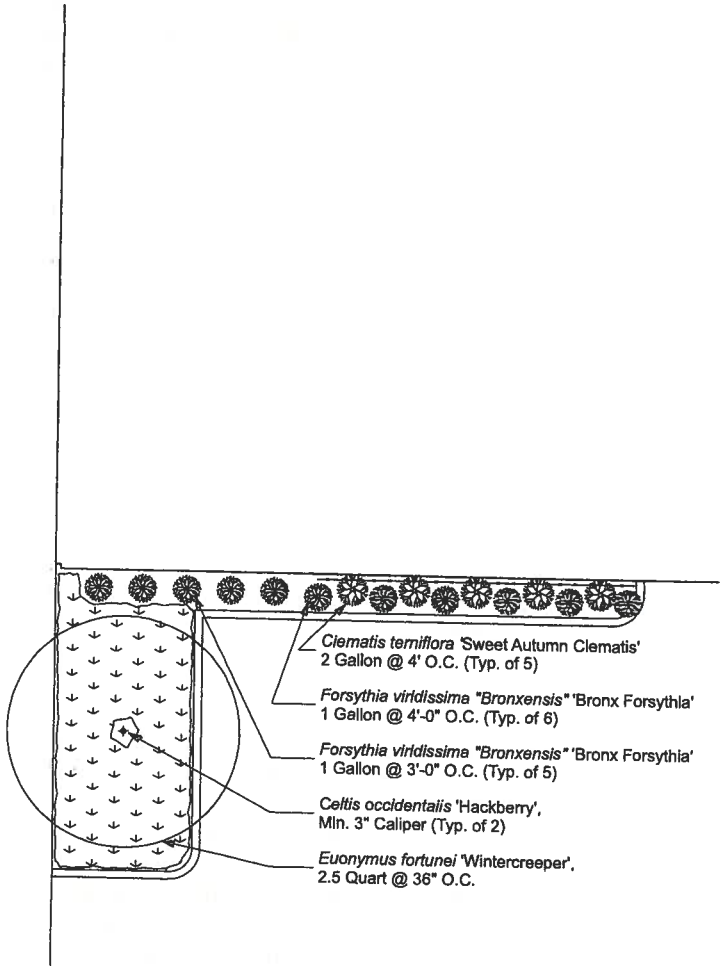

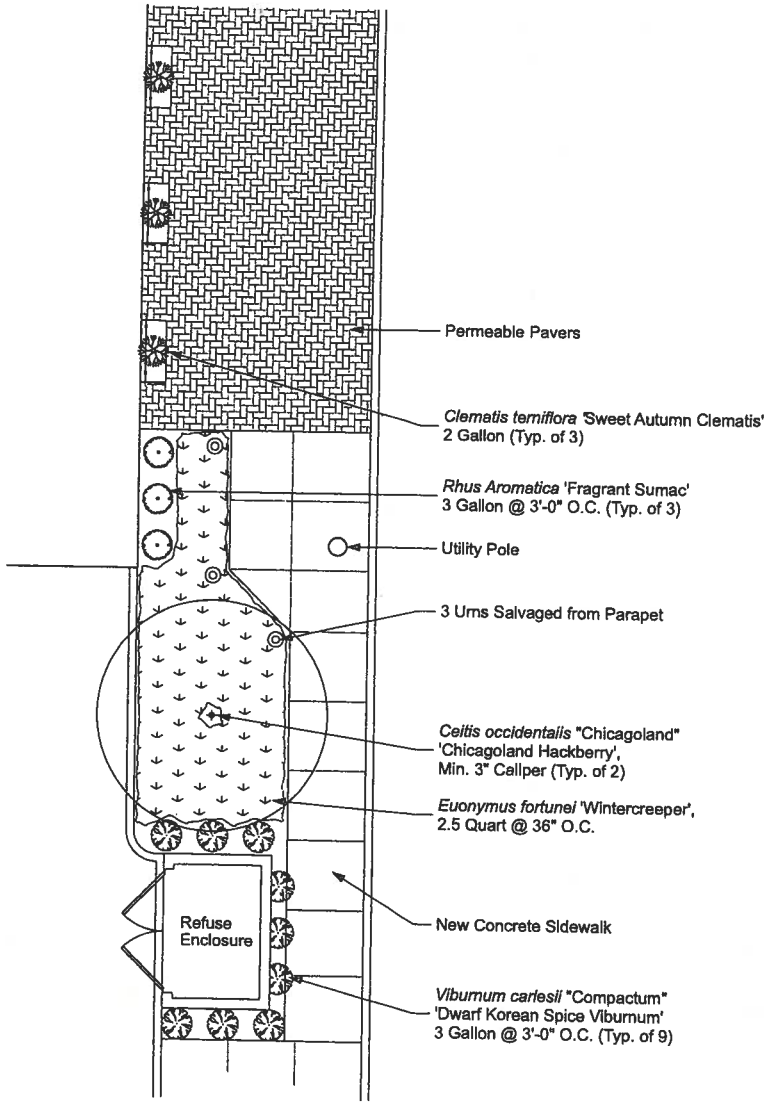

Conceptual Landscape Plan
SCALE: 1/8" = 1'-0"

N

Renovation and Buildout
535 Pennsylvania Avenue
Glen Ellyn, Illinois 60137

Village of Glen Ellyn
Zoning Submission

Conceptual Landscape Plan

MAGENIUM SOLUTIONS

Magenium Solutions
Applicant
240 East Willow Avenue, Suite 103
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www.magenium.com

CHURCH BUILDING ARCHITECTS, INC.

Church Building Architects, Inc.
Architect
1825 College Avenue, Suite 130
Wheaton, Illinois 60187
630.260.1177
www.churchbuilding.com

Project No.: 457
Date: 19 June 2013

These plans are schematic and are subject to further refinement for compliance with code-required exiting, life safety improvements, and coordination with existing systems.

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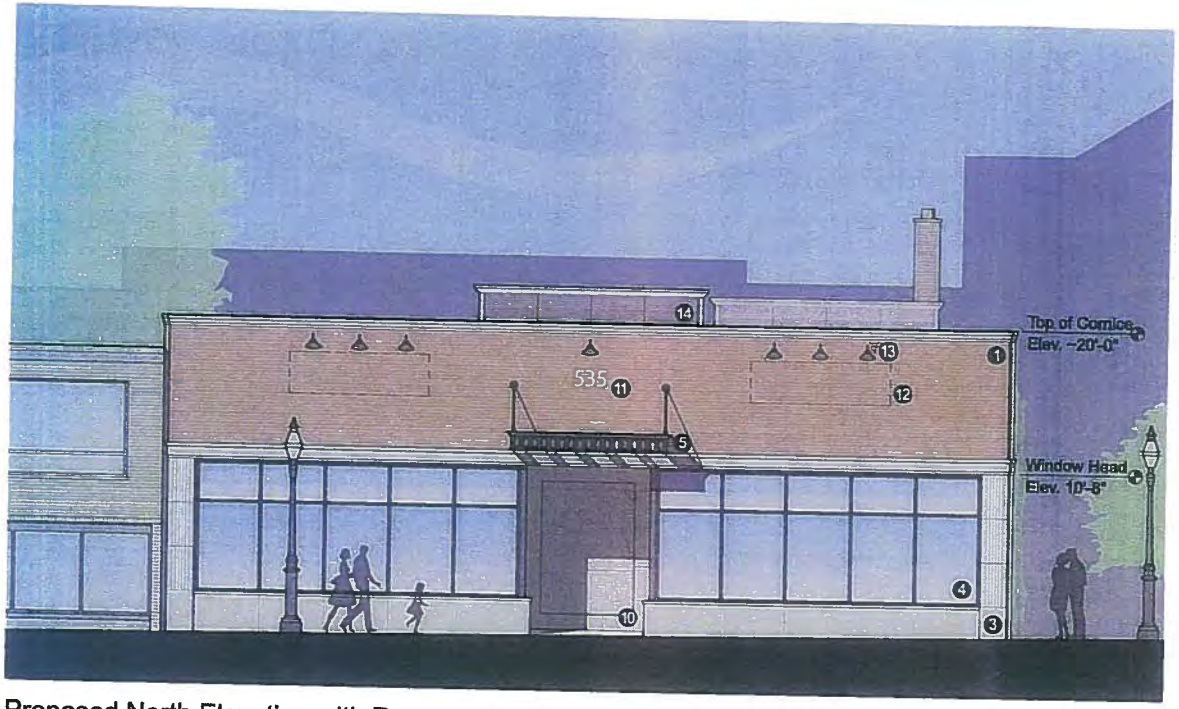
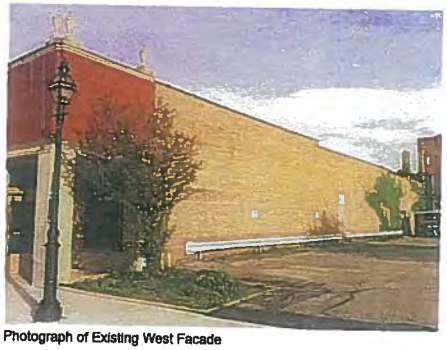
Exhibit "E"



Proposed North Elevation with Renovated Storefront for One or Two Retail Tenants
SCALE: 1/8" = 1'-0"

Photograph of Existing North Facade



Photograph of Existing West Facade

Proposed West Elevation with New Green Wall Feature and Office Tenant Entrance
SCALE: 1/16" = 1'-0"

Renovation and Buildout

535 Pennsylvania Avenue
Glen Ellyn, Illinois 60137

Village of Glen Ellyn Zoning Submission

Conceptual Elevations, Photographs

Material Legend

1. Existing Face Brick
2. Existing Common Brick
3. Existing Dressed Limestone or Match
4. New Aluminum Storefront
5. New Painted Aluminum and Glass Canopy
6. Paint to Match Storefront
7. Alum. & Frosted Glass Overhead Sect. Door
8. Cable Trellis with Flowering Vines
9. Existing Galv. Alum. Gutter & Downspout
10. Chipped Limestone w/ Smooth Border
11. Stainless Steel Address (Max Area 2 SF)
12. Retail Sign w/ External Lighting (2 at 24 SF) For Location Only, Tenants TBD
13. Gooseneck Light Fixture
14. Prefin. Alum. Equipment Screening

MAGENIUM SOLUTIONS℠

Magenium Solutions
Applicant
240 East Willow Avenue, Suite 103
Wheaton, Illinois 60187
630.788.5902
www.magenium.com

CHURCH BUILDING ARCHITECTS, INC.

Church Building Architects, Inc.
Architect
1825 College Avenue, Suite 130
Wheaton, Illinois 60187
630.260.1177
www.churchbuilding.com

Project No.: 457
Date: 19 June 2013

These plans are schematic and are subject to further refinement for compliance with code-required exiting, life safety improvements, and coordination with existing systems.

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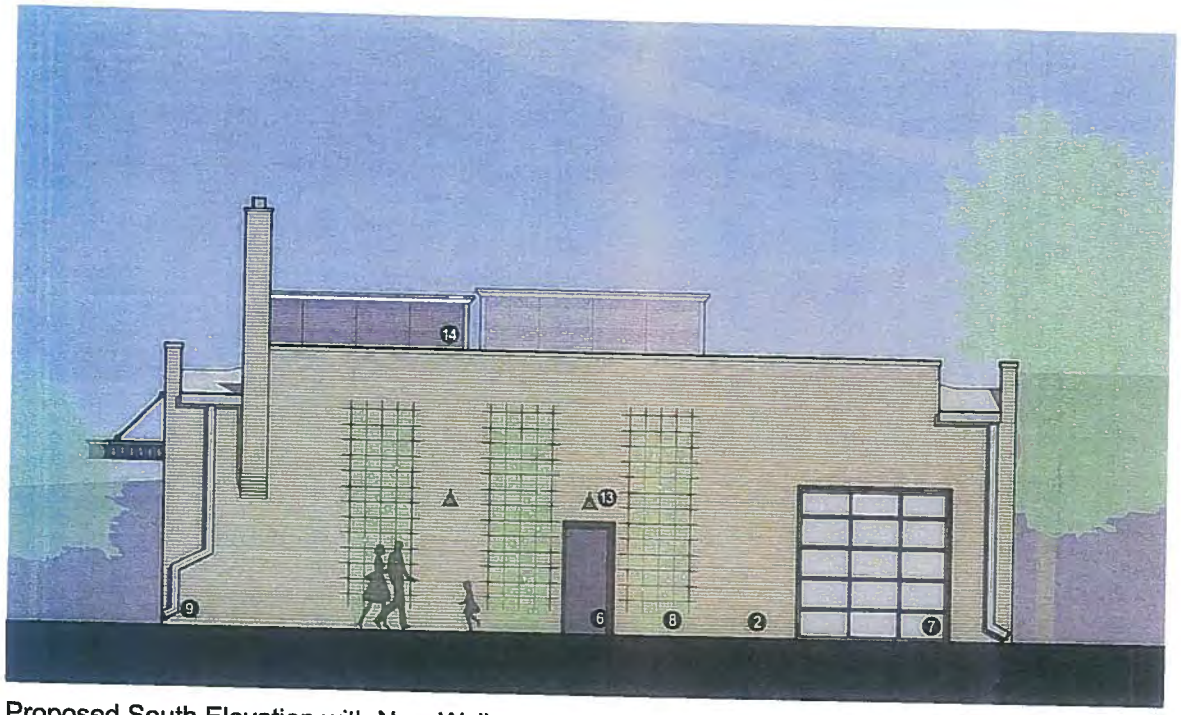
Exhibit "F"



Proposed South Elevation with New Walkway, Doors, and Green Wall
SCALE: 1/8" = 1'-0"

Photograph Along South Property Line Facing East

Photograph of Existing East Facade

Proposed East Elevation (Section through 543 Pennsylvania)
SCALE: 1/16" = 1'-0"

Renovation and Buildout

535 Pennsylvania Avenue
Glen Ellyn, Illinois 60137

Village of Glen Ellyn Zoning Submission

Conceptual Elevations, Photographs

Material Legend

1. Existing Face Brick
2. Existing Common Brick
3. Existing Dressed Limestone or Match
4. New Aluminum Storefront
5. New Painted Aluminum and Glass Canopy
6. Paint to Match Storefront
7. Alum. & Frosted Glass Overhead Sect. Door
8. Cable Trellis with Flowering Vines
9. Existing Galv. Alum. Gutter & Downspout
10. Chipped Limestone w/ Smooth Border
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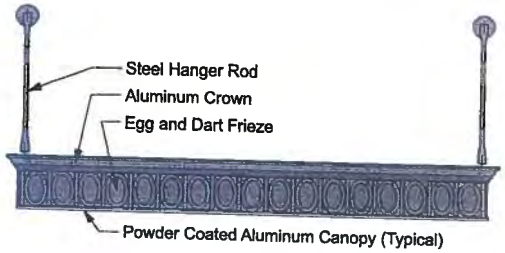
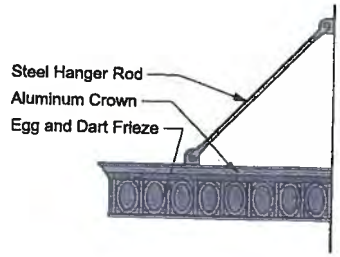
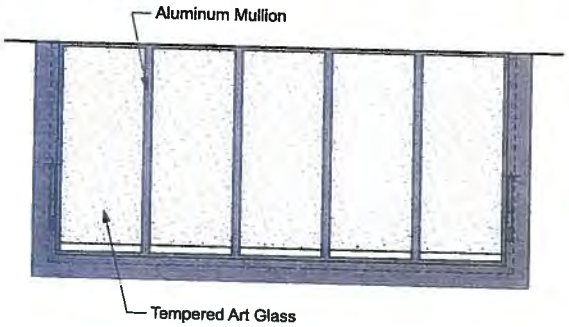
Exhibit "G"



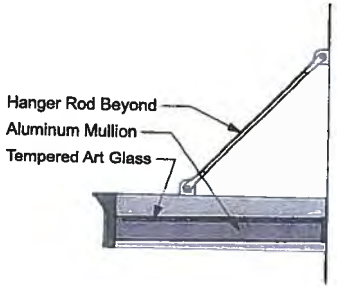
Typical Canopy Front Elevation



Typical Canopy Side Elevation



Typical Canopy Plan



Typical Canopy Section

Entrance Canopy Details

SCALE: 3/8" = 1'-0"

Photograph of Chipped Limestone for Feature Wall

Photograph of Art Glass for Entrance Canopies

Photograph of Cable Trellis

Renovation and Buildout
535 Pennsylvania Avenue
Glen Ellyn, Illinois 60137

Village of Glen Ellyn
Zoning Submission

Canopy Details, Material Examples

MAGENIUM SOLUTIONS

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Exhibit "H"

APPLICATION FOR SPECIAL USE PERMIT

The undersigned petitions the President and Village Board of Trustees of the Village of Glen Ellyn, Illinois, to consider the Special Use described in this application.

Date Filed: _____ **Application No:** _____

Name of Applicant: Magenium Solutions, LLC
Contact Information: Thomas C. Lamantia
Address of Applicant: 240 East Willow Road, Wheaton, Illinois 60189

Business Phone: 630-786-5902 **Fax:** _____
Cell/Home Phone: 630-768-5513 **Email:** thomas.lamantia@magenium.com
Property Interest of Applicant: Contract Purchaser
(Owner, Contract Purchaser, Owner Representative)

Contact Information:
Name of Owner: ATG Trust Company, as Trustee UAD 8/1/2007 and known as Trust Number 07-033
Address of Owner: One South Wacker Dr., 24th Floor, Chicago, Illinois 60606-4654
Business Phone: 312.338.7878 **Fax:** 312-224-0264
Cell/Home Phone: _____ **Email:** memannix@atgtrust.com

Address and Legal Description of Property: 535 Pennsylvania Avenue, Glen Ellyn, Illinois 60137

Permanent Index No. (PIN): 05-11-317-018 (affects part) 05-11-317-019 (affects part) **Zoning:** C5A
Lot Dimensions: 99 X 155 **Lot Area:** 15,345 sq. ft

Present Use: Vacant commercial

Requested Use/Construction: Conversion to office use with adjoining parking, and construction of entry door from parking lot.

Estimated Date to Begin New Use/Construction: within 90 days

Name(s), Address(es) and Phone No(s). of Experts (architects, engineers, etc.):
John P. Martin, Attorney, Huck Bouma, PC, 1755 S. Naperville Road, Wheaton, Illinois 60189, 630-221-1755
Christopher D. Lauriat, Architect, Church Building Architects, 1825 College Avenue, Suite 130, Wheaton, Illinois 60187, 630-260-1177 x 14

Narrative Statement evaluating the economic effects on adjoining property, the effect of such elements as noise, glare, odor, fumes and vibration on adjoining property, a discussion of the general compatibility with the adjacent and other properties in the district, the effect of traffic, and the relationship of the proposed use to the Comprehensive Plan, and how it fulfills the

requirements of paragraph (E) of Section 10-10-14 of the Zoning Code: except that the building will be occupied, there will be no essential change to the adjoining neighborhood. The utilization of this property for the conduct of general business operations will introduce no noise, glare, odors, fumes or other external negative effects impacting the neighborhood and enhance and will in fact complete the general office nature of the ~~immediate areas surrounding this property.~~

Describe How the Special Use:

1. Will be harmonious with and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or this Zoning Code: This proposed project will add an office to an area of the Village populated in its entirety by a mixed selection of offices.

2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area: inasmuch as the general character of this Pennsylvania Avenue lot is virtually all office, the character of this area will be enhanced by conversion of a difficult property to office usage.

3. Will not be hazardous or disturbing to existing or future neighborhood uses: The intended use will be passive office activity with no external impact.

4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services: The utilization of public services will be similar to the existing retail purpose of the building.

5. Will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the Village: As stated above, this use will "round out" to office nature of this block.

6. Will not involve uses, activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors: There will be no external impact of this proposed use. We anticipate no street parking under normal usage.

7. Will have vehicular approaches to the property, which shall be so designed as not to create an undue interference with traffic on surrounding public streets or roads: Street frontage and existing parking facilities will remain as they currently exist.

8. Will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief: Property will stay as is. Any required parking lot changes will be engineered.

9. Will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community: The anticipated building improvements will have no effect on scenic or historic features of the Village but will substantial enhance the streetscape

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

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

I (We) consent to pay the Village of Glen Ellyn all costs incurred for transcribing the public hearing on this application.

I (We) understand that no final action shall be taken by the Village Board subsequent to the public hearing until and upon payment of transcribing fees.

5-21-2013

Date

Signature of Applicant

THE BEST INTERESTS OF THE APPLICANT WILL BE SERVED BY COMPLETING THIS APPLICATION IN DETAIL

EXTERIOR APPEARANCE REVIEW
APPLICATION

Please complete and return this form to the Planning and Development Department, 535 Duane St., Glen Ellyn, IL 60137. If you have questions, please phone: 630.547.5250

I. APPLICATION INFORMATION:

A. Date Filed: 5-21-2013 B: Application No. _____

C. Project Name: MAGENIUM SOLUTIONS LLC

D. Project Description: RENOVATION + INTERIOR BUILDOUT

E. Address of Property: 535 PENNSYLVANIA

F. Permanent Index No. 05-11-317-018 05-11-317-019 G. Zoning: C5A

H. Name of Applicant: THOMAS C LAMANTIA ON BEHALF OF MAGENIUM SOLUTIONS LLC

I. Address of Applicant: 240 E. WILLOW AVE. STE 103 WHEATON, IL 60187

J. Phone No. (Business): 630.786.5902 (Home) 630.690.5812

K. Fax No. (Business): 630.786.5909 (Home) _____

L. E-mail Address of Applicant: tc@magenium.com

M. Name of Property Owner: Purchaser: MAGENIUM SOLUTIONS, LLC
Owner - ATG Trust Company as Trustee UAD 8/1/2007 and known as Trust #07-C

N. Address of Property Owner: One South Wacker Dr 24th Floor Chicago, IL 60606

O. Phone No. (Business): 312-338-7878 (Home) (fax) 312-224-0203

P. E-Mail Address of Property Owner: mcmannix@atgtrust.com

II. COMFORMANCE WITH APPEARANCE REVIEW GUIDELINES: SEE ATTACHED

(You may attach separate sheets as needed to answer any of the following questions)

Q. Please explain why the proposed architectural style was chosen. (EXISTING BUILDING)

R. Provide information about the architectural style and exterior materials of the buildings in the surrounding area: _____

S. Please explain how the project complies with the Appearance Review Guidelines: APPLICANT IS ADDING OR REPLACING STOREFRONT, WINDOWS, DOORS, + AWNINGS

T. Please explain why any deviations from the Appearance Review Guidelines are proposed: _____

Signature: [signature] Date: 5-21-2013

CHURCH BUILDING
ARCHITECTS INC

Attachment to 'Exterior Appearance Review Application'
13 June 2013

II. COMFORMANCE WITH APPEARANCE REVIEW GUIDELINES:

Q. Please explain why the proposed architectural style was chosen.

The building is existing. The applicant has taken care to replace the storefront with windows of similar scale and proportion. Windows added on the east and west facades will be of similar style. The limestone columns and cornices on the north façade will be cleaned and restored. The limestone base at the north façade will be replaced with matching stone, though with the addition of a sill to prevent water damage to the stone below. A metal and glass canopy will be added at each of the two entrances. The style of the canopy is similar to one at the Surrey Hotel in New York (see photograph), though the canopy proposed is smaller and less ornate.

R. Provide information about the architectural style and exterior materials of the buildings in the surrounding area:

Downtown Glen Ellyn contains a variety of architecture built including Neoclassical, Tudor Revival, Italian Renaissance Revival, Spanish Revival, Queen Anne, Commercial, Modern, Postmodern, and Contemporary styles. Most structures have facades of brick and stone, while a few utilize stucco, wood siding, or terra cotta. Most storefronts in the area have aluminum frames, with a few exceptions in steel or wood. Many buildings have fabric awnings in variety of styles and colors, and several buildings employ more substantial metal-clad roof canopies over their main entrances.

S. Please explain how the project complies with the Appearance Review Guidelines:

The applicant proposes to maintain and restore several distinctive architectural features, specifically the limestone columns, lintel, and cornice at the north façade. Additions to the building, which include windows, doors, decorative light fixtures, and canopies will maintain a traditional character. A trellis with flowering vines will enhance blank walls on the west and south elevations. New mechanical equipment will be located on the roof, behind light-colored screening. Future retail signage will be individual letters or a carved sign with relief, with external lighting in either case.

T. Please explain why any deviations from the Appearance Review Guidelines are proposed:

Pursuant to our discussion at Pre-application Meeting with the ARC on May 22, the applicant proposes to relocate three stone urns from the parapet to the landscaped area at the south end of the property. One urn is missing and the applicant is concerned about the others falling. While the Guidelines suggest fabric awnings be used, the applicant proposes installing two metal and glass suspended *canopies*, one at each major entrance. The canopies will be traditional in appearance. There are several examples of metal canopies in the C5A and C5B zoning districts (see photographs). While the applicant prefers not to use fabric awnings for a variety of reasons, the applicant will consider adding awnings once retail tenants are determined. Retail signage and awnings are not part of this application and will be submitted for the ARC's consideration at a later date once retail tenants are determined.

1825 COLLEGE AVENUE, SUITE 130 WHEATON, ILLINOIS 60187 PHONE [illegible] FAX [illegible] WWW.CHURCHBUILDING.COM

OWNERSHIP BY LAND TRUST

Date: 5/21/13

Address: 535 Pennsylvania Avenue, Glen Ellyn, Illinois 60137

Legal Description: See Attached

TRUSTEE: ATG Trust Company TRUST NO.: 07-033

Address: One South Wacker, 24th Floor, Chicago, Illinois 60606-4654

LIST ALL BENEFICIARIES:

Name: Carl Formento a/k/a Carl Formento, Jr. Address: 2007 Gladstone Dr. Wheaton IL 60187

Name: Carole Formento Address: "

Name: Julie Formento Address: 120 Settlers Dr, Naperville IL 60565

Name: Address:

Name: Address:

Name: Address:

Name: Address:

Name: Address:

Name: Address:

Name: Address:

Name: Address:

Name: Address:

Name: Address:

Name: Address:

Name: Address:

Magenium Solutions, LLC

OWNERSHIP BY A CORPORATION

Date: June 12, 2013

Address: 240 E. willow Ave. STE 103, Wheaton, IL 60187

Legal Description: See attached

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

Name: Timothy J. Traxinger Address: 1309 Irving Ave, Wheaton, IL % 49

Name: Colleen M. Lamantia Address: 1320 E. Forest, Wheaton, IL % 51

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: _____ %____

The Frontier Angle Shade

8" Frontier Angle Shade, 100-Black G22 Gooseneck Arm
980-Brushed Aluminum
Click to enlarge

CODE: BLE-G-ASFC-PC

$300.00

(hover over images to learn more)

Shade Size:	12" Shade (+$30.00)
Finishes:	100-Black
Gooseneck Arms:	G2 Gooseneck Arm (+$139.00)
Gooseneck Arm Finish:	Same as Shade
Wire Cage:	None
Cast Guard & Glass:	None
Cage or Guard Finish:	N/A- Not Applicable
Wattage:	GU24 Bi-Pin CFL Socket (+$10.00)

ADD TO MY WISH LIST

Google +

CUSTOMER REVIEWS SEND TO FRIEND

Finish Chart / Features

Powdercoat Finishes:	Durable finish colors to fit any style from traditional to retro to modern	Click to View
Gooseneck Arms:	Dozens of styles, projections, designs and angles to choose from	Click to View
Wire Cage	Add vintage flavor to any shade with a wire cage	Click to View
Guard & Glass :	Protect your bulb and add vintage style and color	Click to View

Product Details

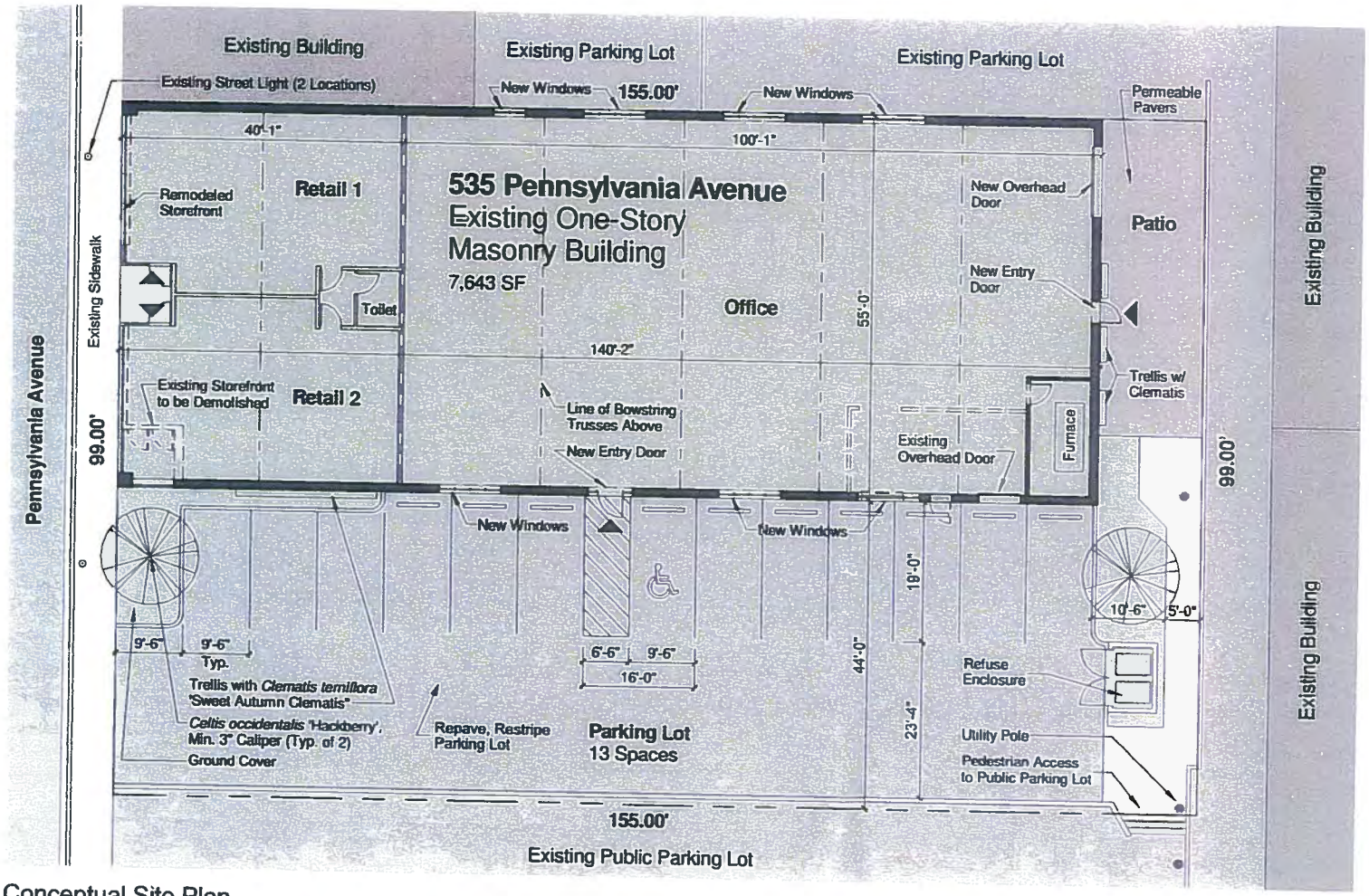
Angle Shade Sign Lights - their name speaks for themselves! Their angled shape plays a big factor in their abiltiy to extend outward and properly display artwork, a business storefront or a company logo. Their American made qualities allow them to illuminate your area for years! Read More>

Shade Sizes:

08" Shade: 8"W x 08"H | Guard and Glass Not Available
10" Shade: 10"W x 10 ½"H
12" Shade: 12"W x 12"H
14" Shade: 14"W x 14 ½"H

Additional Information:

- **Finish:** Multiple (See Finish Options)
- **Mounting:** Multiple (See Mounting Options)
- **Backplate Dimensions:** 4 ¾" Diameter
- **Max Wattage Per Socket:** 200W Standard Incandescent (Bulb Not Included)
- **Number Of Sockets:** 1
- **Use:** CSA Listed For Wet Locations



Conceptual Site Plan

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

Renovation and Buildout

535 Pennsylvania Avenue
Glen Ellyn, Illinois 60137

Village of Glen Ellyn Zoning Submission

Conceptual Site Plan

Note: Applicant proposes to salvage decorative stone urns from parapet and reinstall as a landscape feature in the Patio area.

MAGENIUM SOLUTIONS

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Project No.: 457
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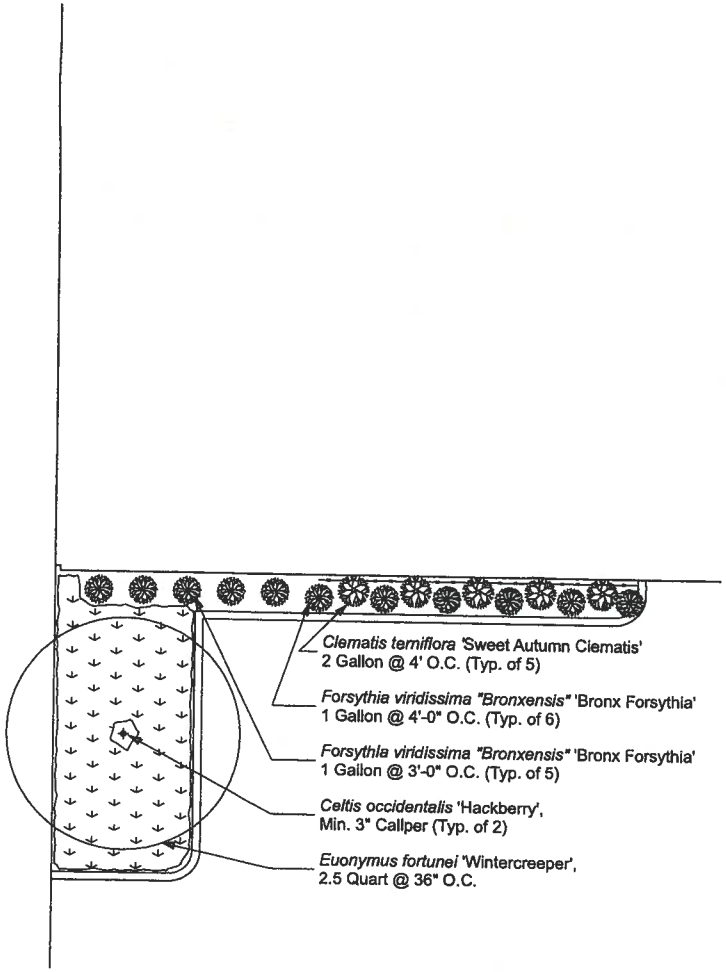

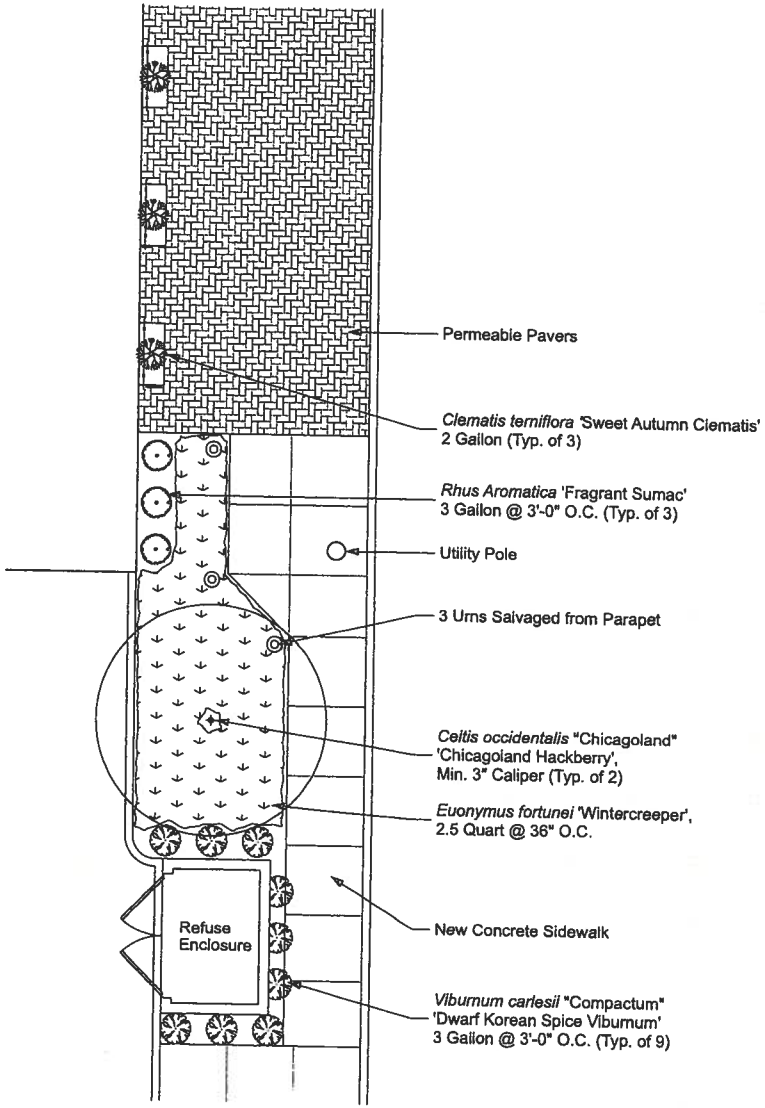

Conceptual Landscape Plan

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

N

Renovation and Buildout
535 Pennsylvania Avenue
Glen Ellyn, Illinois 60137

Village of Glen Ellyn
Zoning Submission

Conceptual Landscape Plan

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Renovation and Buildout

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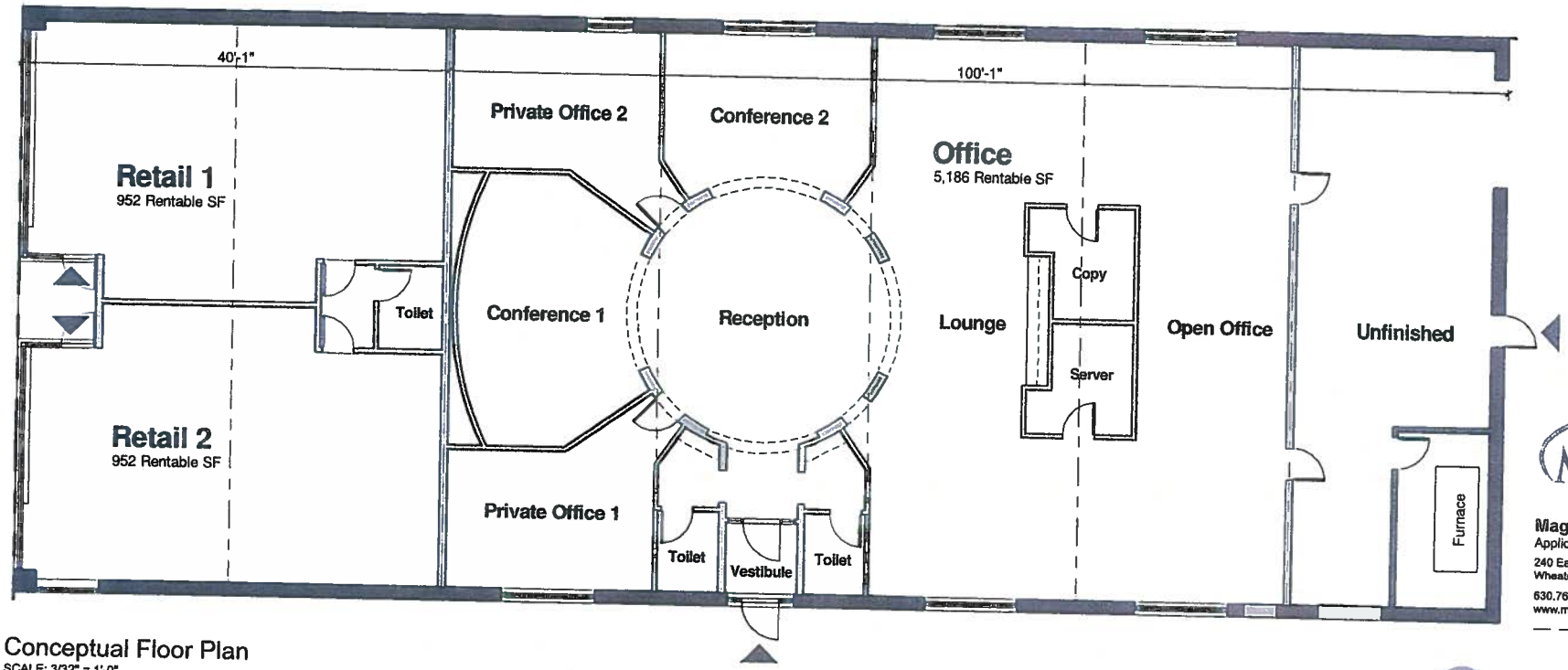
Village of Glen Ellyn Zoning Submission

Conceptual Floor Plan



Conceptual Floor Plan
SCALE: 3/32" = 1'-0"

N

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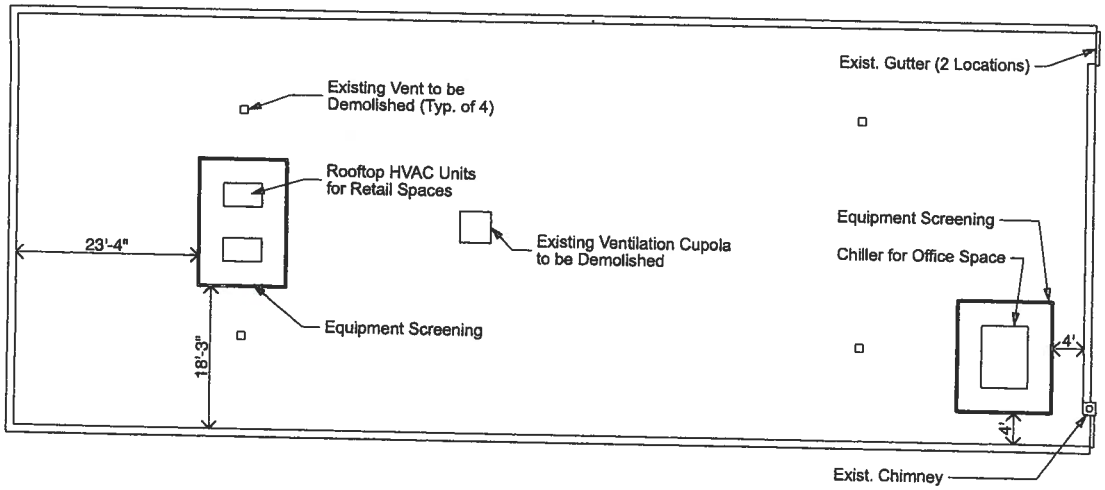

Conceptual Roof Plan

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

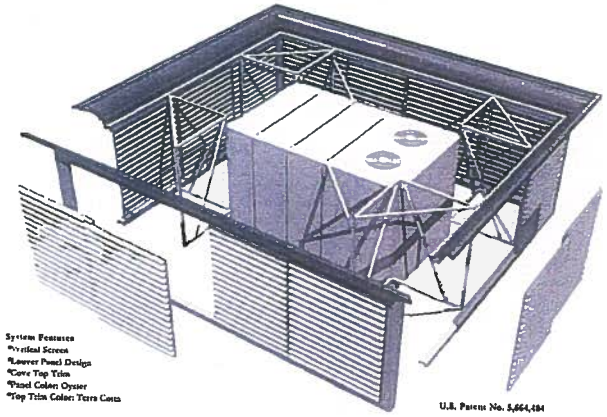

Diagram of Equipment Screening

Photograph of Existing Ventilation Cupola

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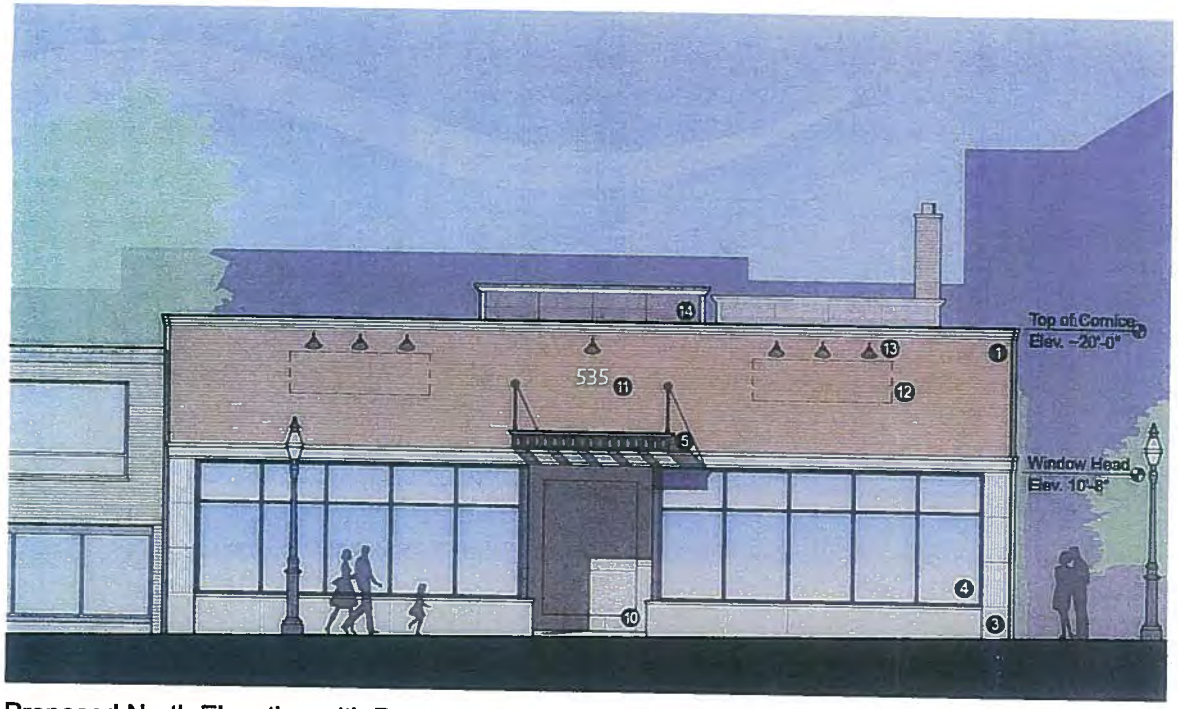
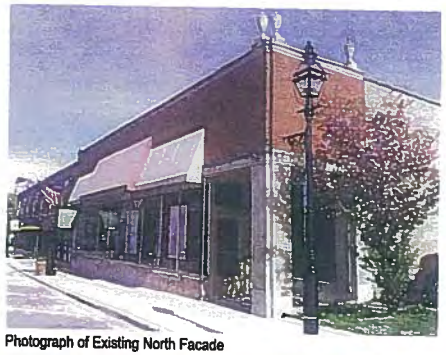
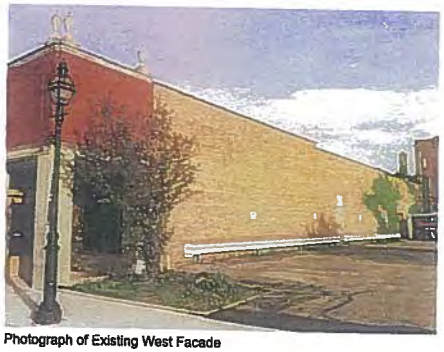


Proposed North Elevation with Renovated Storefront for One or Two Retail Tenants
SCALE: 1/8" = 1'-0"



Photograph of Existing North Facade



Photograph of Existing West Facade

Proposed West Elevation with New Green Wall Feature and Office Tenant Entrance
SCALE: 1/16" = 1'-0"

Renovation and Buildout

535 Pennsylvania Avenue
Glen Ellyn, Illinois 60137

Village of Glen Ellyn Zoning Submission

Conceptual Elevations, Photographs

Material Legend

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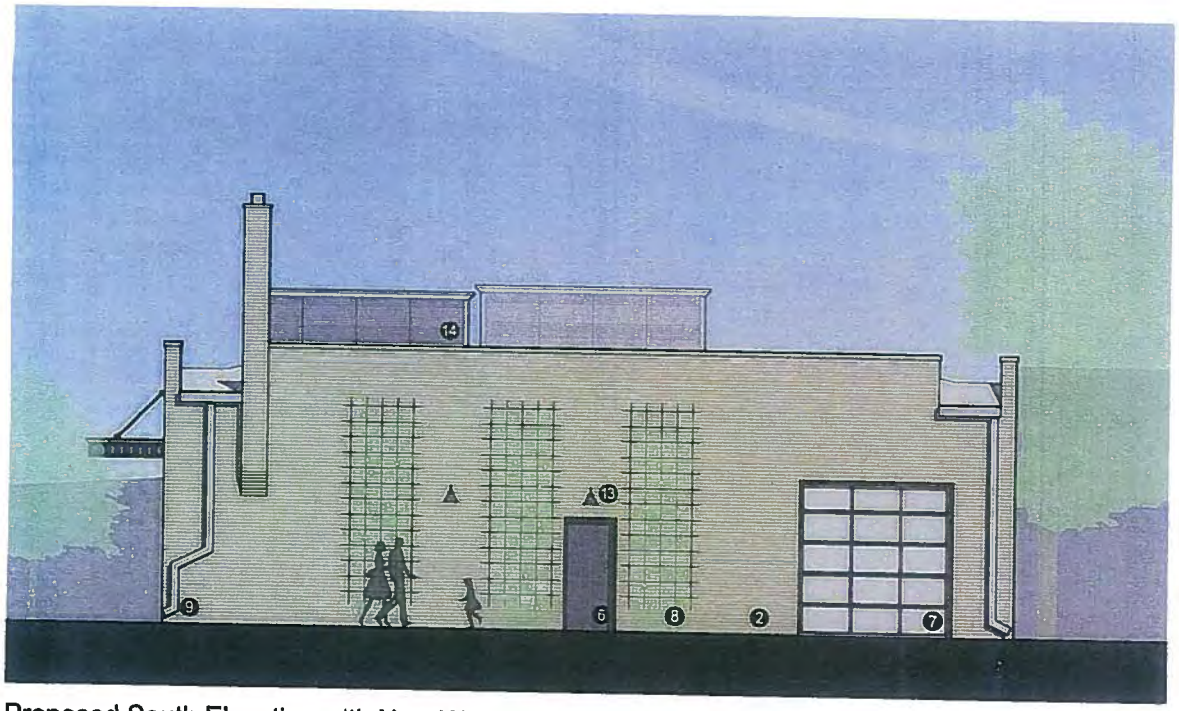
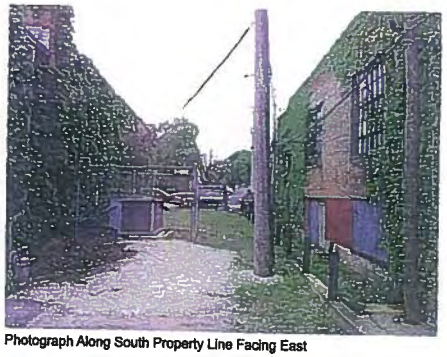


Proposed South Elevation with New Walkway, Doors, and Green Wall
SCALE: 1/8" = 1'-0"



Photograph Along South Property Line Facing East

Photograph of Existing East Facade

Proposed East Elevation (Section through 543 Pennsylvania)
SCALE: 1/16" = 1'-0"

Renovation and Buildout

535 Pennsylvania Avenue
Glen Ellyn, Illinois 60137

Village of Glen Ellyn Zoning Submission

Conceptual Elevations, Photographs

Material Legend

1. Existing Face Brick
2. Existing Common Brick
3. Existing Dressed Limestone or Match
4. New Aluminum Storefront
5. New Painted Aluminum and Glass Canopy
6. Paint to Match Storefront
7. Alum. & Frosted Glass Overhead Sect. Door
8. Cable Trellis with Flowering Vines
9. Existing Galv. Alum. Gutter & Downspout
10. Chipped Limestone w/ Smooth Border
11. Stainless Steel Address (Max Area 2 SF)
12. Retail Sign w/ External Lighting (2 at 24 SF) For Location Only, Tenants TBD
13. Gooseneck Light Fixture
14. Prefin. Alum. Equipment Screening

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CHURCH BUILDING ARCHITECTS, INC.

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Project No.: 457
Date: 19 June 2013

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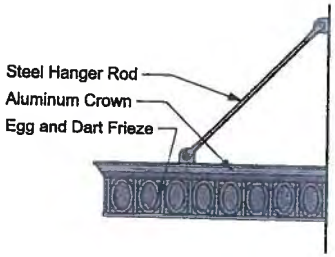
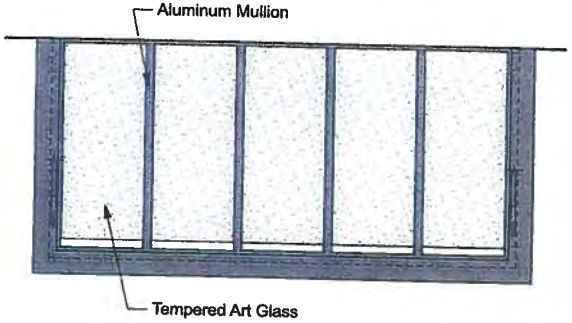
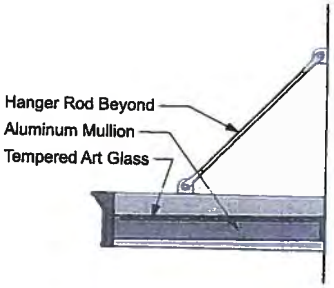
Typical Canopy Front Elevation



Typical Canopy Side Elevation



Typical Canopy Plan



Typical Canopy Section

Entrance Canopy Details

SCALE: 3/8" = 1'-0"

Photograph of Chipped Limestone for Feature Wall

Photograph of Art Glass for Entrance Canopies

Photograph of Cable Trellis

Renovation and Buildout

535 Pennsylvania Avenue
Glen Ellyn, Illinois 60137

Village of Glen Ellyn Zoning Submission

Canopy Details, Material Examples

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430 Pennsylvania Avenue

405 Pennsylvania Avenue

568 Pennsylvania Avenue

540 Crescent Boulevard

526 Crescent Boulevard

1315 South Washtenaw Avenue, Chicago

Surrey Hotel, New York

Restoration Hardware, Seattle

Renovation and Buildout

535 Pennsylvania Avenue
Glen Ellyn, Illinois 60137

Village of Glen Ellyn Zoning Submission

Canopies in Downtown Glen Ellyn
Canopy Examples

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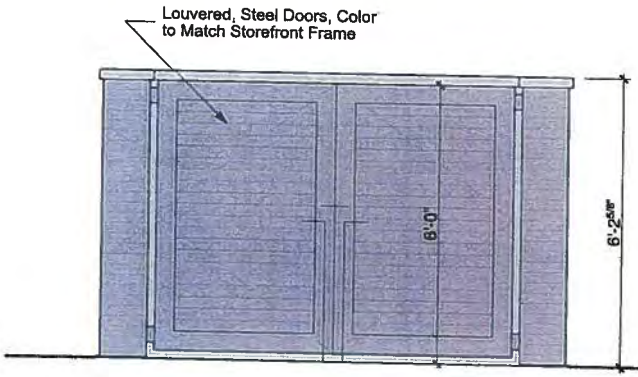
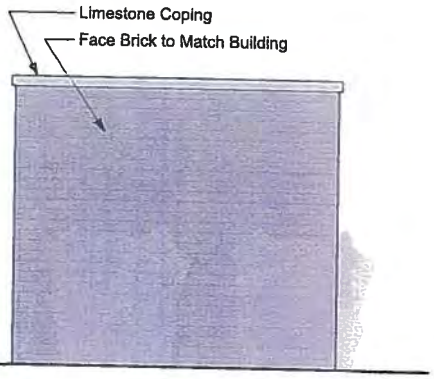
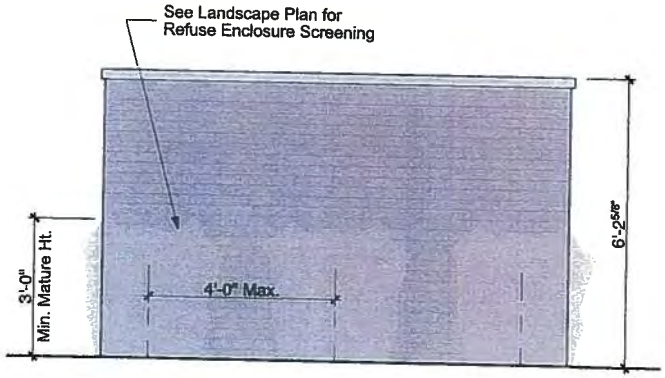


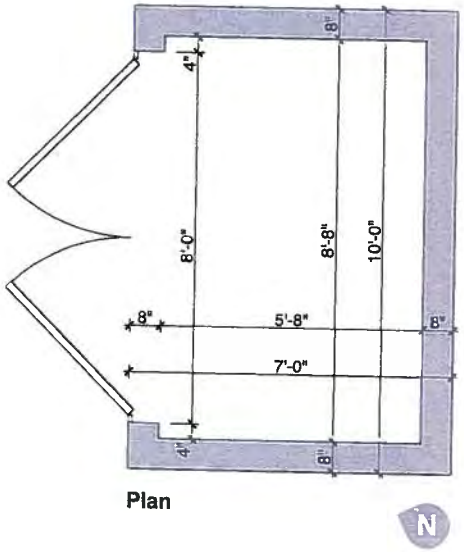
North Elevation



West Elevation (East Similar)



South Elevation



Plan

Refuse Enclosure Plan and Elevations

SCALE: 3/8" = 1'-0"

Renovation and Buildout
535 Pennsylvania Avenue
Glen Ellyn, Illinois 60137

Village of Glen Ellyn
Zoning Submission

Refuse Enclosure

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Date: 19 June 2013

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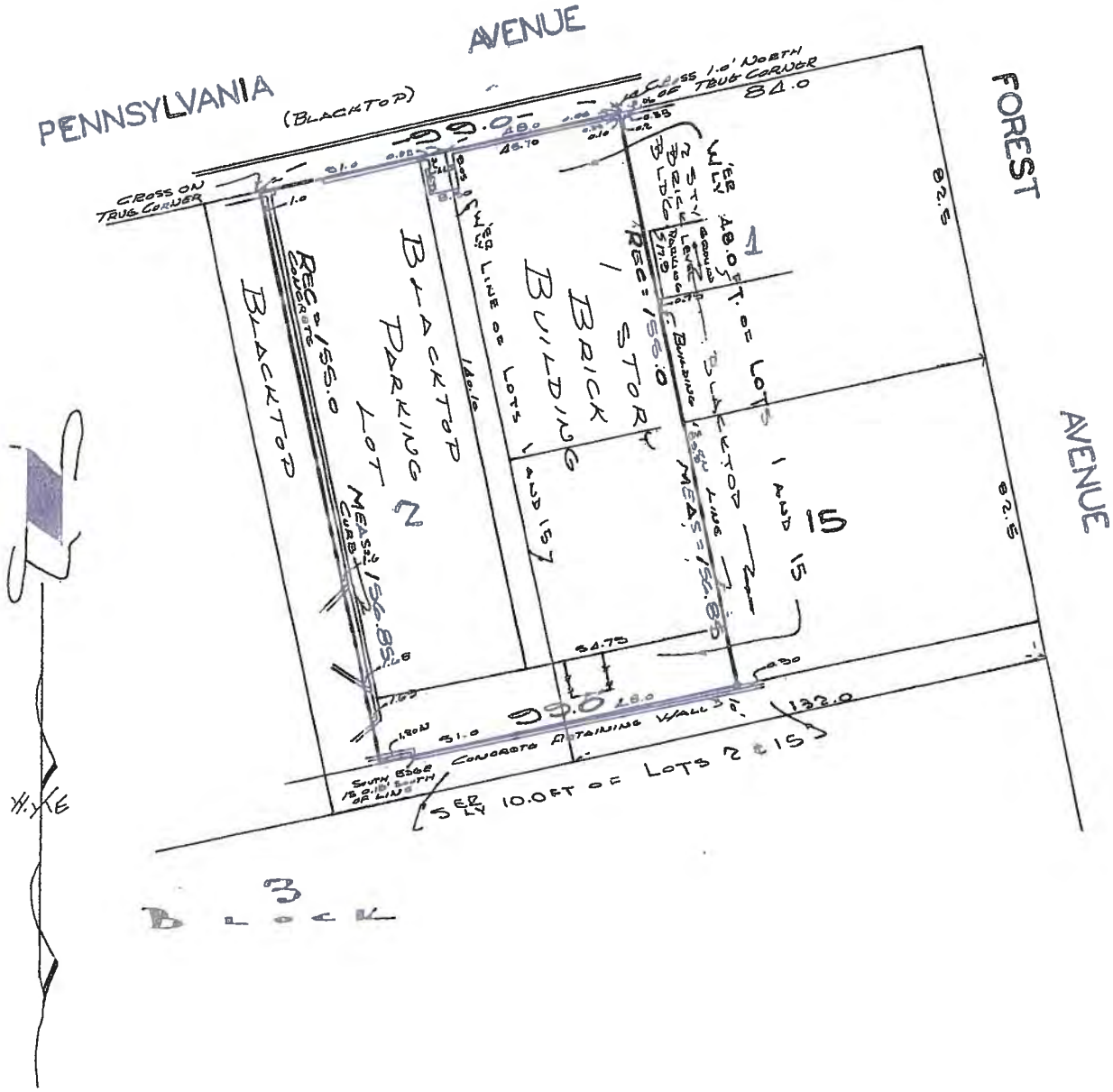
OF THE WESTERLY 48.0 FEET OF EACH OF LOTS 1 AND 15 AND THE EASTERLY 51.0 FEET OF LOT 2 (EXCEPT THE SOUTHERLY 10.0 FEET OF THE WESTERLY 48.0 FEET OF LOT 15, AFORESAID, AND OF THE EASTERLY 51.0 FEET OF LOT 2, AFORESAID, MEASURED PARALLEL TO THE SOUTHERLY LINE OF LOTS 2 AND 15, AFORESAID) IN BLOCK 3 IN COUNTY CLERK'S SECOND ASSESSMENT DIVISION IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906, AS DOCUMENT 88052, IN DUPAGE COUNTY, ILLINOIS.



STATE OF ILLINOIS
COUNTY OF DUPAGE S. S.

THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION(S) AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT AND TRUE REPRESENTATION OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL AT LOMBARD, ILLINOIS, THIS 1ST DAY OF SEPTEMBER, A.D. 1976.

ILLINOIS LAND SURVEYOR NO. 1506

BUILDINGS LOCATED AS SHOWN ON THIS 1ST DAY OF SEPT., A.D. 1976.

ILLINOIS LAND SURVEYOR NO. 1506

COMPARE DESCRIPTION AND POINTS BEFORE BUILDING AND REPORT ANY APPARENT DIFFERENCE TO THE SURVEYOR.

REFER TO DEED OR GUARANTEE POLICY FOR BUILDING LINE RESTRICTIONS NOT SHOWN ON PLAT OF SURVEY

GLEN D. KRISCH
LAND SURVEYOR
555 SOUTH EDSON AVENUE
LOMBARD, ILLINOIS 60148
PHONE 627-5589

Order No. 9467-76
File No. 7315
For 1st United Realtors
Notes

o Found Iron Stake
o Drove Iron Stake
All Dimensions Given in Feet and Decimals Thereof
Scale of Plat 30 Feet to the Inch

Drawn
Checked

A-6G

MEMORANDUM

TO: Mark Franz, Village Manager

FROM: Phil Norton, Chief of Police
Bill Holmer, Deputy Chief of Police Operations

DATE: July 15, 2013

RE: **PURCHASE RECOMMENDATION – ELECTRONIC CONTROL DEVICES (MODIFIED)**

Background

On June 24 2013, the Village Board approved the Department's recommendation to purchase forty (40) new electronic control devices (hereinafter referred to as Tasers) and related equipment from Ray O'Herron Company at a cost of $45,320. This purchase is a planned replacement of equipment that is approaching the end of its useful life.

Issues

Subsequent to the Board's approval, the distributor informed us that the trade-in credit we expected for our old units was available only if the Tasers were purchased in a package which included the extended warranty. This information was different from the information that was presented previously; and, we had not planned on purchasing the warranty due to the high cost. Further discussions with the distributor and representatives from Taser followed and we learned of another purchasing option that Taser, Inc. offers called the Taser Assurance Plan (TAP). In summary, the TAP allows us to purchase new Tasers, receive credit for our old units, and have warranty coverage for the new units over the next five years. Additionally, the TAP agreement proposes a prepayment process over the next five years to pay for another fleet of replacement units in five years. The payment schedule is depicted in the table below.

YEAR	COST	PRODUCT RECEIVED
2013	$51,048	40 new Tasers and Associated Equipment with 5-year warranty
2014	$2560	Payment for next fleet; credit applied for old units @ $135 each (-$5400)
2015	$7920	Payment for next fleet
2016	$7920	Payment for next fleet
2017	$7920	Payment for next fleet
2018	$7920	Payment for next fleet; 40 new Tasers

The annual payment amount for the next five years was determined by Taser, Inc. based on the current cost of the Taser unit alone (not including battery, cartridges, etc.). As shown in the table, the first year is a lesser payment because our trade-in credit was applied to year one.

Essentially, in return for agreeing to prepay for the replacement of these units again in five years, we are getting the benefit of the warranty on our new purchase at no cost. Additionally, we are paying today's cost for the equipment we would receive in five years.

Recommendation

I recommend that we execute the Taser Assurance Plan and purchase 40 Tasers and associated equipment at a cost of $51,048 from Taser International, Inc. This purchase remains within the budgeted figure for this equipment, and we have locked in on-going maintenance of the new units along with replacements in five years.

Action Requested

I request this information to be forwarded for Village Board consideration. The contract with Taser, Inc. is available for review upon request.

Attachments

- Original memo recommending Taser purchase.

MEMORANDUM

TO: Mark Franz, Village Manager

FROM: Phil Norton, Chief of Police
Bill Holmer, Deputy Chief of Police Operations

DATE: June 19, 2013

RE: **PURCHASE RECOMMENDATION – ELECTRONIC CONTROL DEVICES**

BACKGROUND

In March of 2008, the Department researched and recommended the purchase of electronic control devices (ECD's) for use as a "less than lethal" weapon system for Glen Ellyn Police Officers. ECD's are commonly referred to as Tasers or stun guns, although it is noteworthy that Taser is actually a brand of ECD's. In 2008, the Village Board approved the purchase of ECD's from Taser International, Inc. and officers were trained and equipped with them shortly thereafter.

Increased "less than lethal" options have been the goal in law enforcement for the last few years as police agencies constantly search for new and safer ways to deal with violent, uncooperative offenders. Common options in law enforcement include pepper spray, bean bag guns, and ECD's to name a few. While these weapons are all considered to be less than lethal, there are pros and cons to each; and, the decision to use each one has to be considered depending upon the circumstances at the time of the incident. ECD's are non-lethal weapons specifically designed to incapacitate an individual from a safe distance while reducing the likelihood of serious injuries or death.

Since being equipped with the Taser ECD, officers have used it in the field four times – each time the unit functioned as designed and the offender was taken into custody without injury to the offender or the officer. Perhaps more important were the countless times that the potential use of the Taser created compliance from the offender. Upon pointing the Taser at a non-compliant individual it emits a red laser dot that appears on the target. In many situations, the sight of the laser and the thought of being subjected to the discomfort associated with it caused immediate compliance.

ISSUES

Our ECD's have reached the end of their five year life expectancy. After this time, there is a risk that the ECD may not deploy as designed or its overall effectiveness may decrease. We are experiencing failures with some units and Taser International has replaced the X26 model with the new X2 model. Although the X26 currently remains

available, it will be unsupported in the near future. The decision to continue with the X26 model would be impractical given that it has been replaced by newer technology.

RECOMMENDATION

I recommend that we purchase forty (40) Taser X2 ECD's from Ray O'Herron & Company in Lombard. O'Herron is the sole vendor in our area for the sale of Taser products. One of the main differences between the X2 and our current X26 is that the X2 holds two cartridges side by side on the front end of the Taser. This allows the deployment of a second cartridge, if necessary, without a reloading maneuver. Currently, the X26 holds a single cartridge "loaded" on the front, with a spare cartridge in the handle. Should an officer need to deploy a second cartridge, he/she must detach the first cartridge and reload the second.

The entire purchase and related equipment is depicted in the table below:

Equipment	Cost per unit	Number of Units	Total
Tase X2	1030	40	41200
Holster	62	40	2480
25 Cartridges	30	80	2400
Training & Reporting Equipment			
Data Download Kit	160	1	160
15' Training Cartridges	28	160	4480
		Total	50720
Trade-in rebate	*135*	*40*	*5400*
		Total Cost	**45320**

You will note in the table above that I have reflected a trade-in rebate. Our current Taser X26 models are eligible for a $135 rebate (per unit). To earn the rebate at this amount we need to order the new model during the month of June. After June, the rebate amount decreases. I am not recommending the available extended warranty

which is priced at $308 per unit. The funds for this replacement are approved in the FY 2013-14 budget.

Action Requested

It is requested that this recommendation is presented to the Village Board for consideration.

A-7

MEMORANDUM

TO: Mark Franz, Village Manager

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

DATE: July 16, 2013

FOR: July 22, 2013 Village Board Meeting

RE: Willowbrook Wildlife Rehabilitation Center, 525 S. Park Boulevard

---

Background. The Forest Preserve District of DuPage County is requesting approval of a Special Use Permit, Zoning Variations, Sign Variations and the Exterior Appearance associated with a proposed Master Plan for the Willowbrook Wildlife Rehabilitation Center. This unique facility provides care and treatment to injured and orphaned animals and hosts educational programs for schools and other organizations. The Forest Preserve plans to enhance this asset by upgrading and expanding the facility to accommodate the increased number of animals currently being admitted and the increased visitor traffic to the site. The project is planned to be constructed in two phases. Among other things, Phase I includes the expansion of the existing parking lot and service building and Phase II includes the expansion of the visitor center as well as enhanced and relocated animal exhibits. The Forest Preserve hopes to begin construction of the Phase I improvements this year. Timing of the Phase II improvements will be dependent on funding.

The subject property is comprised of over 40 acres and is located on the east side of Park Boulevard between Buena Vista Drive and Glen Valley Road in the CR Conservation Recreation zoning district. The proposed improvements cover approximately 15 acres of the site. Considerable distance and trees separate the improved area from the properties to the north, west and south.

In order to accommodate the project, the Forest Preserve is specifically requesting approval of the following:

1. A Special Use Permit in accordance with Section 10-4-3(B)5 for a Public Recreational Facility (wildlife education and rehabilitation center) where buildings do not occupy more than 10% of the site area.

2. The following variations from the Glen Ellyn Zoning Code:

   a. A variation from the specific landscape requirements in Section 10-5-13(L)1 related to the number, type and size of required trees on the property in the event that the site as a whole would not fulfill the specific requirements of this section.

   b. A variation from Section 10-4-3(D) to allow a building height of 40 feet for the main building/visitor's center in lieu of the maximum height of 35 feet permitted.

c. A variation from Section 10-5-5(C) to allow an impervious surface setback of as little as 42.4 feet in lieu of the minimum setback of 65.54 feet required.

3. The following variations from the Glen Ellyn Sign Code:

   a. Variations from Section 4-5-11 to allow incidental signage in the CR Conservation Recreation zoning district where it would not otherwise be permitted and to eliminate the height regulation for signage in the CR Conservation Recreation district of 5 feet for improved properties and 8 feet for vacant properties provided that such signage is not visible from adjacent public ways and adjacent properties.

   b. A variation from Section 4-5-5(G) to grant a waiver from the maximum area, maximum height and maximum number of incidental signage permitted on the property where such signs are not visible from adjacent public ways and adjacent properties.

4. Exterior appearance approval for the proposed Phase I improvements. The architectural plans for Phase II have not yet been fully developed. The Forest Preserve will submit an exterior appearance application for the Phase II improvements at a later date.

The Forest Preserve is requesting that the above approvals be valid for up to 10-years. Zoning approvals are typically valid for two years, with the potential of an additional one-year staff extension. Ten year approvals have been granted up-front for other projects including the Village Links and Glen Ellyn Evangelical Covenant Church. Staff is not aware of any approvals being granted in excess of 10-years.

Architectural Review Commission Recommendation. The Architectural Review Commission considered the proposed exterior appearance and requested sign variations at a public meeting and hearing on July 10, 2013. One individual spoke at the meeting and asked general questions about the project. By a vote of 6-0, the Architectural Review Commission recommended approval of the requested sign variations and the proposed Phase I exterior appearance.

Plan Commission Recommendation. The Plan Commission reviewed the requested special use permit and zoning variations at a public hearing on July 11, 2013. Two individuals spoke at the hearing in favor of the requests. By a vote of 9-0, the Plan Commission recommended approval of the requested special use permit and zoning variations subject to the following conditions:

1. That the project is constructed in substantial conformance with the plans as submitted and the testimony presented at the July 11, 2013 Plan Commission public hearing.

2. That access in and out of the Park Boulevard construction drive be limited to right-in/right-out only.

The Commissioners further indicated that they were supportive of the requested 10-year term of approval.

Action Requested. The Village Board may approve, approve with conditions or deny the requested special use permit, zoning variations, sign variations and exterior appearance. An

Ordinance approving the requests as recommended by the Architectural Review Commission and Plan Commission is attached.

Attachments.

- Aerial Photo of Property
- Draft Minutes from July 10, 2013 ARC Meeting
- Draft Minutes from July 11, 2013 Plan Commission Meeting
- Ordinance
- Select Materials from Petitioner's Application Packet

Cc: Jessica Ortega, Forest Preserve
Jason Dwyer, Wight & Company

X:\Plandev\PLANNING\DEVELOPMENT PROJECTS\Park\Park 525 S., Willowbrook Wildlife Center, SUP\2013 SUP, EA\VB Memo 071613.docx

525 S. Park Boulevard
Willowbrook Wildlife Center

Prepared By: Planning & Development
Aerial Photo: Circa 2009
Prepared: July 2, 2013

0 250 500 1,000 Feet

N

DRAFT
MINUTES

BOARD/COMMISSION:	**Architectural Review**	**DATE:**	**7/10/13**
MEETING:	**Regular**	**CALLED TO ORDER:**	**7:37 p.m.**
QUORUM:	**Yes**	**ADJOURNED:**	**8:44 p.m.**

MEMBER ATTENDANCE: **PRESENT:** Chairman Burdett, Commissioners Albrecht, Dohrer, Draths, Senak, Thompson,

ABSENT: Commissioners Dickie, Hartweg, Wussow, Student Commissioner Howard

ALSO PRESENT: Village Planner Stegall, Trustee Liaison Ladesic, Recording Secretary Solomon

1. **Call to Order**

Chairman Burdett called the Glen Ellyn Architectural Review Commission (ARC) regular meeting to order at 7:42 p.m., in the Civic Center at 535 Duane Street, Glen Ellyn, Illinois.

2. **Approval of Minutes from June 19, 2013 Meeting**

Commissioner Draths moved to approve the June 19, 2013 minutes. The motion was seconded by Commissioner Albrecht and carried unanimously by a vote of 5-0.

3. **Approval of Minutes from June 26, 2013 Meeting**

Commissioner Albrecht moved to approve the June 26, 2013 minutes. The motion was seconded by Commissioner Draths and carried unanimously by a vote of 5-0.

4. **Public Hearing – Willowbrook Wildlife Center, 525 S. Park Boulevard – Exterior Appearance and Sign Variations.**

Commissioner Draths made a motion to open a public hearing on 525 S. Park Boulevard at 7:39 p.m. The motion was seconded by Commissioner Thompson and carried unanimously by a vote of 5-0.

Village Planner Stegall was sworn in, and presented background on a request regarding exterior appearance and sign variations associated with a master plan for the Willowbrook Wildlife Center at 525 S. Park Boulevard. She stated the property is located on the east side of Park Boulevard between Buena Vista Drive and Glen Valley Road in the CR Conservation Recreation zoning district and is surrounded by Village R1, County R3, County R4 and Village CC zoning districts. She stated the petitioner, the Forest Preserve District of DuPage County, has developed

a master plan for the property that would be constructed in 2 phases: Phase I would include an expansion of the parking lot and service building; Phase II would include an expansion of the visitor's center and relocation and enhancements of the animal exhibits. She stated the architectural plans for Phase II have not yet been fully developed, and the Forest Preserve will submit an exterior appearance application for the Phase II improvements at a later date. She noted that a variety of informational, educational and other signage is anticipated with the project which is technically defined as incidental signage. The Forest Preserve is requesting approval of sign variations to allow incidental signage in the CR Conservation Recreation zoning district and to waive the associated regulations for incidental signage. After the project is complete, considerable distance and trees will continue to separate the improved portion of the property from the surrounding residential uses and therefore such signs would not be visible to the surrounding residential properties nor are they anticipated to be visible from Park Boulevard. Therefore, the public benefit in regulating such signs is questionable.

Tim Whelan, Commissioner for District 4 of the Forest Preserve District of DuPage County, 1200 Roosevelt Road, Suite 150; Glen Ellyn, IL, stated the master plan vision of this unique Wildlife Center has been long in planning and hopes the ARC will approve the plans so they can make the project a reality.

Jessica Ortega, Forest Preserve District Landscape Architect Supervisor in the office of Planning, 3 S. 580 Naperville Road, Wheaton, Illinois, stated the Wildlife Center has been at this site for 50 years and serves as an education and rehabilitation center for animals. She presented information on the different educational programs and rehabilitation programs that happen at this location. She stated discussions for the master plan began in 2009 with an open house to collect feedback and comments in March of 2010; the master plan has been approved by the Forest Preserve District. She stated the master plan includes expansion of the visitor center, the out-building and the parking lot among other items.

Commissioner Senak joined the meeting at 7:55 p.m.

Jason Dwyer, Project Executive of Wight and Company, 2500 N. Frontage Rd.; Darien, Illinois, stated the proposed improvements will be done in 2 phases so they can maintain an operational facility. He showed pictures of the existing buildings and a rendering of the master plan and stated the support building will be done in simple materials with fiber-cement siding and a metal shingle roof. He passed around material samples.

Mr. Dwyer stated the parking lot would be done in permeable pavers and expanded to 99 parking spaces. He stated the area around the current parking area is heavily landscaped, and they will need to remove some trees to expand this area, but they also will add more trees back to the area. Ms. Ortega stated the landscape plan includes species chosen from the Appearance Review Guidelines and will be species that are food for birds and resting places for butterflies. She stated they will replace many trees and screening shrubs and add additional flowers, perennials and grasses for color and interest. She stated the building is set back far from Park Boulevard, and the building should not change the character of the neighborhood. She stated about 20% of the removed trees will be ash trees.

Mr. Dwyer showed a picture example of what the incidental signage could look like and stated the sign variation requests are for signage that would be installed on the property providing general information about the property and different exhibits, and many signs would be educational in nature.

Mr. Dwyer stated the parking lot lighting will be LED site lighting for durability and long life. He stated the height of the light poles will be 20 feet and referred to the picture of the lighting in the ARC's packet.

Commissioner Albrecht asked about the parking lot to which Mr. Dwyer stated there are now 53 spaces, and they will expand the lot to 99 spaces. He stated the Zoning Code requires 98 spaces once the visitor's center is updated in Phase II.

Charles Warren, 22W280 Glen Valley Drive, Glen Ellyn, Illinois, asked when Phase II would happen to which Mr. Dwyer stated it will be multiple years before the entire master plan is completed. Mr. Warren asked if they were considering solar power and other green measures to which Mr. Dwyer stated the details have not been finalized; however, sustainable options are being discussed.

Chairman Burdett asked about the signage waiver to which Mr. Dwyer stated there is not a specific category for interpretive signage in the ordinance so this educational signage fell in the category of incidental signage as there is a wide variety of signage. Commissioner Senak asked if there would be any signage that would be dramatically different than other signage that is out in forest preserves already to which Mr. Dwyer stated there would not be as the signage will be in character with the other sites. Village Planner Stegall stated the Forest Preserve would still need to comply with the regulations related to primary signage and that no changes are currently planned to the primary sign near the Park Boulevard entrance. Any primary signage for the main building would be reviewed when the Forest Preserve District comes back for the Phase II improvements.

Commissioner Dohrer made a motion to close the public hearing at 8:15 p.m. The motion was seconded by Commissioner Senak and carried unanimously by a vote of 6-0.

Commissioner Dohrer stated the exterior appearance looks tastefully done and will be a vast improvement. He stated the materials work well together, and the signage is a necessity for this unique property.

Commissioner Thompson stated she thinks the plan is good and likes the landscape plan. She stated she likes the idea of the permeable pavers.

Commission Draths stated she thinks the plan is wonderful and will be well-received. She stated the permeable pavers will be good as well as the materials. She stated she is fine with the signage.

Commissioner Senak stated this looks like a fiscally-responsible plan as there is a balance of the design with the materials. He stated the signage is for a unique use and will enhance the interactive experience of the visitors.

Commissioner Albrecht stated she likes the landscape plan as well as the additional parking spaces and permeable pavers. She stated this 1st step will be a huge improvement and likes the natural organic palette and design. She stated the unique signage variations make perfect sense.

Neighboring property owner Warren suggested that the Forest Preserve will need to look carefully at the drainage in the parking lot to ensure it will be appropriate.

Chairman Burdett stated the service building will fit in to the natural setting, and the colors are appropriate. He stated the landscape plan is appropriate and within guidelines. He stated he is in favor of the signage waiver.

Commissioner Senak made a motion to recommend the approval of:

1. A variation from Section 4-5-11 of the Glen Ellyn Sign Code to allow incidental signage in the CR Conservation Recreation zoning district where it would not otherwise be permitted and to eliminate the height regulation for signage in the CR Conservation Recreation district of 5 feet for improved properties and 8 feet for vacant properties provided that such signage in not visible from adjacent public ways and adjacent properties;

2. A variation from Section 4-5-5(G) of the Glen Ellyn Sign Code to grant a waiver from the maximum area, maximum height and maximum number of incidental signage permitted on the property where such signs are not visible from adjacent public ways and adjacent properties; and

3. The exterior appearance in accordance with the Appearance Review Guidelines adopted on October 9, 2006 as Ordinance 5508;

subject to the condition that the project shall be installed in substantial conformance with the plans as submitted and the testimony presented at the ARC meeting.

The recommendation for approval of the requested sign variations was made based on the following findings of fact:

1. The requested variations comply with the purpose of the Glen Ellyn Sign Code because the purpose of the Code is to protect adjacent public areas and adjacent properties from an overload of graphic messages. The proposed variances are requested with the understanding the subject signage will not be visible from adjacent public areas and adjacent properties and as such will not detrimentally affect public areas or adjacent properties.

2. If granted, the requested variations will not alter the essential character of the locality because the signage for which the variances are requested will not be visible from adjacent

public areas and adjacent properties, and will be in excess of 300 feet from any lot line and therefore will not affect the character of the locality.

3. The petitioner has demonstrated a practical difficulty in adhering to the strict regulations of the Sign Code because specialized information and interactive signage is desired to promote the uniqueness of the outdoor animal exhibit areas.

4. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located because should the variances not be granted then it may eliminate the ability to provide specialized information and interactive signage within the outdoor animal exhibit area.

5. The supplemental findings of fact in the petitioner's application packet dated May 23, 2013 and recommended approval of the following:

The motion was seconded by Commissioner Draths and carried unanimously by a vote of 6-0.

5. Traveling Architecture and Landscape Awards

Village Planner Stegall stated the Appearance Review Guidelines authorize the ARC to present a "Traveling Trophy Design Award" each year which is "intended to acknowledge excellence in building design." She stated the Vivian Ball Landscape Award "is intended to acknowledge excellence in achieving the aesthetic landscape objective of the Village."

There was a discussion about the about the 6 projects that have been completed since the ARC last reviewed the awards in July 2012.

Commissioner Draths made a motion to award the Traveling Trophy Design Award to The Stand and to not award the Vivian Ball Landscape Award this year. The motion was seconded by Commissioner Albrecht and carried unanimously by a vote of 6-0.

6. Public Comment.

None

7. Chairman's Report.

None

8. Trustee's Report.

None

9. Staff Report.

Village Planner Stegall stated there would probably be a meeting on July 24, 2013.

10. Other Business.

None

11. Adjourn.

As there was no other business to discuss, Chairman Burdett asked for a motion to adjourn. Commissioner Albrecht moved, seconded by Commissioner Dohrer to adjourn the meeting at 8:44 p.m. The motion carried unanimously by a vote of 5-0.

Submitted by: Debbie Solomon, Recording Secretary

Reviewed by: Michele Stegall, Village Planner

DRAFT
PLAN COMMISSION
MINUTES
JULY 11, 2013

The meeting was called to order by Chairperson Mary Loch at 7:30 p.m. Plan Commissioners David Allen, Gary Fasules, Jeff Girling, Tracy Heming-Littwin, Jeff Mansfield, Jay Strayer, Ray Whalen and Lyn Whiston were present. Plan Commissioners Craig Bromann and Heidi Lannen were excused. Also present were Trustee Liaison Robert Friedberg, Village Planner Michele Stegall and Recording Secretary Barbara Utterback.

The only item on the agenda was regarding Willowbrook Wildlife Center, 525 S. Park Boulevard.

WILLOWBROOK WILDLIFE CENTER, 525 S. PARK BOULEVARD – SPECIAL USE PERMIT AND ZONING VARIATIONS.
A REQUEST FOR APPROVAL OF A SPECIAL USE PERMIT AND ZONING VARIATIONS ASSOCIATED WITH A PROPOSED MASTER PLAN FOR THE WILLOWBROOK WILDLIFE CENTER AT 525 S. PARK BOULEVARD. THE PROPOSED IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, THE EXPANSION OF THE PARKING LOT, SERVICE BUILDING AND ENHANCED ANIMAL EXHIBITS. THE SUBJECT PROPERTY IS LOCATED ON THE EAST SIDE OF PARK BOULEVARD BETWEEN BUENA VISTA DRIVE AND GLEN VALLEY ROAD IN THE CR CONSERVATION RECREATION ZONING DISTRICT.

Plan Commissioner Whiston moved, seconded by Plan Commissioner Heming-Littwin, to open the public hearing. The motion carried unanimously by voice vote.

Staff Presentation

Village Planner Michele Stegall stated that the Forest Preserve District of DuPage County is requesting a special use permit and zoning variation approval for the Willowbrook Wildlife Rehabilitation Center located at 525 S. Park Boulevard. Ms. Stegall stated that the Village is very fortunate to have this facility in Glen Ellyn. She added that the Forest Preserve District is planning some exciting enhancements to the property that will make the facility more attractive to visitors and enhance the educational experience.

Ms. Stegall displayed a plat of the property which is located in the Village's CR Conservation Recreation District which is a passive recreation district. She stated that any activity areas in this district require approval of a special use. She stated that the subject parcel is over 40 acres in size and is very heavily wooded. She added that the facility is located in a small area close to Park Boulevard and the improvements cover approximately 15 acres of the site with a lot of trees and woods separating the site from the surrounding residential areas and a lot of trees along Park Boulevard buffering the property. Ms. Stegall stated that one of the items that is proposed with this development is the expansion of the parking lot and it is believed that the facility will become more visible from Park Boulevard although some screening will continue to be located

in this area. Ms. Stegall displayed a master plan of the subject property which shows the project being constructed in two phases with the expanded parking lot and service area in Phase 1 and the main building and animal exhibits in Phase 2. Ms. Stegall added that because this is a phased project and is expected to take some time to implement, the petitioner is requesting up to 10 years to complete the project. Ms. Stegall stated that three zoning variations are also being requested and that the first is the setback of the parking lot from Park Boulevard. She explained that the impervious surface setback is based on the percentage of the lot width which in this case is in excess of 65 feet; therefore, the proposed setback would be 42.4 feet. Ms. Stegall stated that a variation is also being requested for the height of the main building at 40 feet, and she explained that the permitted height in the district is 35 feet. She also stated that the petitioner appeared before the Architectural Review Commission who reviewed the exterior appearance of the Phase 1 improvements. She added that the petitioner will need to return to the ARC for approval of the main building in Phase 2 when it is more finalized. Ms. Stegall stated that the final variation is from the technical requirements of the ordinance related to landscaping and trees. She stated that the Village zoning ordinance is very specific in requiring a certain number and size of shade, evergreen and ornamental trees per acre of green space on the property. Ms. Stegall stated that the Village did not want to ask the Forest Preserve District to pay to have all of the trees surveyed to be sure that they comply with the code; therefore, a variation is being requested from the specific landscape requirements in the event the site is not in compliance. She added that the Forest Preserve District is very interested in the trees on their heavily wooded lot.

Petitioner's Presentation

Present to speak on behalf of the subject requests were Tim Whelan, Forest Preserve District 4 Commissioner, 3S580 Naperville Road, Wheaton, Illinois, Jason Dwyer, Wight and Company, 2500 North Frontage Road, Darien, Illinois and Jessica Ortega, forest preserve staff, 3S580 Naperville Road, Wheaton, Illinois. Mr. Whelan stated that they are asking for the Plan Commission's recommendation to the Village Board for a special use permit and certain zoning variations as well as a time expansion. Mr. Whelan stated that fundraising as well as tax money will be used for this project which is why an expanded timeframe is being requested.

Ms. Ortega provided a history of Willowbrook which she stated has operated for over 50 years and provides rehabilitation to injured, orphaned and migrant native wildlife. She stated that last year, 8,500 birds, reptiles, animals and amphibians were admitted to the rehabilitation clinic.

Ms. Ortega stated that Willowbrook is also an education center and 120,000 visitors were at the facility last year. She stated that the site also has an outdoor exhibit trail, indoor exhibits that house animals with permanent disabilities, a classroom and a discovery area for young visitors and she described the species recovery program. Ms. Ortega stated that the District began working on an updated master plan in 2009 because of an increase in the number of animals at Willowbrook. She stated that an open house was held in 2010 for public comment and the master plan was approved in 2011. Ms. White stated that the plan calls for improvement and

expansion of the existing main building, rehabilitation service and support building improvements, expanded visitor parking, reconfiguration and replacement of the outdoor animal exhibits as well as restoration along Glencrest Creek. Ms. Ortega stated that the District has received some grant funding and is working with the Village to move forward with the first phase of improvements in the Master Plan which includes expanded parking, improvement to the support area service building and the species recovery building.

Mr. Dwyer displayed photos of and described some of the existing buildings at the subject site. He stated that the master plan calls for improvements in all areas with the first phase related to some of the support functions in the parking lot. He stated that one of their big missions is to separate some of the rehabilitative components from the educational components so that each has more ability to better support their mission. Mr. Dwyer also displayed drawings of some second phase improvements. He also stated construction access will be via a construction-only temporary access road brought up Park Boulevard so the parking lot can be constructed while maintaining the existing main entryway for public access. Mr. Dwyer stated that they hope to start the improvements this fall to be completed by next summer. Mr. Dwyer also briefly described some future projects on the site and stated that they intend to maintain the laid back, informal character and feel of the site. Mr. Dwyer stated that the parking lot expansion will accommodate the extra visitors and will meet the zoning ordinance requirements for parking once the Master Plan is finished. He stated that 98 parking spaces are required for the Master Plan and 99 will be provided. Mr. Dwyer displayed and described some earlier conceptual renderings of buildings and stated that the overall project is envisioned to be a highly green or sustainable design as well as energy efficient. He also displayed a concept for the outdoor animal habitat trail. He also stated there will be many opportunities for education for children and adults.

Mr. Dwyer stated that the subject property is heavily wooded and they are working hard to maintain trees on the property. He stated that they are confining their development area to a very small section of the property overall and added that they focused their tree survey on the development area. Mr. Dwyer displayed the landscape plan and stated they will need to remove some trees in order to accommodate the expansion of the parking lot. He stated that some plantings will be included in the Phase 1 improvement. Mr. Dwyer stated that part of the goal is to expand the visibility of the facility as it is such a great asset. Mr. Dwyer stated that they have focused on natural plantings that will provide visual interest throughout the year.

Mr. Dwyer stated that the overall frontage for the property is 1,310 square feet and the 5% setback requires a 65.54 foot setback. He stated that they have proposed focusing on the developed portion of the lot in terms of calculating the setback so they looked at a 635 foot developed zone from the south edge to the north edge of existing buildings. That calculation yielded a setback requirement at the 5% ratio of 31.75 feet. He stated that they designed the parking lot to have a 42.4 foot setback but had put into the request 31.75 feet. He stated that they would like to have the variation to accommodate the parking at that location.

Mr. Dwyer stated that the shed style roof envisioned for the main building has a nice feel and characteristic that fits well with the existing area, and with the 2-story section to minimize the site impact, the building structure is slightly higher and they are hoping to get approval for a 40-foot building height. He stated that a raised area will allow natural light into the facility. He added that they feel the extra height in this case will not impact the neighbors.

Mr. Dwyer added that a 10-year timeframe is being requested to allow enough time to raise money for the improvements.

Questions from the Plan Commission

Plan Commissioner Whiston asked if any other requests have been approved for 10 years in the past, and Ms. Stegall responded that the Glen Ellyn Evangelical Covenant Church received approval for 10 years of phased work. She also stated that Maryknoll Park received a lengthy approval time. Ms. Stegall responded to Plan Commissioner Girling that the Village Links received more than 5 years to complete that project but she could not recall the exact time frame. Plan Commissioner Allen asked if the petitioner used a survey or utilized County best practices when deciding to use the permeable pavers, and Mr. Dwyer stated that their engineers have used permeable pavers for many of their jobs in the past and stated that those benefits include durability and maintenance. Mr. Dwyer added that permeable pavers also have water quality benefits. Plan Commissioner Strayer asked if the petitioner had a budget amount, and Mr. Dwyer responded that they do not have a number tied down but can make estimations. Mr. Dwyer also responded to Plan Commissioner Strayer that funds are in the budget for Phase 1. Ms. Ortega added that the first phase of the parking lot and service building improvements are fully funded. She also responded to Plan Commissioner Strayer that there is not a specific plan as yet regarding fund raising. Mr. Whelan added that there are residents/organizations in the community who will be financially supportive of this project. Jennifer Nevis, 525 S. Park Boulevard, Glen Ellyn, Illinois responded to Plan Commissioner Strayer that there are 16 paid staff and 100-110 volunteers at Willowbrook. At Plan Commissioner Girling's request, Mr. Dwyer displayed an interior view of the main building and stated that the height of the building would be 32 feet if the roof was more flat. Mr. Dwyer also responded to Plan Commissioner Girling that a flat roof would not impact natural light. He also stated that a roof that is not flat is preferred in terms of maintenance and durability. Plan Commissioner Mansfield asked how long the construction drive will be in place. Mr. Dwyer responded approximately 12-16 weeks, about the time-frame of the construction of the parking lot. Mr. Dwyer responded to Plan Commissioner Mansfield that he would have no problem with a condition of approval that the temporary access drive will be right-in/right-out. Regarding traffic flow, Mr. Dwyer responded to Plan Commissioner Allen that buses will park along the full circle drive in the existing operation. He stated that in the future, a zone will be located at the edge of the parking lot to have some buses for drop-off. Mr. Dwyer explained that no major changes are being made to the accessway coming in; the alignment only is changing somewhat in terms of how it sweeps coming into the site. Mr. Dwyer also responded that the sidewalk to the north side is proposed to align with the stoplight at the intersection so that people can come in and the crossing of the main drive will be minimized. Mr. Dwyer confirmed for Plan Commissioner Allen that there is

no crosswalk on the south side of the property. Ms. Stegall responded to Plan Commissioner Whalen that the petitioner plans to construct dumpsters at the site, and Mr. Dwyer added that the trash enclosures will be screened.

Comments from the Public

Katherine Cilley, 3S101 Sequoia Drive, Glen Ellyn, Illinois stated she is a Willowbrook volunteer and has been involved with Willowbrook for eight years. Ms. Cilley stated that Willowbrook is a fabulous place but very tiny which is especially difficult when groups visit. She stated that Willowbrook needs to be expanded. She asked those present at the meeting to visit the site which is a nursing home for animals. She asked for the Plan Commission's support regarding this project.

Bob Wulffen, 153 N. Park Blvd., Glen Ellyn, Illinois is a volunteer at Willowbrook Wildlife Center. Mr. Wulffen stated he works with programs for guests and visitors. He stated they present programs for all ages regarding nature. He stated that another group that uses Willowbrook programs is students and young adults with special needs. Mr. Wulffen felt that enhancing the facility with more interactive activities would make the visitors' experience much more enriching.

Plan Commissioner Heming-Littwin moved, seconded by Plan Commissioner Strayer, to close the public hearing. The motion carried unanimously by voice vote.

Comments from the Plan Commission

All of the Plan Commissioners were in favor of the proposed special use permit and variation requests for the Willowbrook Wildlife Center which they felt is an asset to Glen Ellyn. Most Plan Commissioners were in favor of a 10-year term for work at the site although two Plan Commissioners expressed some concern regarding this lengthy period of time. Plan Commissioner Mansfield stated he was comfortable with the height variation knowing that the Architectural Review Commission will review it prior to construction. He also requested adding a restriction regarding right-in/right-out access on the construction drive for safety reasons and other Plan Commissioners agreed with this condition. Plan Commissioner Allen recommended finishing the parking lot in Phase 1 before moving to Phase 2. Plan Commissioner Strayer was in favor of setting up funding that is earmarked for this facility only. Plan Commissioner Heming-Littwin stated that Willowbrook is a gem in town.

Motion

Plan Commissioner Mansfield moved, seconded by Plan Commissioner Girling, to recommend approval of a special use permit and zoning variations for the Willowbrook Wildlife Center at

535 S. Park Blvd. She stated that the Plan Commission hereby adopts the findings of fact in the petitioner's application packet and presented by the petitioner at the July 11, 2013 public hearing as well as findings included in the deliberations of the Plan Commission and recommends approval of the following: 1. A special use permit in accordance with Section 10-4-3(B)5 for a Public Recreational Facility (wildlife education and rehabilitation center) where buildings do not occupy more than 10% of the site area. 2. The following variations from the Glen Ellyn Zoning Code: a. A variation from the specific landscape requirements in Section 10-5-13(L)1 related to the number, type and size of required trees on the property in the event that the site as a whole would not fulfill the specific requirements of this section. b. A variation from Section 10-4-3(D) to allow a building height of 40 feet for the main building/visitor's center in lieu of the maximum height of 35 feet permitted. c. A variation from Section 10-5-5(C) to allow an impervious surface setback of as little as 42.4 feet in lieu of the minimum setback of 65.54 feet required.

This recommendation for approval is subject to the following conditions: 1. The project shall be constructed in substantial conformance with the plans as submitted and the testimony presented at the public hearing of the Plan Commission. 2. Access on the construction drive shall be restricted to right-in and right-out only.

The motion carried unanimously as follows: Plan Commissioners Mansfield, Girling, Allen, Fasules, Heming-Littwin, Strayer, Whalen, Whiston and Chairperson Loch voted yes.

Trustee Report

Plan Commissioner Strayer inquired about a newspaper article regarding sidewalks in Glen Ellyn and Trustee Friedberg responded.

Staff Report

Ms. Stegall stated that at least one item will be on the next Plan Commission meeting agenda.

There being no further business before the Plan Commission, the meeting was adjourned at 8:37 p.m.

Prepared by: Barbara Utterback, Recording Secretary

Reviewed by: Michele Stegall, Village Planner

Village Of Glen Ellyn

Ordinance No. _____

An Ordinance Granting Approval of
a Special Use Permit, Zoning Variations, Sign Variations and the Exterior Appearance
Associated with a Master Plan for the Willowbrook Wildlife Rehabilitation Center
Located at 525 S. Park Boulevard
Glen Ellyn, Illinois 60137

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

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

Ordinance No. _____

An Ordinance Granting Approval of
a Special Use Permit, Zoning Variations, Sign Variations and the Exterior Appearance
Associated with a Master Plan for the Willowbrook Wildlife Rehabilitation Center
Located at 525 S. Park Boulevard
Glen Ellyn, Illinois 60137

Whereas, the Forest Preserve District of DuPage County (hereinafter "Forest Preserve") has approved a Master Plan to enhance the Willowbrook Wildlife Rehabilitation Center at 525 S. Park Boulevard that it intends to construct in two phases; and

Whereas, in order to accommodate the project, the Forest Preserve has petitioned the Village President and Board of Trustees for approval of the following:

A. A Special Use Permit in accordance with Section 10-4-3(B)5 for a Public Recreational Facility (wildlife education and rehabilitation center) where buildings do not occupy more than 10% of the site area.

B. The following variations from the Glen Ellyn Zoning Code:

   1. A variation from the specific landscape requirements in Section 10-5-13(L)1 related to the number, type and size of required trees on the property in the event that the site as a whole would not fulfill the specific requirements of this section.

   2. A variation from Section 10-4-3(D) to allow a building height of 40 feet for the main building/visitor's center in lieu of the maximum height of 35 feet permitted.

   3. A variation from Section 10-5-5(C) to allow an impervious surface setback of as little as 42.4 feet in lieu of the minimum setback of 65.54 feet required.

C. The following variations from the Glen Ellyn Sign Code:

   1. Variations from Section 4-5-11 to allow incidental signage in the CR Conservation Recreation zoning district where it would not otherwise be permitted and to eliminate the height regulation for signage in the CR Conservation Recreation district of 5 feet for improved properties and 8 feet for vacant properties provided that such signage is not visible from adjacent public ways and adjacent properties.

   2. A variation from Section 4-5-5(G) to grant a waiver from the maximum area, maximum height and maximum number of incidental signage permitted on the property where such signs are not visible from adjacent public ways and adjacent properties.

D. Exterior appearance approval for the proposed Phase I improvements in accordance with the Appearance Review Guidelines adopted on October 6, 2006 as Ordinance 5508.

all to accommodate a master plan for the Willowbrook Wildlife Rehabilitation Center that includes but is not limited to the expansion of the existing parking lot, service building and visitor's center and enhanced animal exhibits; and

Whereas, the subject property is comprised of approximately 41-acres and is located on the east side of Park Boulevard between Buena Vista Drive and Glen Valley Road in the CR Conservation Recreation zoning district. and

Whereas, the property is legally described as follows:

THAT PART OF THE NORTH HALF OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE CENTER LINE OF THE JOLIET ROAD (ALSO KNOWN AS PARK BOULEVARD) WITH THE NORTH LINE OF SAID SECTION 26 AND RUNNING THENCE NORTH 89 DEGREES 36 MINUTES EAST 1305.2 FEET TO FENCE CORNER; THENCE SOUTH 0 DEGREES 52 MINUTES WEST 1324 FEET TO FENCE CORNER; THENCE NORTH THE CENTER OF JOLIET ROAD (ALSO KNOWN AS PARK BOULEVARD); THENCE NORTH 13 DEGREES 30 MINUTES EAST ALONG THE CENTER OF JOLIET ROAD (ALSO KNOWN AS PARK BOULEVARD) 1307 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

P.I.N: 05-26-200-001; and

Whereas, following due and proper publication of notice in the Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto, the Architectural Review Commission of the Village of Glen Ellyn conducted a public hearing on July 10, 2013, at which hearing the Architectural Review Commission considered the requested sign variations; and

Whereas, at the July 10, 2013 Architectural Review Commission meeting, the Commission also considered the proposed exterior appearance of the Phase I improvements; and

Whereas, at the July 10, 2013 public hearing and meeting of the Architectural Review Commission, the petitioner presented evidence, testimony, and exhibits relative to the requests for exterior appearance and sign variation approval and one person spoke and asked general questions about the project; and

Whereas, based upon the evidence, testimony, and exhibits presented at the July 10, 2013 Architectural Review Commission public hearing and meeting, by a vote of six (6) "yes" and zero (0) "no", the Architectural Review Commission recommended approval of the requested sign variations and proposed Phase I exterior appearance as set forth in the minutes of the July 10, 2013 Architectural Review Commission meeting, a draft of which is attached hereto as Exhibit "A"; and

Whereas, following due and proper publication of notice in the Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto, and following written notice to all property owners within 250 feet, and the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Plan Commission of the Village of Glen Ellyn conducted a public hearing on July 11, 2013, at which hearing the Plan Commission considered the requested special use permit and zoning variations; and

Whereas, at the July 11, 2013 Plan Commission public hearing, the Forest Preserve presented evidence and testimony in support of the requests and two (2) people spoke in favor of the project; and

Whereas, after having considered the evidence presented, including the exhibits and materials submitted, by a vote of nine (9) "yes" and zero (0) "no", the Plan Commission recommended approval of the requested special use permit and zoning variations as set forth in the minutes of the July 11, 2013 Plan Commission meeting, a draft of which is attached hereto as Exhibit "B"; and

Whereas, the Village President and Board of Trustees have reviewed the evidence, exhibits, and materials presented at the July 10, 2013 Architectural Review Commission public meeting and hearing and the July 11, 2013 Plan Commission public hearing and have considered the recommendations of the Architectural Review Commission and Plan Commission and hereby adopt the findings of fact for the requested special use permit, zoning variations and sign variations as set forth in Exhibit "C" attached hereto; and

Whereas, the President and Board of Trustees have determined that approving the Phase I exterior appearance of the project is consistent with the recommendations of the Glen Ellyn Appearance Review Guidelines, that granting the requested sign variations is consistent with the purpose of the Glen Ellyn Sign Code and that granting the requested special use permit and zoning variations is consistent with the goals of the Glen Ellyn Zoning Code.

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

Section One: Based upon a review of the evidence, testimony, and exhibits presented at the July 10, 2013 Architectural Review Commission public meeting and hearing and the July 11, 2013 Plan Commission public hearing, the Village President and Board of Trustees hereby grant approval of the requested special use permit, zoning variations, sign variations and Phase I exterior appearance for the Willowbrook Wildlife Rehabilitation Center located at 525 S. Park Boulevard subject to the following conditions:

A. The project shall be constructed in substantial conformance with the plans submitted and the testimony presented at the July 10, 2013 public meeting and hearing of the Architectural Review Commission and the July 11, 2013 public hearing before the Plan Commission and with the petitioner's application packet stamped received July 2, 2013 including the following plans and documents referenced below, as though they were attached to this Ordinance:

   1. Application for Special Use Permit dated May 23, 2013 including attachment

2. Application for Variation dated May 23, 2013 including attachment
3. Application for Sign Variation dated May 23, 2013
4. Exterior Appearance Application dated May 23, 2013 including attachment
5. List of Variations/Deviations (no date)
6. Quantitative Summary (no date)
7. List of Building Materials and Colors (no date)
8. McGraw-Edison parking lot light fixture cut sheet (no date)
9. WST LED wall mounted light fixture cut sheet (no date)
10. Master Site Plan (Sheet A5.0) prepared by Wight & Company (no date), a reduced copy of which is attached hereto as Exhibit "D"
11. Master Plan Rendering (Sheet A3.1) prepared by Wight & Company (no date)
12. Support Building Rendering (Sheet A3.0) prepared by Wight & Company (no date)
13. Phase I and II Exhibit prepared by Wight & Company dated February 6, 2013
14. Overall Site Plan (Sheet C2.00) prepared by Wight & Company dated February 6, 2013
15. Site Plan (Sheet C2.01) prepared by Wight & Company dated February 6, 2013 a reduced copy of which is attached hereto as Exhibit "E"
16. Erosion and Sediment Control Plan (Sheet C3.00) prepared by Wight & Company dated February 6, 2013
17. Grading Plan (Sheet C3.01) prepared by Wight & Company dated February 6, 2013
18. Utility Plan (Sheet C4.00) prepared by Wight & Company dated February 6, 2013
19. Support Building and Dumpster Screen Elevations (Sheet A2.0) prepared by Wight & Company (no date) a reduced copy of which is attached hereto as Exhibit "F"
20. Photometric Plan (Sheet A4.0) prepared by Wight & Company (no date)
21. Overall Tree Preservation Plan (Sheet L1.0) prepared by the Forest Preserve District of DuPage County revised May 23, 2013
22. Tree Preservation Detail Plan (Sheet L1.1) prepared by the Forest Preserve District of DuPage County revised May 23, 2013
23. Tree Preservation Detail Plan (Sheet L1.2) prepared by the Forest Preserve District of DuPage County revised May 23, 2013
24. Tree Preservation Detail Plan (Sheet L1.3) prepared by the Forest Preserve District of DuPage County revised May 23, 2013
25. Landscape Plan (Sheet L2.0) prepared by the Forest Preserve District of DuPage County revised July 1, 2013, a reduced copy of which is attached hereto as Exhibit "G"

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

B. The exterior appearance approval granted herein is for the Phase I improvements only.

C. Access in and out of the Park Boulevard construction drive be limited to right-in/right-out only.

Section Two: The Building and Zoning Official is hereby authorized to issue all necessary building and occupancy permits pursuant to the special use permit, zoning variations, sign variations and Phase I exterior appearance approved herein, provided that all the conditions set forth

hereinabove have been met and that the applicant complies with all other applicable laws and ordinances of the Village of Glen Ellyn. This grant of approval of the aforementioned requests shall expire and become null and void within 10 years of the date of this Ordinance unless an occupancy permit is applied for within said time period, provided, however, that the Village Board, by motion, may extend the period during which an occupancy permit must be applied for. Further, the Village Board may, for good cause shown, waive or modify any conditions set forth in this Ordinance without requiring that the matter return for a public hearing.

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

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

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

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

Ayes:

Nays:

Absent:

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

of _____, 20_____.

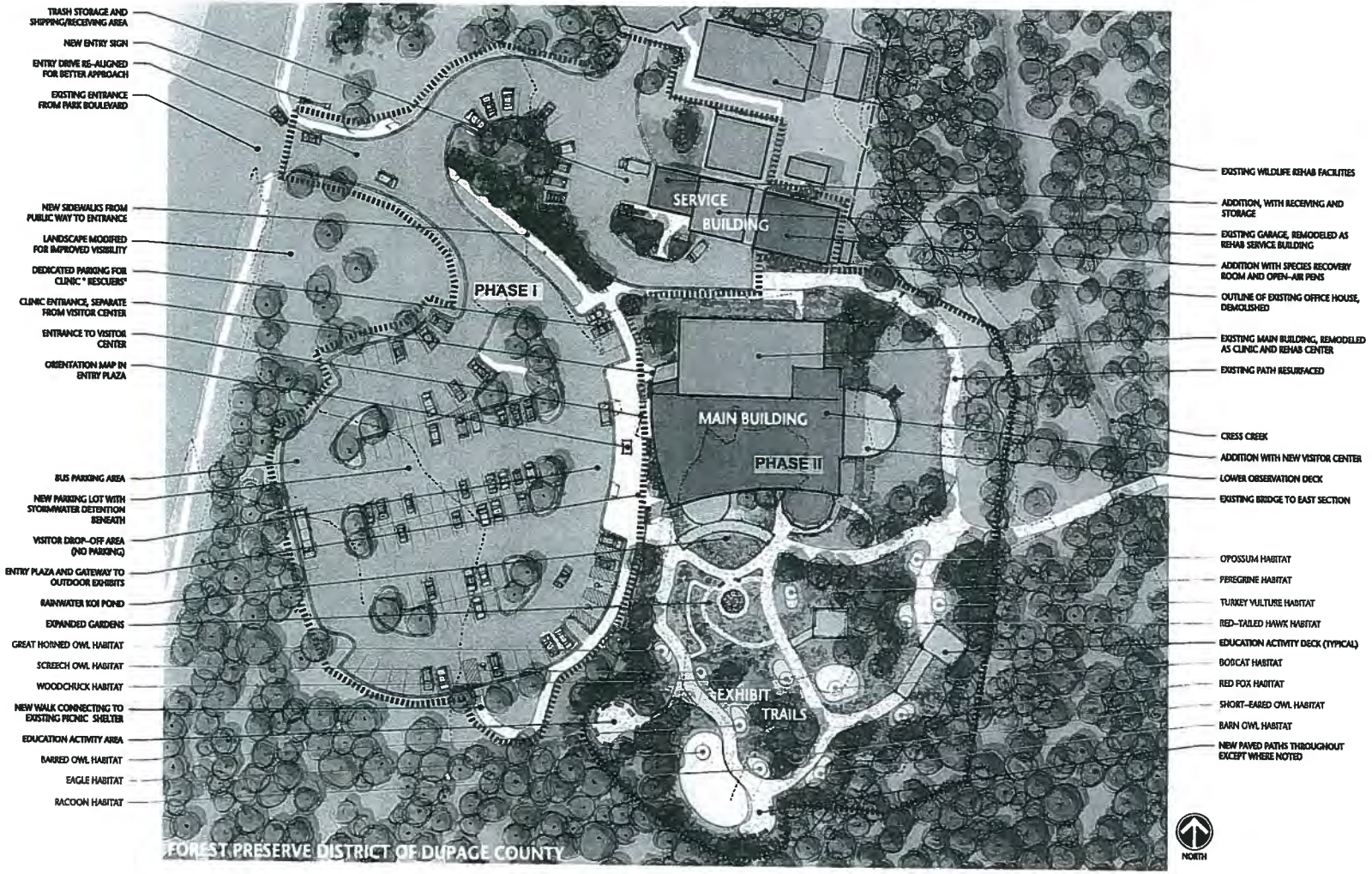
_____
Village President of the
Village of Glen Ellyn, Illinois

Attest:

_____
Village Clerk of the
Village of Glen Ellyn, Illinois

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

X:\Plandev\PLANNING\DEVELOPMENT PROJECTS\Park\Park 525 S., Willowbrook Wildlife Center, SUP\2013 SUP, EA\Ordinance.doc



1 / A5.0 MASTER SITE PLAN
SCALE: N.T.S.

FOREST PRESERVE DISTRICT OF DUPAGE COUNTY

Wight

Wight & Company
wightco.com
2500 North Frontage Road
Darien, IL 60561
P 630.969.7000
F 630.969.7979

REV	DESCRIPTION	DATE

WILLOWBROOK WILDLIFE CENTER - SPECIAL-USE/ MASTER PLAN SUBMITTAL
525 S. PARK BOULEVARD
GLEN ELLYN, IL

MASTER SITE PLAN

Project Number: 02-4844-09
Drawn By:
Sheet:

A5.0

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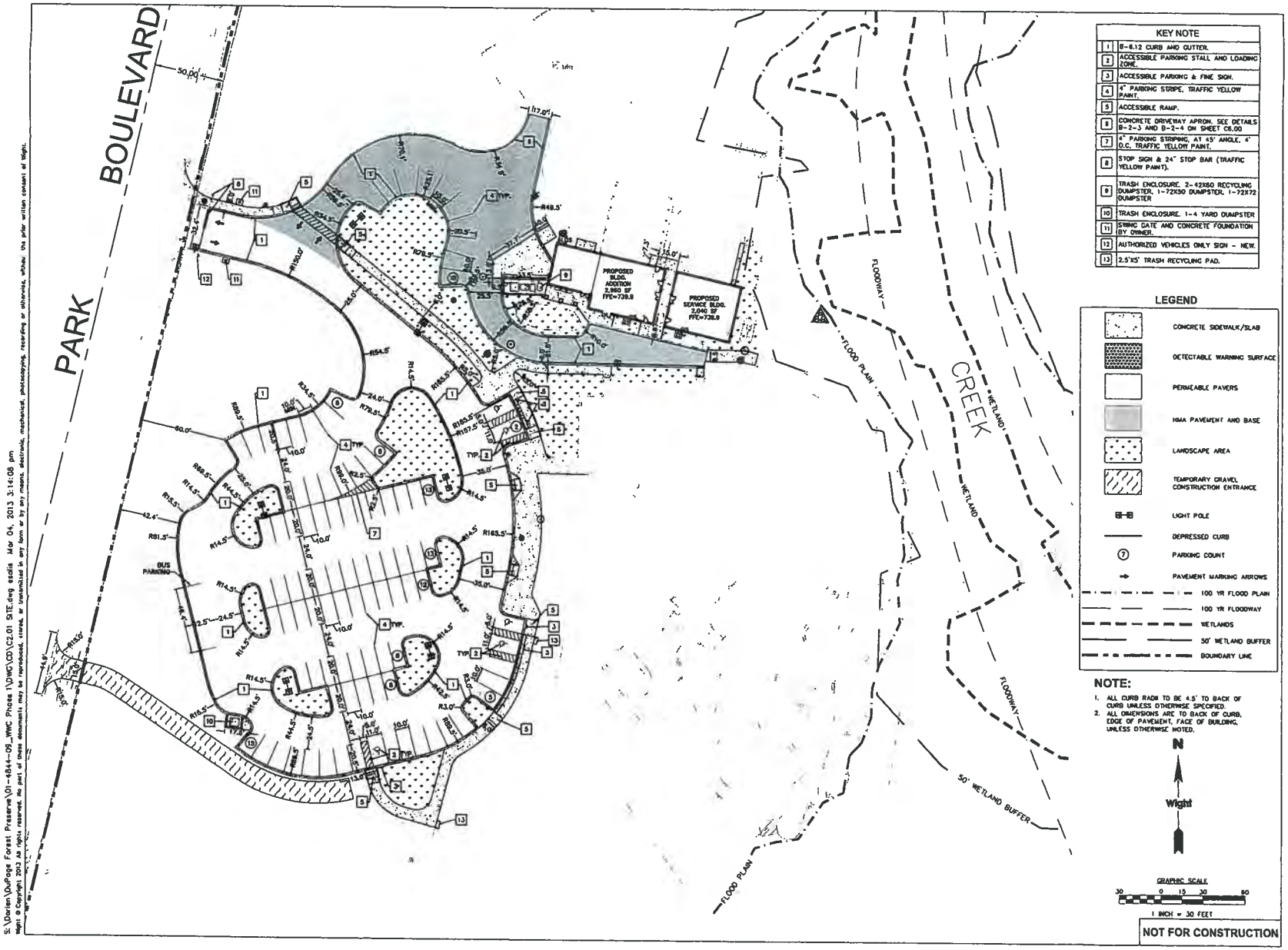
Exhibit "D"



Wight

Wight & Company
wightco.com
2500 North Frontage Road
Darien, IL 60561
P 630.969.7000
F 630.969.7979

REV	DESCRIPTION	DATE
00	PROGRESS SET	02/06/2013

WILLOWBROOK WILDLIFE CENTER– SPECIAL–USE MASTER PLAN SUBMITTAL

525 S. PARK BLVD.
GLEN ELLYN, IL 60137

SITE PLAN

Project Number: 01-4844-09
Drawn By: ES
Sheet: C2.01

S:\Darien\DuPage Forest Preserve\01-4844-09_WWC Phase 1\DWG\CD\C2.01 SITE.dwg esolis Mar 04, 2013 3:14:08 pm
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Exhibit "E"

PLANT SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
Shade Trees					
ACFR	13	*Acer freemani 'Marmo'*	Marmo Freeman Maple	3" cal.	B&B
CECA	12	*Celtis occidentalis*	Hackberry	3" cal.	B&B
GYDI	6	*Gymnocladus dioicus*	Kentucky Coffeetree	3" cal.	B&B
QUBI	28	*Quercus bicolor*	Swamp White Oak	3" cal.	B&B
Shrubs					
ARAR	32	*Aronia arbutifolia*	Red Chokeberry	24" ht.	B&B or CG
COSE	13	*Cornus sericea*	Redosier Dogwood	36" ht.	B&B or CG
HAVI	5	*Hamamelis virginiana*	Witchhazel	48" ht.	B&B or CG
ILVE	42	*Ilex verticillata*	Winterberry	36" ht.	B&B or CG
RHAM	149	*Rhus aromatica 'Gro Low'*	Grow Low Fragrant Sumac	#3	CG
RIAM	35	*Ribes americanum*	Wild Black Currant	#5	CG
VIDE	8	*Viburnum dentatum*	Arrowwood Viburnum	30" ht.	B&B or CG
VIPR	5	*Viburnum prunifolium*	Blackhaw Viburnum	48" ht.	B&B or CG
Perennials					
BAAU	27	*Baptisia australis*	False Indigo	#1	CG
GEMA	257	*Geranium maculatum*	Wild Geranium	4" pot	CG
LIAS	34	*Liatris aspera*	Rough Blazing Star	#1	CG
LIPY	34	*Liatris pycnostachya*	Prairie Blazing Star	#1	CG
PAVI	52	*Panicum virgatum*	Switch Grass	#1	CG
SCSC	183	*Schyzachirium scoparium*	Little Bluestem	#1	CG
SPHE	591	*Sporobolus heterolepis*	Prairie Dropseed	#1	CG

SAVANNA SEEDING

BOTANICAL NAME	COMMON NAME	Lb. per Acre	Oz. Per Acre
Andropogon scoparius	little bluestem	3	48
Asclepias purpurascens	Purple Milkweed	0.031	0.496
Aster lateriflorus	Side-flowering Aster	0.031	0.496
Avena sativa	Oats	32.000	512
Bromus kalipomis	Ear-leaved Brome	0.25	4
Bromus pubescens	Woodland Brome	0.031	0.496
Carex cephalophora	Short-headed Bracted Sedge	0.062	0.992
Carex hirtifolia	Hairy Wood Sedge	0.062	0.992
Carex normalis	Spreading Owl Sedge	0.062	0.992
Carex pensylvanica	Common Oak Sedge	0.062	0.992
Carex rosea	Curly-styled Wood Sedge	0.062	0.992
Dodecatheon meadia	Shooting Star	0.125	2
Elymus canadensis	Canada Wild Rye	6.000	96
Elymus virginicus	Virginia Wild Rye	2	32
Elymus villosus	Silky Wild Rye	2	32
Eupatorium purpureum	Purple Joe-Pye Weed	0.031	0.496
Festuca obtusa	Nodding Fescue	0.016	0.256
Helianthus divaricatus	Woodland Sunflower	0.5	8
Helianthus strumosus	Pale-leaved Sunflower	0.031	0.496
Hystrix patula	Bottlebrush Grass	0.062	0.992
Penstemon digitalis	Foxglove Beard Tongue	0.016	0.256
Rudbeckia hirta	black-eyed susan	0.25	4
Rudbeckia subtomentosa	Sweet Black-eyed Susan	0.062	0.992
Solidago ulmifolia	Elm-leaved Goldenrod	0.031	0.496
Tradescantia ohiensis	spiderwort	0.0125	0.2
Tripsacum dactyloides	Late Horse Gentian	0.0125	0.2
Veronicastrum virginicum	Culver's Root	0.031	0.496
Zizia aurea	golden alexanders	0.062	0.992
	Total Weight of Seeds	46.895	750.32

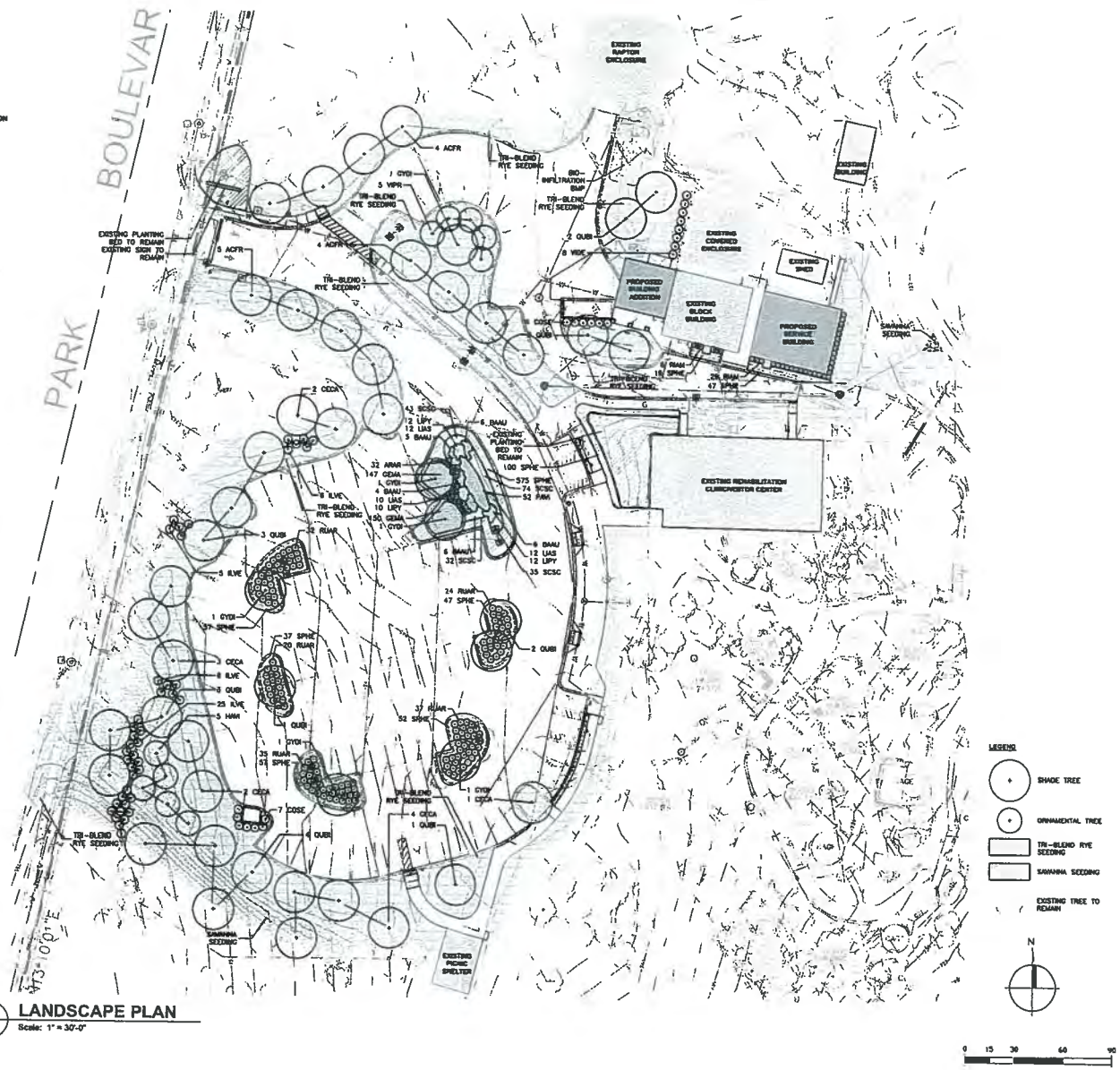
TRI-BLEND RYE SEEDING

An equal blend of three of the following species, applied at 7 lbs. per 1000 s.f.

Calypso II
Apple GL
Monterey II
Mach I
Racer II
Fend II
APM
Accent

COMPLIANCE WITH ZONING CODE/EXTERIOR APPEARANCE GUIDELINES:

- LANDSCAPE ISLAND MEETING SIZE REQUIREMENTS PROVIDED EVERY 20 SPACES
- MINIMUM QUANTITY OF TREES PROVIDED
- DEVELOPMENT IS SET BACK SIGNIFICANTLY FROM ADJACENT RESIDENTIAL USES - BUFFERING AT THE LOT LINES REMAINS UNCHANGED
- TREES ADDED AT THE PARKING LOT PERIMETER FOR SCREENING
- LANDSCAPING PROVIDED AT TRASH ENCLOSURES
- UTILIZATION OF PLANTS FROM RECOMMENDED PLANT LIST



1 L2.0 **LANDSCAPE PLAN**
Scale: 1" = 30'-0"

OWNER:
FOREST PRESERVE DISTRICT OF DU PAGE COUNTY

STREET ADDRESS:
3 S 580 WAPERVILLE ROAD
WHEATON, IL 60187-0761

MAILING ADDRESS:
P.O. BOX 5000
WHEATON, IL 60189-5000

CONTACT NUMBERS:
PH# 630-933-7200
FAX# 630-933-7204

WILLOWBROOK FOREST PRESERVE
WILLOWBROOK PHASE I IMPROVEMENTS

525 South Park Boulevard, Glen Ellyn, IL 60137

PHONE NUMBER: | SUBCONSULTANT: | FAX NUMBER:

CONSULTANT:
Wright & Company
1500 Jorie Blvd. Brookside Road
Oakbrook, IL 60523

PHONE NUMBER: | FAX NUMBER:

MARK:	DATE:	DESCRIPTION:
	05.23.13	ISSUED TO GLEN ELLYN
	07.01.13	ISSUED TO GLEN ELLYN

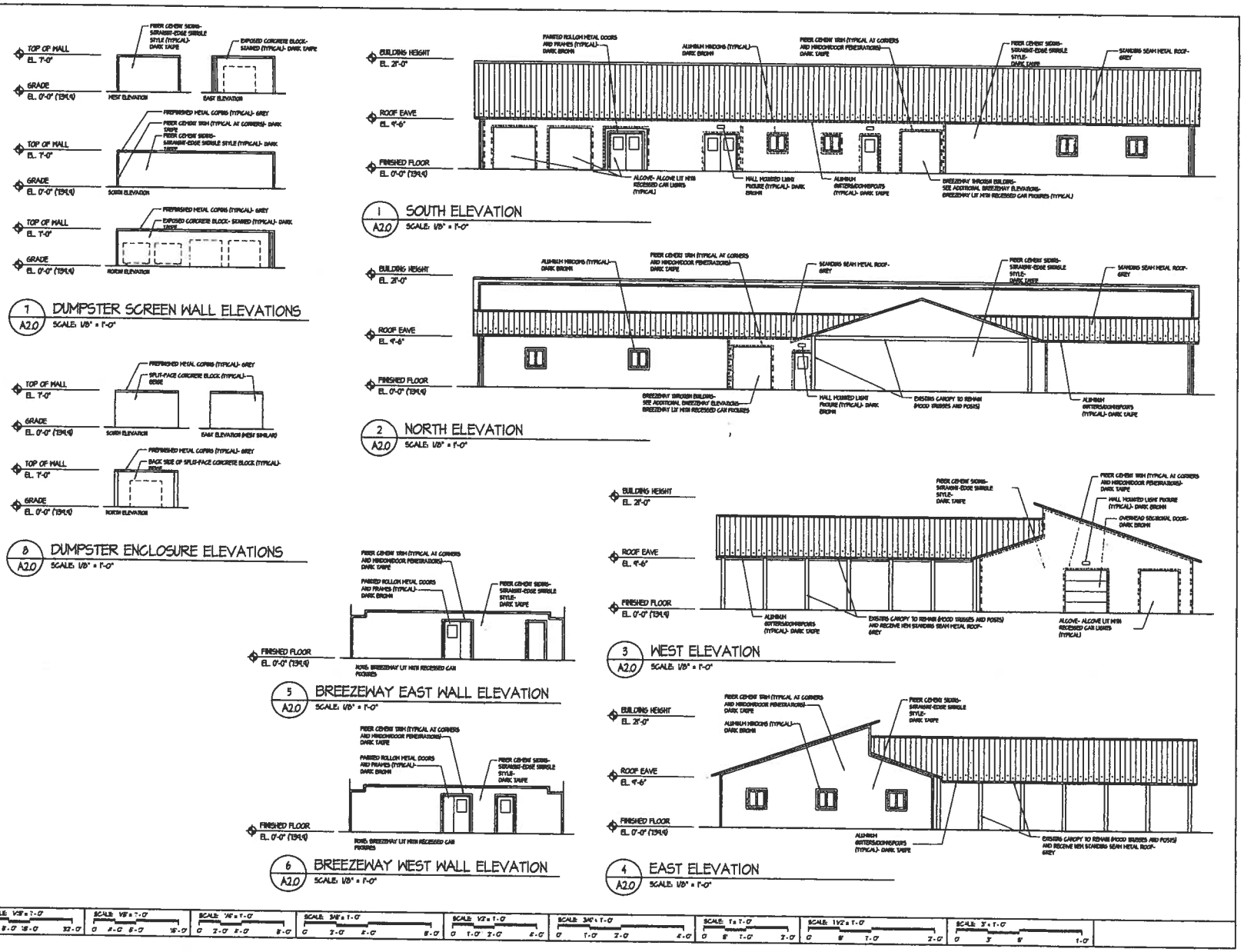
PROJECT NO:	Z-341-020
DRAWN BY:	JAO
CHECKED BY:	
DATE:	03.06.2013
SCALE:	1"=30'-0"

SHEET TITLE:
LANDSCAPE PLAN

SHEET NO:
L2.0

SHEET 1 OF 7

Exhibit "F"



FOREST PRESERVE DISTRICT OF DUPAGE COUNTY

Wight

Wight & Company
wighco.com
2500 North Frontage Road
Darien, IL 60561
P 630.969.7000
F 630.969.7979

REV	DESCRIPTION	DATE

WILLOWBROOK WILDLIFE CENTER - SPECIAL-USE/ MASTER PLAN SUBMITTAL

525 S. PARK BOULEVARD
GLEN ELLYN, IL.

ELEVATIONS

Project Number: 02-4844-09
Drawn By:
Sheet:

A2.0

Exhibit "G"

APPLICATION FOR SPECIAL USE PERMIT

The undersigned petitions the President and Village Board of Trustees of the Village of Glen Ellyn, Illinois, to consider the Special Use described in this application.

Date Filed: 5/23/13 **Application No:** _____

Name of Applicant: Jessica Ortega
Contact Information:
Address of Applicant: 3S580 Naperville Road, Wheaton, IL 60189

Business Phone: (630) 871-6404 **Fax:** (630) 933-7686
Cell/Home Phone: N/A **Email:** jortega@dupageforest.com
Property Interest of Applicant: Owner Representative
(Owner, Contract Purchaser, Owner Representative)

Contact Information:
Name of Owner: Forest Preserve District of DuPage County
Address of Owner: 3S580 Naperville Road, Wheaton, IL 60189

Business Phone: (630) 933-7200 **Fax:** (630) 933-7686
Cell/Home Phone: N/A **Email:** forest@dupageforest.com

Address and Legal Description of Property: 525 S. Park Blvd., Glen Ellyn, IL 60137
See Attachment for Legal Description

Permanent Index No. (PIN): 0526200001 **Zoning:** CR - Conservation Recreation
Lot Dimensions: North Boundary - 1248' **Lot Area:** 41.5 Acres
West Boundary - 1324', South Boundary - 1539', East Boundary - 1306'
Present Use: See Attachment

Requested Use/Construction: See Attachment

Estimated Date to Begin New Use/Construction: See Attachment

Name(s), Address(es) and Phone No(s). of Experts (architects, engineers, etc.):
Wight & Company
2500 North Frontage Road
Darien, IL 60561
(630) 969-7979

Narrative Statement evaluating the economic effects on adjoining property, the effect of such elements as noise, glare, odor, fumes and vibration on adjoining property, a discussion of the general compatibility with the adjacent and other properties in the district, the effect of traffic, and the relationship of the proposed use to the Comprehensive Plan, and how it fulfills the

requirements of paragraph (E) of Section 10-10-14 of the Zoning Code: See Attachment

Describe How the Special Use:

1. Will be harmonious with and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or this Zoning Code: See Attachment

2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area: See Attachment

3. Will not be hazardous or disturbing to existing or future neighborhood uses: See Attachment

4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services: See Attachment

5. Will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the Village: See Attachment

6. Will not involve uses, activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors: See Attachment

7. Will have vehicular approaches to the property, which shall be so designed as not to create an undue interference with traffic on surrounding public streets or roads: See Attachment

8. Will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief: See Attachment

9. Will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community: See Attachment

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

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

I (We) consent to pay the Village of Glen Ellyn all costs incurred for transcribing the public hearing on this application.

I (We) understand that no final action shall be taken by the Village Board subsequent to the public hearing until and upon payment of transcribing fees.

5/20/13
Date

Signature of Applicant

THE BEST INTERESTS OF THE APPLICANT WILL BE SERVED BY COMPLETING THIS APPLICATION IN DETAIL

APPLICATION FOR SPECIAL USE PERMIT
ATTACHMENT
WILLOWBROOK WILDLIFE CENTER
FOREST PRESERVE DISTRICT OF DUPAGE COUNTY

Address and Legal Description of Property:

Address: Willowbrook Wildlife Center
525 S. Park Blvd.
Glen Ellyn, IL 60137

Legal Description:

That part of the North half of Section 26, Township 39 North, Range 10, East of the Third Principal Meridian, described as follows: Beginning at the intersection of the center line of the Joliet Road (also known as Park Boulevard) with the North line of said Section 26 and running thence North 89 degrees 36 minutes East 1305.2 feet to fence corner; thence South 0 degrees 52 minutes West 1324 feet to fence corner; thence North 88 degrees 17 minutes West 1324 feet to fence corner; thence North 88 degrees 17 minutes West along fence line, 1591 feet, more or less, to the center of Joliet Road (also known as Park Boulevard); thence North 13 degrees 30 minutes East along the center of Joliet Road (also known as Park Boulevard) 1307 feet, more or less, to the place of beginning, in DuPage County, Illinois.

Present Use:

Willowbrook Wildlife Center is known as the premier wildlife rehabilitation center facility in northeastern Illinois that provides care and medical treatment to thousands of native injured, orphaned and migrant wildlife in DuPage County. It houses the most sophisticated clinic devoted exclusively for these services in the State of Illinois and the Midwest region. The wildlife rehabilitation program provides residents with knowledgeable and professional support services and humane care for injured wildlife. Willowbrook Wildlife Center also provides educational programs that reach over 240,000 annual participants, and attracts over 120,000 annual visitors who enjoy self-guided tours of its exhibits, nature trail and butterfly garden. The educational programs include educational opportunities for schools, volunteer-led trail encounters, self-directed discovery activities, summer day camps, parent and child workshops, public programs and special events. Willowbrook also provides educational opportunities for visitors to learn about its animal residents on display who are permanently disabled.

Currently, Willowbrook Wildlife Center consists of the existing rehabilitation clinic/visitor center, outdoor animal rehabilitation enclosures, an exhibit trail for Willowbrook's permanently disabled animal residents, an existing 53 car parking lot, and multipurpose trails on the east side of Glen Crest Creek.

Requested Use/Construction:

As the numbers of animals admitted for care, visitation and programming have increased at Willowbrook over the years, so did a need for a new master plan and implementation of

improvements for a modernized center. The Forest Preserve District's Board of Commissioners approved a new master plan for Willowbrook on March 1, 2011.

The current proposed improvements considered for the Special Use are removal of the existing asphalt parking lot and replacement with an enlarged, 98-space permeable paver parking lot. Sidewalks will be added from the existing Visitor Center/Rehabilitation Clinic area to the signalized pedestrian crossing of Park Boulevard. Improvements will be made for staff parking, the delivery area, and the waste/recycling area. The house that currently serves as staff offices will be demolished. Also, a new service building will be created by renovating an existing concrete block garage, completing an addition to the garage and building a new structure immediately adjacent. The garage and addition will serve as space for storage of perishable and non-perishable supplies, a workshop area, raptor program staging area, mouse production room and cleanup room. The new adjacent structure will house staff offices for an interim period until further funding becomes available to complete the new Visitor Center/Willowbrook Administration building in accordance with the Forest Preserve District's approved master plan. After the Visitor Center/Willowbrook Administration building is built, staff offices will be moved into that structure and the building adjacent to the service building will be converted to space to house the District's Species Recovery Program. The Species Recovery Program is a program that rears threatened and endangered species for release into various Forest Preserve District land holdings. The current Species Recovery Program focuses on the state-endangered Blanding's Turtle.

Estimated Date to Begin New Use/Construction:
Construction of the enlarged parking lot and accessory structures will begin in the summer of 2013. Construction of the Visitor Center and animal exhibits will be at a future date when further funding is secured, likely within 5-10 years.

Narrative Statement:

Economic Effects on Adjoining Properties:
No significant economic effects on adjoining properties are anticipated as a result of these improvements. There will continue to be a significant wooded buffer between the parking lot and main visitor center/rehabilitation clinic area and adjacent neighbors. Existing parking lot lighting will be replaced with new, more energy efficient lighting. Parking lot lights will continue to operate under the same schedule as they do currently. Currently, the lights operate in the evenings until 10 PM and, in the winter, from 5-7 AM.

The site will continue to be operated as it is currently. Willowbrook's hours are 9 AM to 5 PM, seven days a week, except for major holidays. No increase in noise, glare, odor fumes or vibration are expected. While the parking lot size will increase, no significant increase in traffic is expected as there will be no significant increase in the amount of programming taking place at Willowbrook after these improvements are made. The purpose of these improvements is to allow Willowbrook to better serve the existing demand of the facility.

Relationship of the Proposed Use to the Comprehensive Plan:
The Proposed Use meets the intent of the Comprehensive Plan. It meets the goal of improving the community's appearance and character by making improvements to the existing "back of house" areas that are visible to visitors first entering the site by re-organizing the service area and improving the appearance of the service building.

It meets parks, recreation and open space goals by adding safe pedestrian access to the site from the pedestrian crossing of Park Boulevard. Also, by creating a permeable paver parking lot, pollutant loads and run off to Glen Crest Creek, which ultimately flows into the East Branch of the DuPage River, will be reduced, thereby improving water quality in these waterways.

Describe How the Special Use:

1. Will be harmonious with and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or this Zoning Code:

> The project is harmonious with general objectives of the Comprehensive plan by improving the appearance of existing amenities at Willowbrook Forest Preserve, specifically the accessory structures for the Wildlife Rehabilitation Clinic and the existing parking area. It also meets open space goals by providing safe pedestrian access to the facility and will reduce pollutant loads and runoff to Glen Crest Creek by removing existing asphalt paving and replacing it with permeable pavers.

2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area:

> Since the improvements to be made are set back from the road in the main developed area, there should be no impact to the appearance of the site from the road.
>
> The Forest Preserve District has a commitment to the utilization of durable materials that lend themselves to a long life span and ease of maintenance. These materials will be used on the project. Also, the Forest Preserve District has funding set aside on an annual basis for the operations and maintenance of facilities, including Willowbrook.

3. Will not be hazardous or disturbing to existing or future neighborhood uses:

> The current use of the site will not be changed and will therefore not create any new conflicts or hazards to surrounding uses.

4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services:

Life safety measures for the new facilities will be constructed to current codes. Refuse disposal will continue to operate as it does currently. There is no anticipation that more refuse will be generated than is currently. New utility lines to the new structures will be provided as appropriate for more efficient utility service.

5. Will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the Village:

The current use of the site will not be changing – the intent of the project is to better serve current users and more efficiently operate the wildlife rehabilitation services that the center currently provides.

6. Will not involve uses, activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors:

The current use of the site will not be changing; it will continue to be operated as a forest preserve, wildlife rehabilitation and education center. However, the operations of the facility will be more efficient, thereby making improvements to the current condition.

7. Will have vehicular approaches to the property, which shall be so designed as not to create an undue interference with traffic on surrounding public streets or roads:

The vehicular approach to the facility will not be changing – currently, the vehicular approach is at a signalized intersection.

8. Will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief:

The project will not increase the potential for flood damage or require additional public expense for flood protection, rescue or relief because the existing impervious asphalt parking lot will be removed and replaced with a new, permeable paver parking lot which will encourage infiltration and reduce runoff. The overall percentage of impervious surface will be reduced on site by this project.

9. Will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community:

The natural features of the site will be preserved in this plan; this project will be making improvements to existing developed areas of the site.

APPLICATION FOR SPECIAL USE PERMIT
NARRATIVE STATEMENT
WILLOWBROOK WILDLIFE CENTER
FOREST PRESERVE DISTRICT OF DUPAGE COUNTY

Introduction

Willowbrook Wildlife Center is known as the premier wildlife rehabilitation center facility in northeastern Illinois that provides care and medical treatment to thousands of native injured, orphaned and migrant wildlife in DuPage County. It houses the most sophisticated clinic devoted exclusively for these services in the State of Illinois and the Midwest region. The wildlife rehabilitation program provides residents with knowledgeable and professional support services and humane care for injured wildlife. Willowbrook Wildlife Center also provides educational programs that reach over 240,000 annual participants, and attracts over 120,000 annual visitors who enjoy self-guided tours of its exhibits, nature trail and butterfly garden. The educational programs include educational opportunities for schools, volunteer-led trail encounters, self-directed discovery activities, summer day camps, parent and child workshops, public programs and special events. Willowbrook also provides educational opportunities for visitors to learn about its animal residents on display who are permanently disabled.

As the numbers of animals admitted for care, visitation and programming have increased at Willowbrook over the years, so did a need for a new master plan and implementation of improvements for a modernized center. The Forest Preserve District's Board of Commissioners approved a new master plan for Willowbrook on March 1, 2011. The Forest Preserve District invested considerable time and effort gaining input from staff, volunteers, visitors and the public at large in order to craft a master plan.

The Forest Preserve District of DuPage County is proposing to implement multiple upgrades to the Willowbrook Wildlife Center in order to support the Center's mission of wildlife rehabilitation and to enhance its ability to serve as an education center.

The work is proposed to be implemented in two phases: Phase I is planned to start in 2013 and Phase II is being deferred to a future date dependent on future funding and fundraising. The specific scope of the proposed work as well as additional information on implementation schedules is outlined in the following pages and is the subject of this overall Special Use/Master Plan submittal.

Description of Existing Uses

Administrative Building: This building is 900 square foot single story residence used for administrative offices.

Support Building: This structure is a 1,600 square foot single story building used for storage and limited animal care functions (nursery space). There is a 2,000 square foot covered, open air space attached to the north side of this structure used for animal rehabilitation.

Visitor Center/Rehabilitation Clinic: This building is a 5,800 square foot structure that serves as Willowbrook's visitor center and the wildlife rehabilitation clinic center of operations.

Storage Shed: This structure is a small, prefabricated shed located east of the Administrative Building that stores various pieces of maintenance equipment. The use of this structure will not change under the Special Use.

Raptor Rehabilitation Enclosure: This structure on the north side of the parking lot is utilized for the rehabilitation of raptors and other birds with an interior flight ring. The use of this structure will not change under the Special Use.

Rehabilitation Enclosures: There are various fenced in, open air enclosures north of the Administration Building that are utilized for animal rehabilitation. The use of these enclosures will not change under the Special Use.

Animal Exhibits: South and east of the Visitor Center/Rehabilitation Clinic are 14 various enclosures that display Willowbrook's permanently disabled resident wildlife. There are two small storage structures in the animal exhibit area.

Picnic Shelter: There is a picnic shelter on the south end of the parking lot that is utilized by casual visitors and by organized groups attending programs at Willowbrook. The use of this shelter will not change under the Special Use.

Parking Lot: There is an existing 53 car asphalt parking lot on site.

Trails: There is a limestone loop trail on the east side of Glen Crest Creek utilized by casual visitors and organized groups attending programs at Willowbrook. Bicyclists are not permitted on these trails. The trails will not change under the Special Use.

Description of Proposed Uses (PHASE I)

Existing Administrative Building:

1. Existing 900sf single story residence used for administrative offices.
2. Building to be demolished.

Existing Support Building:

1. Existing 1,600 square foot single story building plus 2,000 square foot canopy used for storage and limited animal care functions (nursery space).
2. Building to be renovated and receive 3,900 square feet in single story additions, bringing the total building area to 5,500 square feet plus the 2,000 square foot canopy.
3. Renovated portion of building shall be used for storage and limited animal care functions (nursery space); and additions shall be used for additional storage and for temporary administrative offices (to replace demolished single story residence currently used for administrative offices).
4. Temporary administrative office shall ultimately be moved to a permanent location within the Main Building as part of future work (Phase II). At that time the temporary space

shall be converted into additional storage and limited animal care functions (nursery space).

5. Building materials shall include fiber cement siding (straight-edge shingle style) and standing seam metal roof.
6. The entire building will be provided with a sprinkler system.

Miscellaneous:

1. Dumpster screen walls shall be constructed at the dumpster location at the west end of the Support Building, as well as the dumpster location at the south end of the parking lot (to serve the shelter).

Site:

1. A new water service will be brought to the site; and will include a new, separate water service for the Support Building.
2. A new, larger parking lot shall be constructed to accommodate parking for the full masterplan development. The public portion of the parking lot shall be constructed of permeable pavers, which will act as the main stormwater BMP (Best Management Practice) for the site.
3. New bio-infiltration areas (landscaped depressional areas) will be provided at various locations, which will act as secondary stormwater BMPs.

NOTE: The BMPs will reduce stormwater quantity/runoff by promoting infiltration as well as improve stormwater quality by filtering contaminants.

NOTE: The project requests a variance to Section 10-5-5 (C) 1. of the Zoning Code (Impervious Surfaces Setback): *Due to the size of the entire property (lot width 1,310ft) the setback distance required between the edge of the impervious surface and the lot line (as a percentage of lot width) would be inordinate compared to the actual developed portion of the site (including buildings, parking, and animal exhibits). The project requests a variance to allow the setback distance to be based on this developed portion of the property (lot width 635ft) in lieu of the entire property.*

Schedule for Implementation:

1. Construction is anticipated to start in the summer of 2013 and be complete sometime in 2014.

Description of Proposed Uses (PHASE II)

Existing Main Building (Visitor Center/Rehabilitation Clinic):

1. Existing 5,800sf single story building used for animal care clinic and visitor center (including indoor animal exhibits).
2. Building to be renovated and receive 18,000sf two story addition (10,300sf first floor and 7,700sf second floor), bringing the total building area to 23,800sf. Renovated portion of

building shall be used for animal care clinic; first story of addition shall be used for visitor center (including indoor animal exhibits); and second story of addition shall be used for permanent administrative offices.

3. Building materials shall include stone, fiber cement siding (straight-edge shingle style), and standing seam metal roof; and shall maintain use of existing brick at the original portion of building.
   NOTE: The design of the Main Building will be submitted for architectural review at such future time as the project is scheduled for final design/construction.
4. The entire building will be provided with a sprinkler system.
5. The Main Building will include a monument sign identifying the facility, as well as signage on the main canopy to identify the animal clinic entrance.
   NOTE: The design of the Main Building monument sign and animal clinic signage will be submitted for architectural review at such future time as the project is scheduled for final design/construction.

NOTE: The project requests a variance to Section 10-4-3 (D) of the Zoning Code (Maximum Height): *The proposed visitor center is approximately 40ft tall, which is in excess of the maximum 35ft building height. The building has been designed using a specific architectural language intended to be consistent between the two primary buildings on the site. This language was developed to create a character for the buildings that is compatible with the forest preserve site, and it includes a single slope roof structure. The roof structure has been designed to be appropriate to the scale of the building (resulting height of 40ft), but due to that scale the roof structure exceeds the maximum allowable building height (35ft). Although the building is in excess of the maximum height it is bounded by significant forest preserve property to the north, east, and south; and a church and the College of DuPage campus on the west. The proposed visitor center is set back nearly 300ft from the west lot line; and the church and the buildings on the College of DuPage campus are of such height and/or scale that they would not be detrimentally affected by the height of the visitor center. The project requests a variance to allow a maximum building height of 40ft in lieu of 35ft.*

<u>Support Building</u>:

1. Temporary admin office portion of building to be converted into additional storage and limited animal care functions (nursery space).

<u>Outdoor Animal Exhibits</u>:

1. Existing outdoor animal exhibits shall be relocated to accommodate construction of Main Building addition. The new exhibits will be enhanced to increase the quality of life for the animals within the exhibits.
2. There will be informational signage throughout the outdoor animal exhibit area. This signage is intended to be interactive and educational in nature.

NOTE: The project requests the following variances to the Sign Code:
With the understanding that the Sign Code classifies specialized informational and interactive signage as incidental signage, the project requests the following variances:

1. ***Section 4-5-5 (G) (Incidental Sign):*** *The project requests a variance to eliminate the area, height, and number regulations for incidental signage. This signage shall not be limited by these specific regulations provided that such signage will not be visible from the adjacent public areas and adjacent properties.*
2. ***Section 4-5-11 (Permitted Signs in Conservation/Recreation District):*** *The project requests a variance to allow incidental signage in the Conservation/Recreation District, and to eliminate the height regulation for signage in the Conservation/Recreation District provided that such signage will not be visible from the adjacent public areas and adjacent properties.*

Miscellaneous:

1. A fence shall be constructed between the Main Building and the Support Building to restrict public access to the area between the two buildings. A new fence shall also be constructed around the outdoor animal exhibits for the safety and security of the animals.

Site:

1. New walking paths shall be constructed throughout the outdoor animal exhibit area.
2. New bio-infiltration areas (landscaped depressional areas) are anticipated within the exhibit area to act as an additional stormwater BMP (Best Management Practice).

NOTE: The BMPs will reduce stormwater quantity/runoff by promoting infiltration as well as improve stormwater quality by filtering contaminants.

Schedule for Implementation:

1. Final design/construction is not currently scheduled.

NOTE: Due to the uncertainty of funding and multiple priorities throughout the Forest Preserve District, the project requests a 10-year time horizon within which to complete this proposed future work.

Economic Effects on Adjoining Properties

No significant economic effects on adjoining properties are anticipated as a result of these improvements. There will continue to be a significant wooded buffer between the parking lot and main visitor center/rehabilitation clinic area and adjacent neighbors. Existing parking lot lighting will be replaced with new, more energy efficient lighting. Parking lot lights will continue to operate under the same schedule as they do currently. Currently, the lights operate in the evenings until 10 PM and, in the winter, from 5-7 AM.

The site will continue to be operated as it is currently. Willowbrook's hours are 9 AM to 5 PM, seven days a week, except for major holidays. No increase in noise, glare, odor fumes or vibration are expected. While the parking lot size will increase, no significant increase in traffic is expected as there will be no significant increase in the amount of programming taking place at Willowbrook after these improvements are made. The purpose of these improvements is to allow Willowbrook to better serve the existing demand of the facility.

Relationship of the Proposed Use to the Comprehensive Plan

The Proposed Use meets the intent of the Comprehensive Plan. It meets the goal of improving the community's appearance and character by making improvements to the existing "back of house" areas that are visible to visitors first entering the site by re-organizing the service area and improving the appearance of the service building.

It meets parks, recreation and open space goals by adding safe pedestrian access to the site from the pedestrian crossing of Park Boulevard. Also, by creating a permeable paver parking lot, pollutant loads and run off to Glen Crest Creek, which ultimately flows into the East Branch of the DuPage River, will be reduced, thereby improving water quality in these waterways.

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

APPLICATION FOR VARIATION

For the property at 525 S. Park Blvd. Glen Ellyn, IL 60137

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: Jessica Ortega

Address: 3S580 Naperville Road, Wheaton, IL 60189

Phone No.: (630) 871-6404

Fax No.: (630) 933-7686

E-mail: jortega@dupageforest.com

Ownership Interest in the Property in Question: Owner Representative

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):
D. "Dewey" Pierotti, President
3S580 Naperville Road, Wheaton, IL 60189

Name and address of the person or entity for whom the applicant is acting (if the applicant is acting in a representative capacity):
Forest Preserve District of DuPage County
3S580 Naperville Road, Wheaton, IL 60189

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: 525 S. Park Blvd., Glen Ellyn, IL 60137

Permanent tax index number: 0526200001

Legal description: See Attachment

Zoning classification: CR - Conservation Recreation

North Boundary - 1248' West Boundary - 1324', South Boundary - 1539', East Boundary - 1306'

Lot size: _____ ft. x _____ ft. Area: 1,809,895 sq. ft.

Present use: See Attachment

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):

1. Section 10-5-5 (C) 1. (Impervious Surfaces Setback): The project requests a variance to allow the impervious surface setback distance (as a percentage of the lot width) to be based on the developed portion of the property (lot width 635ft) in lieu of the entire property (lot width 1,310ft).
2. Section 10-4-3 (D) (Maximum Height): The project requests a variance to allow a maximum building height of 40ft in lieu of 35ft.
3. Section 10-5-13 (L) (Landscaping): The project requests a variance exempting it from strict conformance to the tree requirements of this section.

Estimated date to begin construction: July 2013

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

Wight & Company
2500 North Frontage Road
Darien, IL 60561

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:

Due to the size of the entire property (lot width 1,310ft) the setback distance required between the edge of the impervious surface and the lot line (as a percentage of lot width) would be inordinate compared to the actual developed portion of the site (including buildings, parking, and animal exhibits- lot width 635ft). Also, the building has been designed using a specific architectural language intended to be consistent between the two primary buildings on the site. This language was developed to create a character for the buildings that is compatible with the forest preserve site, and it includes a single slope roof structure. The roof structure has been designed to be appropriate to the scale of the building (resulting height of 40ft), but due to that scale the roof structure exceeds the maximum allowable building height (35ft). Finally, the property's function as a forest preserve and the fact that a substantial number of trees of all kinds are located on the site has a significant impact on the ability to perform a tree survey to confirm compliance with landscape requirements.

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):

Should the variances not be granted then it will eliminate the ability to provide the amount of parking indicated; and also eliminate the ability to utilize the architectural language that is intended to be consistent between the two primary buildings on the site.

OR

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

The requested landscape variance is unique to the property's function as a forest preserve and the fact that a substantial number of trees of all kinds are located on the site.

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

The site is bounded by significant forest preserve property to the north, east, and south; and a church and the College of DuPage campus on the west. The proposed building is set back nearly 300ft from the west lot line; and the church and the buildings on the College of DuPage campus are of such height and/or scale that the essential character of the locality will not be altered.

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:

Regarding the setback variance; the parking lot is constrained on all sides by the lot line and by existing structures: Should the setback variance not be granted then it will eliminate the ability to provide the amount of parking indicated. Regarding the landscape variance; a substantial number of trees of all kinds are located on the site and there shall be a substantial addition of proposed trees within the project area: A tree survey of the entire site to confirm compliance would be extremely costly.

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 forest preserve property is unique in size, landscape, and function; and as such the requested variances would not be applicable to other property within the same zoning district.

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

No financial benefit will be afforded the forest preserve by allowing the requested variances. The goal is simply to enhance the ability of the existing facility to serve the community.

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

The alleged difficulty or particular hardship has not been created by the applicant. No other person has an interest in the property.

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

The site is bounded by significant forest preserve property to the north, east, and south; and a church and the College of DuPage campus on the west. The proposed building is set back nearly 300ft from the west lot line; and the church and the buildings on the College of DuPage campus are of such height and/or scale that they will not be detrimentally affected by the requested variances.

6. Provide evidence that the proposed variation will not:

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

   No adjacent properties are within close proximity to the proposed building and would not have an adequate supply of light and air impaired.

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

   The building height is within the allowable building code height, exclusive of any increases in height allowed for sprinkler systems, and would not substantially increase the hazard from fire or other dangers. No adjacent properties are within close proximity and would not have an increased hazard from fire or other dangers.

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

   The building height is within the allowable building code height, exclusive of any increases in height allowed for sprinkler systems, and would not impair the public health, safety, comfort, morals, or general welfare if the inhabitants of the Village.

d. Diminish or impair property values within the neighborhood;

The site is bounded by significant forest preserve property to the north, east, and south; and a church and the College of DuPage campus on the west. The proposed building is set back nearly 300ft from the west lot line; and as such the adjacent properties will not have their property values impaired.

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

The function of the forest preserve shall remain the same, and as such the requested variations will not unduly increase traffic congestion.

f. Create a nuisance; or

The function of the forest preserve shall remain the same, and as such the requested variances will not create a nuisance.

g. Results in an increase in public expenditures.

There will be no increase in public expenditures as a result of the requested variances.

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

The requested variances are required order to provide the amount of parking indicated; and also to utilize the architectural language that is intended to be consistent between the two primary buildings on the site.

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

All variances are being requested with the sole intention of enhancing the ability of the forest preserve to serve the community.

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.

_____

_____

_____

_____

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.

_____

_____

_____

_____

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.

_____

_____

_____

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.

_____

_____

_____

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

_____

_____

_____

VII. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

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

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

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

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

Signature of Applicant(s)

5/23/13

Date filed

APPLICATION FOR VARIATION
ATTACHMENT
WILLOWBROOK WILDLIFE CENTER
FOREST PRESERVE DISTRICT OF DUPAGE COUNTY

Legal Description:

That part of the North half of Section 26, Township 39 North, Range 10, East of the Third Principal Meridian, described as follows: Beginning at the intersection of the center line of the Joliet Road (also known as Park Boulevard) with the North line of said Section 26 and running thence North 89 degrees 36 minutes East 1305.2 feet to fence corner; thence South 0 degrees 52 minutes West 1324 feet to fence corner; thence North 88 degrees 17 minutes West 1324 feet to fence corner; thence North 88 degrees 17 minutes West along fence line, 1591 feet, more or less, to the center of Joliet Road (also known as Park Boulevard); thence North 13 degrees 30 minutes East along the center of Joliet Road (also known as Park Boulevard) 1307 feet, more or less, to the place of beginning, in DuPage County, Illinois.

Present Use:

Willowbrook Wildlife Center is known as the premier wildlife rehabilitation center facility in northeastern Illinois that provides care and medical treatment to thousands of native injured, orphaned and migrant wildlife in DuPage County. It houses the most sophisticated clinic devoted exclusively for these services in the State of Illinois and the Midwest region. The wildlife rehabilitation program provides residents with knowledgeable and professional support services and humane care for injured wildlife. Willowbrook Wildlife Center also provides educational programs that reach over 240,000 annual participants, and attracts over 120,000 annual visitors who enjoy self-guided tours of its exhibits, nature trail and butterfly garden. The educational programs include educational opportunities for schools, volunteer-led trail encounters, self-directed discovery activities, summer day camps, parent and child workshops, public programs and special events. Willowbrook also provides educational opportunities for visitors to learn about its animal residents on display who are permanently disabled.

Currently, Willowbrook Wildlife Center consists of the existing rehabilitation clinic/visitor center, outdoor animal rehabilitation enclosures, an exhibit trail for Willowbrook's permanently disabled animal residents, an existing 53 car parking lot, and multipurpose trails on the east side of Glen Crest Creek.

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

APPLICATION FOR SIGN VARIATION

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

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

I. APPLICANT INFORMATION

Name: Jessica Ortega
Address: 3S580 Naperville Road, Wheaton, IL 60189
Phone No.: (630) 871-6404 Fax No.: (630)933-7686
E-mail: Jessica Ortega
Ownership Interest in the Property in Question: Owner Representative
Name and address of the legal owner of the property (if other than the applicant):
Forest Preserve District of DuPage County, D "Dewey" Pierotti, President
3S580 Naperville Road, Wheaton, IL 60189

II. PROPERTY INFORMATION

Common address: 525 S. Park Blvd. Permanent tax index number: 0526200001
Zoning classification: CR -Conservation Recreation Present use: Forest Preserve/Wildlife Rehabilitation Clinic

III. INFORMATION REGARDING THE VARIATION(S) REQUESTED

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

With the understanding that the Sign Code classifies specialized informational and interactive signage as incidental signage, the project requests the following variances:

1. Section 4-5-5 (G) (Incidental Sign): The project requests a variance to eliminate the area, height, and number regulations for incidental signage. This signage shall not be limited by these specific regulations provided that such signage will not be visible from the adjacent public areas and adjacent properties.
2. Section 4-5-11 (Permitted Signs in Conservation/Recreation District): The project requests a variance to allow incidental signage in the Conservation/Recreation District, and to eliminate the height regulation for signage in the Conservation/Recreation District provided that such signage will not be visible from the adjacent public areas and adjacent properties.

IV. EVIDENCE RELATING TO SIGN CODE STANDARDS FOR A VARIATION

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

A. Standards Applicable to All Variations Requested

1. Indicate how you believe the request variation conforms to the Statement of Purpose in Section 4-5-2 of the Sign Code:

   It is interpreted that the sign code is to protect adjacent public areas and adjacent properties from an overload of graphic messages: The proposed variances are requested with the understanding that the signage within the outdoor animal exhibit area at the forest preserve will not be visible from the adjacent public areas and adjacent properties, and will be in excess of 300ft from any lot line, and as such will not detrimentally affect the adjacent public areas and adjacent properties.

2. Provide evidence that there are practical difficulties or particular hardship for the applicant/owner in carrying out the strict letter of the Sign Code:

   Specialized informational and interactive signage is desired to promote the uniqueness of the outdoor animal exhibit area at the forest preserve.

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

   Should the variances not be granted then it may eliminate the ability to provide specialized information and interactive signage within the outdoor animal exhibit area.

   OR

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

   _____

   _____

   _____

   _____

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

   The signage for which the variances are requested will not be visible from adjacent public areas and adjacent properties, and will be in excess of 300ft from any lot line, and therefore will not affect the character of the locality.

B. For the purpose of supplementing the above standards, the ARC, in making its recommendation that there are practical difficulties or particular hardships, may 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 Sign Code were to be carried out:

   The physical surroundings, shape, and topography do not directly affect the signage within the outdoor animal exhibit area.

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 forest preserve property is unique in size, landscape, and function; and as such the requested variances would not be applicable to other property within the same zoning district.

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

   No financial benefit will be afforded the forest preserve by allowing the requested variances. The goal is simply to enhance the ability of the existing facility to serve the community.

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

   The alleged difficulty or particular hardship has not been created by the applicant. No other person has an interest in the property.

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

   The signage for which the variances are requested will not be visible from adjacent public areas and adjacent properties, and will be in excess of 300ft from any lot line, and therefore will not affect the character of the locality.

6. Provide evidence that the proposed variation will not:

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

The signage for which the variances are requested will not be visible from adjacent public areas and adjacent properties, and will be in excess of 300ft from any lot line, and therefore will not impair an adequate supply of light and air to adjacent property.

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

The signage for which the variances are requested will be constructed following the parameters of the General Standards and Design Criteria of the Sign Code and will therefore will not increase the hazard from fire or other dangers to the property or adjacent properties.

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

The signage for which the variances are requested will be constructed following the parameters of the General Standards and Design Criteria of the Sign Code and will therefore will not impair the public health, safety, comfort, morals, or general welfare of the inhabitants of the Village.

d. Diminish or impair property values within the neighborhood;

The signage for which the variances are requested will not be visible from adjacent public areas and adjacent properties, and will be in excess of 300ft from any lot line, and therefore will not impair property values within the neighborhood.

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

The signage for which the variances are requested will not be visible from adjacent public areas and adjacent properties, and will be in excess of 300ft from any lot line, and therefore will not unduly increase traffic congestion.

f. Create a nuisance; or

The signage for which the variances are requested will not be visible from adjacent public areas and adjacent properties, and will be in excess of 300ft from any lot line, and therefore will not create a nuisance.

g. Results in an increase in public expenditures.

There will be no increase in public expenditures as a result of the requested variances.

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

The requested variances are required in order to provide specialized informational and interactive signage to promote the uniqueness of the outdoor animal exhibit area at the forest preserve.

8. Please add any additional comments which you believe may assist the ARC in reviewing this application.

All variances being requested with the sole intention of enhancing the ability of the forest preserve to serve the community.

VIII. 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 Sign Variation Request Package and applicable provisions of the Glen Ellyn Sign Code.

I (We) understand that this application will not be submitted to the Review Boards and Commissions until all items on the attached list are reviewed by Village staff.

Signature of Applicant(s)

5/23/13

Date filed

EXTERIOR APPEARANCE REVIEW
APPLICATION

Please complete and return this form to the Planning and Development Department, 535 Duane St., Glen Ellyn, IL 60137. If you have questions, please phone: 630.547.5250

I. APPLICATION INFORMATION:

A. Date Filed: 5/23/13 B: Application No. _____

C. Project Name: Willowbrook Wildlife Center Phase I Improvements

D. Project Description: See Attachment

E. Address of Property: 525 S. Park Blvd., Glen Ellyn, IL 60137

F. Permanent Index No.: 0526200001 G. Zoning: CR - Conservation Recreation

H. Name of Applicant: Jessica Ortega

I. Address of Applicant: 3S580 Naperville Road, Wheaton, IL 60189

J. Phone No. (Business): (630) 871-6404 (Home) _____

K. Fax No. (Business): (630) 933-7686 (Home) _____

L. E-mail Address of Applicant: jortega@dupageforest.com

M. Name of Property Owner: Forest Preserve District of DuPage County

N. Address of Property Owner: 3S580 Naperville Road, Wheaton, IL 60189

O. Phone No. (Business): (630) 933-7200 (Home) _____

P. E-Mail Address of Property Owner: forest@dupageforest.com

II. COMFORMANCE WITH APPEARANCE REVIEW GUIDELINES:
(You may attach separate sheets as needed to answer any of the following questions)

Q. Please explain why the proposed architectural style was chosen. See Attachment

R. Provide information about the architectural style and exterior materials of the buildings in the surrounding area: See Attachment

S. Please explain how the project complies with the Appearance Review Guidelines: See Attachment

T. Please explain why any deviations from the Appearance Review Guidelines are proposed: See Attachment

Signature: _____ Date: 5/20/13

EXTERIOR APPEARANCE REVIEW APPLICATION
ATTACHMENT
WILLOWBROOK WILDLIFE CENTER
FOREST PRESERVE DISTRICT OF DUPAGE COUNTY

I. APPLICATION INFORMATION

Project Description:

Willowbrook Wildlife Center is known as the premier wildlife rehabilitation center facility in northeastern Illinois that provides care and medical treatment to thousands of native injured, orphaned and migrant wildlife in DuPage County. It houses the most sophisticated clinic devoted exclusively for these services in the State of Illinois and the Midwest region. The wildlife rehabilitation program provides residents with knowledgeable and professional support services and humane care for injured wildlife. Willowbrook Wildlife Center also provides educational programs that reach over 240,000 annual participants, and attracts over 120,000 annual visitors who enjoy self-guided tours of its exhibits, nature trail and butterfly garden. The educational programs include educational opportunities for schools, volunteer-led trail encounters, self-directed discovery activities, summer day camps, parent and child workshops, public programs and special events. Willowbrook also provides educational opportunities for visitors to learn about its animal residents on display who are permanently disabled.

The current proposed improvements are removal of the existing asphalt parking lot and replacement with an enlarged, 98-space permeable paver parking lot. Sidewalks will be added from the existing Visitor Center/Rehabilitation Clinic area to the signalized pedestrian crossing of Park Boulevard. Improvements will be made for staff parking, the delivery area, and the waste/recycling area. The house that currently serves as staff offices will be demolished. Also, a new service building will be created by renovating an existing concrete block garage, completing an addition to the garage and building a new structure immediately adjacent. The garage and addition will serve as space for storage of perishable and non-perishable supplies, a workshop area, raptor program staging area, mouse production room and cleanup room. The new adjacent structure will house staff offices for an interim period until further funding becomes available to complete the new Visitor Center/Willowbrook Administration building in accordance with the Forest Preserve District's approved master plan. After the Visitor Center/Willowbrook Administration building is built, staff offices will be moved into that structure and the building adjacent to the service building will be converted to space to house the District's Species Recovery Program. The Species Recovery Program is a program that rears threatened and endangered species for release into various Forest Preserve District land holdings. The current Species Recovery Program focuses on the state-endangered Blanding's Turtle.

II. CONFORMANCE WITH APPEARANCE REVIEW GUIDELINES

Q. Please explain why the proposed architectural style was chosen.

The architectural style for the Willowbrook Wildlife Center Support Building was chosen to maintain consistency with the general mass and character of the existing rehabilitation clinic/education center building, while improving the materials used to clad the building.

R. Provide information about the architectural style and exterior materials of the buildings in the surrounding area:

The Willowbrook Wildlife Center Support Building is surrounded by various additional buildings on the forest preserve site, by the College of DuPage campus across Park Avenue, and by residential properties beyond the boundary of the forest preserve site. The Willowbrook Wildlife Center Main Building is a one story brick building with a flat roof, but the improvements to the Main Building in the master plan include additions and renovations to the Main Building that will relate to the Support Building through massing, character, and materials. The residential properties are not in close proximity to the locations of the Willowbrook Wildlife Center buildings.

S. Please explain how the project complies with the Appearance Review Guidelines:

The Willowbrook Wildlife Center Support Building is designed to be compatible with the character of the site and with the additions and renovations to the Main Building outlined in the master plan. The materials used to clad the building are upgraded from painted concrete block to straight-edge shingle style fiber cement siding. There are no anticipated 'change of use' issues, and arbitrary design treatments have been avoided. The roof has been scaled to the building, and the roof material is being upgraded from asphalt shingles to standing seam metal. The architectural character is consistent on all sides of the building, the colors are muted and complimentary, and there is no significant rooftop mechanical equipment. Landscaping is being provided to enhance the project. The light fixtures are simple and compliment the architecture and function of the buildings. The trash enclosure is uses similar materials, design, and colors to the additions and renovations to the Main Building in the master plan.

T. Please explain why any deviations from the Appearance Review Guidelines are proposed:

There is no public entrance to the Willowbrook Wildlife Center Support Building, so no attempt has been made to highlight the entrances other than that necessary for the safety and security of the Forest Preserve District staff. The building has limited articulation to maintain its simple construction; however, the use of landscaping is intended to partially screen the overall building. No new signage is being proposed as part of the support building project.

APPLICATION FOR EXTERIOR APPEARANCE REVIEW
NARRATIVE STATEMENT
WILLOWBROOK WILDLIFE CENTER
FOREST PRESERVE DISTRICT OF DUPAGE COUNTY

General Description of the Project:

Present Use:
Willowbrook Wildlife Center is known as the premier wildlife rehabilitation center facility in northeastern Illinois that provides care and medical treatment to thousands of native injured, orphaned and migrant wildlife in DuPage County. It houses the most sophisticated clinic devoted exclusively for these services in the State of Illinois and the Midwest region. The wildlife rehabilitation program provides residents with knowledgeable and professional support services and humane care for injured wildlife. Willowbrook Wildlife Center also provides educational programs that reach over 240,000 annual participants, and attracts over 120,000 annual visitors who enjoy self-guided tours of its exhibits, nature trail and butterfly garden. The educational programs include educational opportunities for schools, volunteer-led trail encounters, self-directed discovery activities, summer day camps, parent and child workshops, public programs and special events. Willowbrook also provides educational opportunities for visitors to learn about its animal residents on display who are permanently disabled.

Currently, Willowbrook Wildlife Center consists of the existing rehabilitation clinic/visitor center, outdoor animal rehabilitation enclosures, an exhibit trail for Willowbrook's permanently disabled animal residents, an existing 53 car parking lot, and multipurpose trails on the east side of Glen Crest Creek.

Proposed Improvements:
As the numbers of animals admitted for care, visitation and programming have increased at Willowbrook over the years, so did a need for a new master plan and implementation of improvements for a modernized center. The Forest Preserve District's Board of Commissioners approved a new master plan for Willowbrook on March 1, 2011.

The current proposed improvements are removal of the existing asphalt parking lot and replacement with an enlarged, 98-space permeable paver parking lot. Sidewalks will be added from the existing Visitor Center/Rehabilitation Clinic area to the signalized pedestrian crossing of Park Boulevard. Improvements will be made for staff parking, the delivery area, and the waste/recycling area. The house that currently serves as staff offices will be demolished. Also, a new service building will be created by renovating an existing concrete block garage, completing an addition to the garage and building a new structure immediately adjacent. The garage and addition will serve as space for storage of perishable and non-perishable supplies, a workshop area, raptor program staging area, mouse production room and cleanup room. The new adjacent structure will house staff offices for an interim period until further funding becomes available to complete the new Visitor Center/Willowbrook Administration building in accordance with the Forest Preserve District's approved master plan. After the Visitor Center/Willowbrook Administration building is built, staff offices will be moved into that structure and the building adjacent to the service building will be converted to space to house the District's Species Recovery Program. The Species Recovery Program is a program that rears threatened and

endangered species for release into various Forest Preserve District land holdings. The current Species Recovery Program focuses on the state-endangered Blanding's Turtle.

Proposed Design Intent/Proposed Architectural Style Rationale

The Support Building is designed to be compatible with the character of the site and the renovations and additions to the existing Visitor Center/Rehabilitation Clinic contemplated in the master plan. The architectural style was chosen to maintain consistency with the general mass and character of the existing building while improving the materials used to clad the building.

Compliance with Appearance Review Guidelines

The Willowbrook Wildlife Center Support Building is designed to be compatible with the character of the site and with the additions and renovations to the Visitor Center/Rehabilitation Clinic outlined in the master plan. The materials used to clad the building are upgraded from painted concrete block to straight-edge shingle style fiber cement siding. There are no anticipated 'change of use' issues, and arbitrary design treatments have been avoided. The roof has been scaled to the building, and the roof material is being upgraded from asphalt shingles to standing seam metal. The architectural character is consistent on all sides of the building, the colors are muted and complimentary, and there is no significant rooftop mechanical equipment. Landscaping is being provided to enhance the project. The light fixtures are simple and compliment the architecture and function of the buildings. The trash enclosure is uses similar materials, design, and colors to the additions and renovations to the Main Building in the master plan.

LIST OF VARIATIONS/DEVIATIONS

Proposed Current Work (Phase I):

1. ***The project requests a variance to Section 10-5-5 (C) 1. of the Zoning Code (Impervious Surfaces Setback):*** *Due to the size of the entire property (lot width 1,310ft) the setback distance required between the edge of the impervious surface and the lot line (as a percentage of lot width) would be inordinate compared to the actual developed portion of the site (including buildings, parking, and animal exhibits). The project requests a variance to allow the setback distance to be based on this developed portion of the property (lot width 635ft) in lieu of the entire property.*

Proposed Current and Future Work (Phases I and II):

1. ***The project requests a variance to Section 10-5-13 (L) of the Zoning Code (Landscaping):*** *A substantial number of trees of all kinds are located on the site and there shall be a substantial addition of proposed trees within the project area: A tree survey of the entire site to confirm compliance would be extremely costly. The project requests a variance exempting it from strict conformance to the tree requirements of this section.*

Proposed Future Work (Phase II):

1. ***The project requests a variance to Section 10-4-3 (D) of the Zoning Code (Maximum Height):*** *The proposed visitor center is approximately 40ft tall, which is in excess of the maximum 35ft building height. The building has been designed using a specific architectural language intended to be consistent between the two primary buildings on the site. This language was developed to create a character for the buildings that is compatible with the forest preserve site, and it includes a single slope roof structure. The roof structure has been designed to be appropriate to the scale of the building (resulting height of 40ft), but due to that scale the roof structure exceeds the maximum allowable building height (35ft). Although the building is in excess of the maximum height it is bounded by significant forest preserve property to the north, east, and south; and a church and the College of DuPage campus on the west. The proposed visitor center is set back nearly 300ft from the west lot line; and the church and the buildings on the College of DuPage campus are of such height and/or scale that they would not be detrimentally affected by the height of the visitor center. The project requests a variance to allow a maximum building height of 40ft in lieu of 35ft.*

2. The design of the Main Building will be submitted for architectural review at such future time as the project is scheduled for final design/construction.

3. The design of the Main Building monument sign and animal clinic signage will be submitted for architectural review at such future time as the project is scheduled for final design/construction.

LEGEND

CR:	CONSERVATION RECREATION
CC:	COMMUNITY COLLEGE
R-1:	RESIDENTIAL
R-3:	RESIDENTIAL
R-4:	RESIDENTIAL

N

Wight

GRAPHIC SCALE

100 0 50 100 200

1 INCH = 100 FEET

NOT FOR CONSTRUCTION

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Darien, IL 60561
P 630.969.7000
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REV	DESCRIPTION	DATE
	DD PROGRESS SET	02/06/2013

WILLOWBROOK WILDLIFE CENTER–SPECIAL–USE MASTER PLAN SUBMITTAL

525 S. PARK BLVD.
GLEN ELLYN, IL 60137

SURROUNDING CONDITIONS PLAN

Project Number:
01-4844-09
Drawn By:
ES
Sheet:

EXHIBIT

S:\Darien\DuPage Forest Preserve\01-4844-09_WWC Phase I\DWG\CD\SURROUNDING CONDITIONS PLAN.dwg esolis Jun 27, 2013 4:56:07 pm
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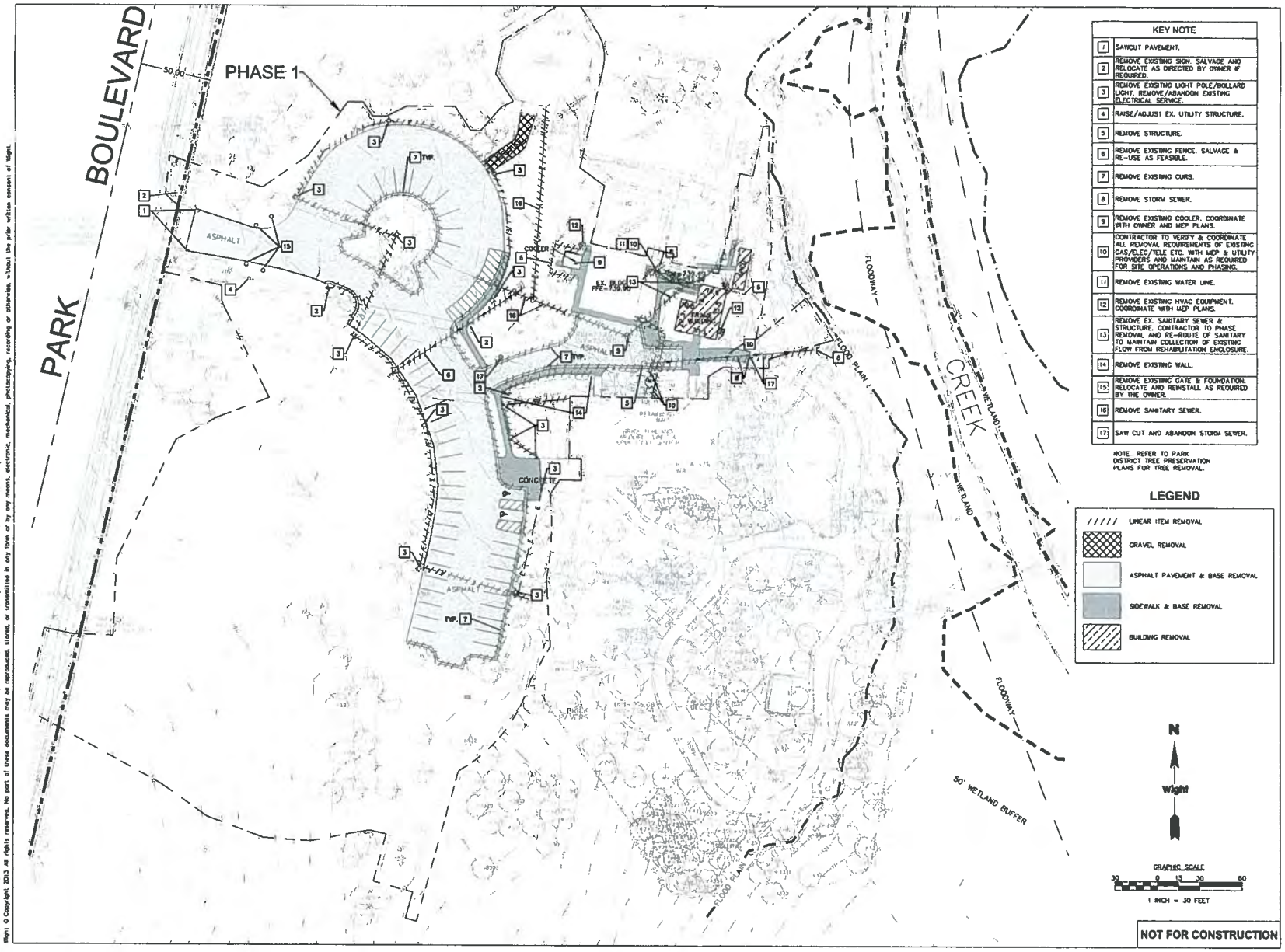

KEY NOTE	
1	SAWCUT PAVEMENT.
2	REMOVE EXISTING SIGN. SALVAGE AND RELOCATE AS DIRECTED BY OWNER IF REQUIRED.
3	REMOVE EXISTING LIGHT POLE/BOLLARD LIGHT. REMOVE/ABANDON EXISTING ELECTRICAL SERVICE.
4	RAISE/ADJUST EX. UTILITY STRUCTURE.
5	REMOVE STRUCTURE.
6	REMOVE EXISTING FENCE. SALVAGE & RE-USE AS FEASIBLE.
7	REMOVE EXISTING CURB.
8	REMOVE STORM SEWER.
9	REMOVE EXISTING COOLER. COORDINATE WITH OWNER AND MEP PLANS.
10	CONTRACTOR TO VERIFY & COORDINATE ALL REMOVAL REQUIREMENTS OF EXISTING GAS/ELEC/TELE ETC. WITH MEP & UTILITY PROVIDERS AND MAINTAIN AS REQUIRED FOR SITE OPERATIONS AND PHASING.
11	REMOVE EXISTING WATER LINE.
12	REMOVE EXISTING HVAC EQUIPMENT. COORDINATE WITH MEP PLANS.
13	REMOVE EX. SANITARY SEWER & STRUCTURE. CONTRACTOR TO PHASE REMOVAL AND RE-ROUTE OF SANITARY TO MAINTAIN COLLECTION OF EXISTING FLOW FROM REHABILITATION ENCLOSURE.
14	REMOVE EXISTING WALL.
15	REMOVE EXISTING GATE & FOUNDATION. RELOCATE AND REINSTALL AS REQUIRED BY THE OWNER.
16	REMOVE SANITARY SEWER.
17	SAW CUT AND ABANDON STORM SEWER.

NOTE: REFER TO PARK DISTRICT TREE PRESERVATION PLANS FOR TREE REMOVAL.

LEGEND

- LINEAR ITEM REMOVAL
- GRAVEL REMOVAL
- ASPHALT PAVEMENT & BASE REMOVAL
- SIDEWALK & BASE REMOVAL
- BUILDING REMOVAL

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REV	DESCRIPTION	DATE
	DD PROGRESS SET	02/06/2013

WILLOWBROOK WILDLIFE CENTER–SPECIAL–USE MASTER PLAN SUBMITTAL

525 S. PARK BLVD.
GLEN ELLYN, IL 60137

DEMOLITION PLAN

Project Number: 01-4844-01
Drawn By: ES
Sheet: C1.01

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1 / A5.0 MASTER SITE PLAN
SCALE: N.T.S.

SCALE: 1/32" = 1'-0" | SCALE: 1/16" = 1'-0" | SCALE: 1/8" = 1'-0" | SCALE: 3/16" = 1'-0" | SCALE: 1/4" = 1'-0" | SCALE: 3/8" = 1'-0" | SCALE: 1/2" = 1'-0" | SCALE: 3/4" = 1'-0" | SCALE: 1 1/2" = 1'-0" | SCALE: 3" = 1'-0"

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FOREST PRESERVE DISTRICT OF DUPAGE COUNTY

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REV	DESCRIPTION	DATE

WILLOWBROOK WILDLIFE CENTER - SPECIAL-USE/ MASTER PLAN SUBMITTAL
525 S. PARK BOULEVARD
GLEN ELLYN, IL.

MASTER SITE PLAN

Project Number: 02-4844-09
Drawn By:
Sheet:

A5.0

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REV	DESCRIPTION	DATE
	DD PROGRESS SET	02/06/2013

WILLOWBROOK WILDLIFE CENTER-SPECIAL-USE MASTER PLAN SUBMITTAL

525 S. PARK BLVD.
GLEN ELLYN, IL 60137

SITE PLAN

Project Number: 01-4844-09
Drawn By: ES
Sheet: C2.01

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PLANT SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
Shade Trees					
ACFR	13	*Acer freemani 'Marmo'*	Marmo Freeman Maple	3" cal.	B&B
CECA	12	*Celtis occidentalis*	Hackberry	3" cal.	B&B
GYDI	6	*Gymnocladus dioicus*	Kentucky Coffeetree	3" cal.	B&B
QUBI	16	*Quercus bicolor*	Swamp White Oak	3" cal.	B&B
Shrubs					
ARAR	32	*Aronia arbutifolia*	Red Chokeberry	24" ht.	B&B or CG
COSE	13	*Cornus sericea*	Redstem Dogwood	36" ht.	B&B or CG
HAVI	5	*Hamamelis virginiana*	Witchhazel	48" ht.	B&B or CG
ILVE	42	*Ilex verticillata*	Winterberry	36" ht.	B&B or CG
RHAM	148	*Rhus aromatica 'Gro Low'*	Grow Low Fragrant Sumac	#3	CG
RIAM	33	*Ribes americanum*	Wild Black Currant	#3	CG
VIDE	8	*Viburnum dentatum*	Arrowwood Viburnum	36" ht.	B&B or CG
VIPR	5	*Viburnum prunifolium*	Blackhaw Viburnum	48" ht.	B&B or CG
Perennials					
BAAU	27	*Baptisia australis*	False Indigo	#1	CG
GEMA	257	*Geranium maculatum*	Wild Geranium	4" pot	CG
LIAS	34	*Liatris aspera*	Rough Blazing Star	#1	CG
LIPY	34	*Liatris pycnostachya*	Prairie Blazing Star	#1	CG
PAVI	52	*Panicum virgatum*	Switch Grass	#1	CG
SCSC	183	*Schizachyrium scoparium*	Little Bluestem	#1	CG
SPHE	801	*Sporobolus heterolepis*	Prairie Dropseed	#1	CG

SAVANNA SEEDING

BOTANICAL NAME	COMMON NAME	Lb. per Acre	Oz. Per Acre
Andropogon scoparius	little bluestem	3	48
Asclepias purpurascens	Purple Milkweed	0.031	0.498
Aster laevisforus	Side-flowering Aster	0.031	0.498
Avena sativa	Oats	32.000	512
Bromus latiglumis	Ear-leaved Brome	0.25	4
Bromus pubescens	Woodland Brome	0.031	0.498
Carex cephalophora	Short-headed Bracted Sedge	0.062	0.992
Carex hirsutis	Hairy Wood Sedge	0.062	0.992
Carex normalis	Spreading Oval Sedge	0.062	0.992
Carex pensylvanica	Common Oak Sedge	0.062	0.992
Carex rosea	Curly-styled Wood Sedge	0.062	0.992
Dodecatheon meadia	Shooting Star	0.125	2
Elymus canadensis	Canada Wild Rye	6.000	96
Elymus virginicus	Virginia Wild Rye	2	32
Elymus villosus	Silky Wild Rye	2	32
Eupatorium purpureum	Purple Joe-Pye Weed	0.031	0.498
Festuca obtusa	Nodding Fescue	0.016	0.256
Helianthus divericatus	Woodland Sunflower	0.5	8
Helianthus strumosus	Pale-leaved Sunflower	0.031	0.498
Hystrix patula	Bottlebrush Grass	0.062	0.992
Penstemon digitalis	Foxglove Beard Tongue	0.016	0.256
Rudbeckia hirta	black-eyed susan	0.25	4
Rudbeckia subtomentosa	Sweet Black-eyed Susan	0.062	0.992
Solidago ulmifolia	Elm-leaved Goldenrod	0.031	0.498
Tradescantia ohiensis	spiderwort	0.0125	0.2
Tribolium perfoliatum	Late Horse Gentian	0.0125	0.2
Veronicastrum virginicum	Culver's Root	0.031	0.498
Zizia aurea	golden alexanders	0.062	0.992
	Total Weight of Seeds	46.895	750.32

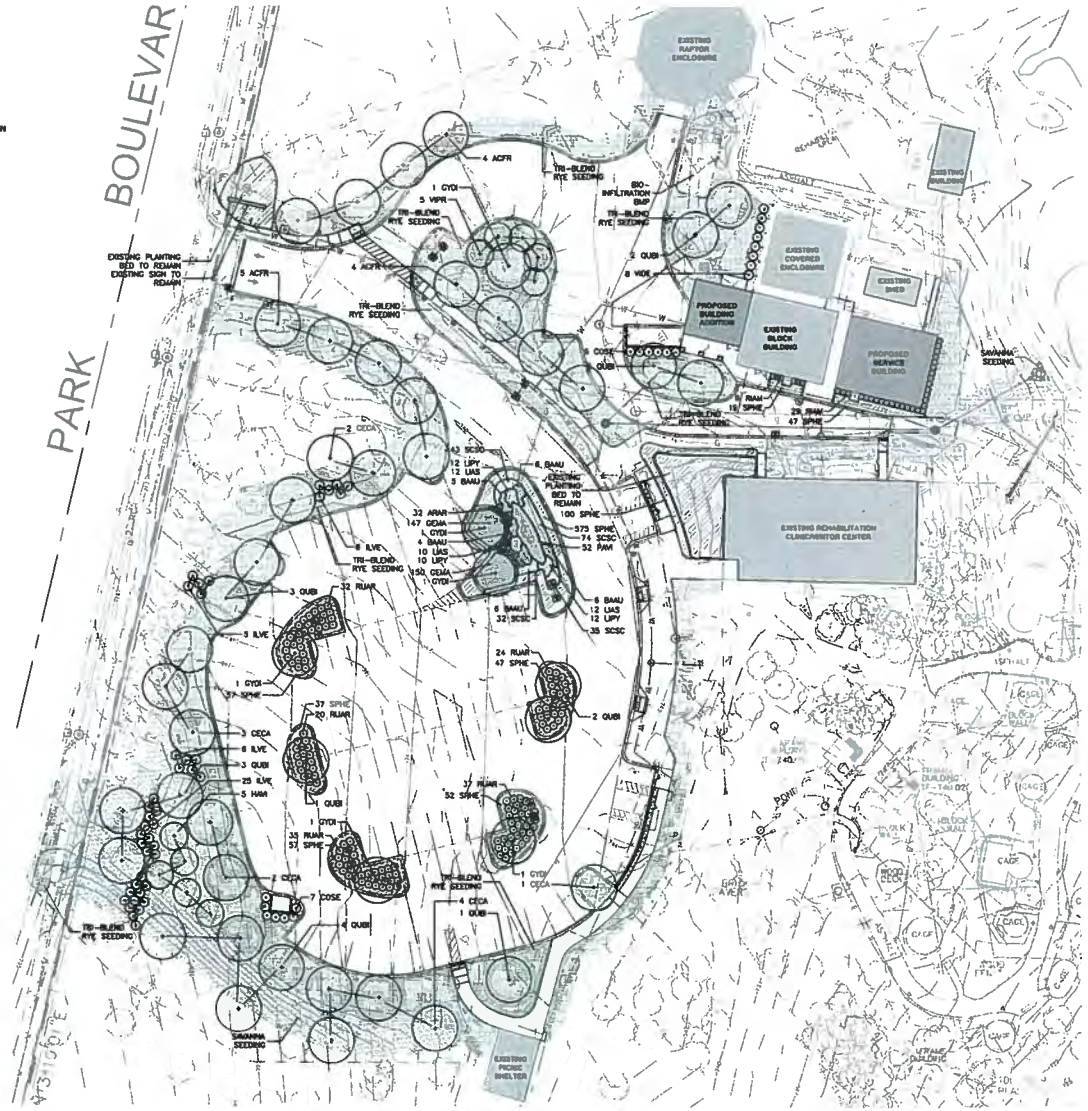
TRI-BLEND RYE SEEDING

An equal blend of three of the following species, applied at 7 lbs. per 1000 s.f.

Calypso II
Apple GL
Monterey II
Mach I
Racer II
Pearl II
APM
Accent

COMPLIANCE WITH ZONING CODE/EXTERIOR APPEARANCE GUIDELINES:

- LANDSCAPE ISLAND MEETING SIZE REQUIREMENTS PROVIDED EVERY 20 SPACES
- MINIMUM QUANTITY OF TREES PROVIDED
- DEVELOPMENT IS SET BACK SIGNIFICANTLY FROM ADJACENT RESIDENTIAL USES - BUFFERING AT THE LOT LINES REMAINS UNCHANGED
- TREES ADDED AT THE PARKING LOT PERIMETER FOR SCREENING
- LANDSCAPING PROVIDED AT TRASH ENCLOSURES
- UTILIZATION OF PLANTS FROM RECOMMENDED PLANT LIST



1 L2.0 **LANDSCAPE PLAN**
Scale: 1" = 30'-0"

OWNER:
WEST BERGEN PARK DISTRICT
DU PAGE COUNTY

STREET ADDRESS:
3 S 580 HAMPSHIRE ROAD
WHEATON, IL 60187-4781

MAILING ADDRESS:
P.O. BOX 5008
WHEATON, IL 60189-5008

CONTACT NUMBERS:
PH# 630-653-7200
FAX# 630-653-7204

WILLOWBROOK FOREST PRESERVE
WILLOWBROOK PHASE I IMPROVEMENTS

525 South Park Boulevard, Glen Ellyn, IL 60137

CONSULTANT:
Wight & Company
2500 North Frontage Road
Darien, Illinois

PHONE NUMBER:
FAX NUMBER:

SUBCONSULTANT:

PHONE NUMBER:
FAX NUMBER:

MARK:	DATE:	DESCRIPTION:
	06.21.13	ISSUED TO GLEN ELLYN
	07.01.13	ISSUED TO GLEN ELLYN

PROJECT NO:	Z-341-000
DRAWN BY:	JAO
CHECKED BY:	
DATE:	03.08.2013
SCALE:	1"=30'-0"

SHEET TITLE:
LANDSCAPE PLAN

SHEET NO:
L2.0

SHEET 1 OF 7

CAD (IHS) R.E.

1 / A3.0 SUPPORT BUILDING RENDERING
SCALE: N.T.S.

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FOREST PRESERVE DISTRICT
OF DUPAGE COUNTY

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REV	DESCRIPTION	DATE

WILLOWBROOK WILDLIFE CENTER - SPECIAL-USE/ MASTER PLAN SUBMITTAL
525 S. PARK BOULEVARD
GLEN ELLYN, IL

SUPPORT BUILDING RENDERING

Project Number:
02-4844-09
Drawn By:
Sheet:

A3.0

1
A3.1
MASTER PLAN RENDERING
SCALE: N.T.S.

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SCALE: 1/8" = 1'-0"
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SCALE: 1 1/2" = 1'-0"
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SCALE: 3" = 1'-0"
0 3" 6" 1'-0"

FOREST PRESERVE DISTRICT
OF DUPAGE COUNTY

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REV	DESCRIPTION	DATE

WILLOWBROOK WILDLIFE CENTER - SPECIAL-USE/ MASTER PLAN SUBMITTAL
525 S. PARK BOULEVARD
GLEN ELLYN, IL.

MASTER PLAN RENDERING

Project Number:
02-4844-09
Drawn By:
Sheet:

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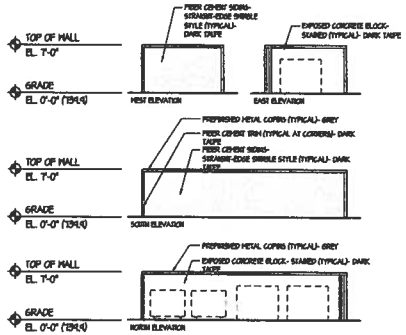
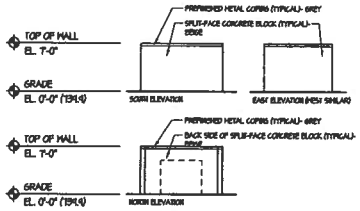
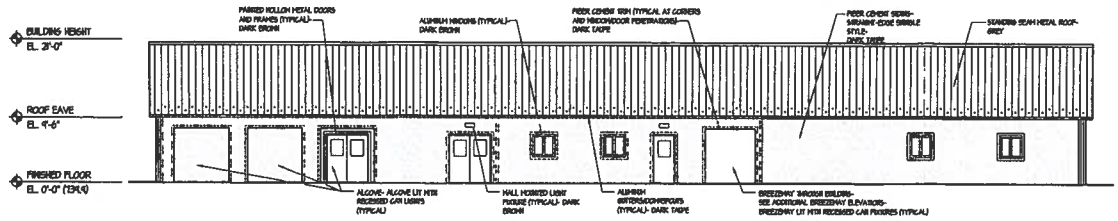


7 A2.0 DUMPSTER SCREEN WALL ELEVATIONS
SCALE: 1/8" = 1'-0"



8 A2.0 DUMPSTER ENCLOSURE ELEVATIONS
SCALE: 1/8" = 1'-0"



1 A2.0 SOUTH ELEVATION
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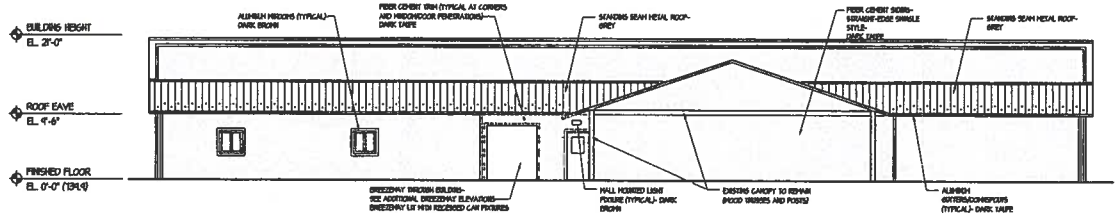
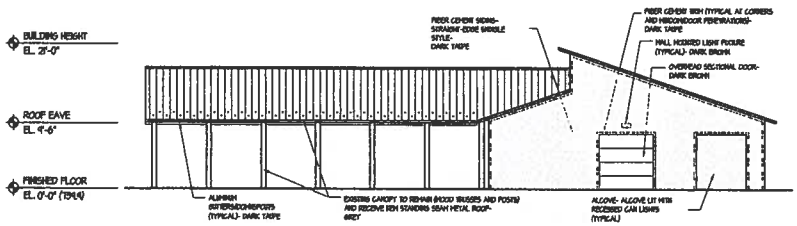
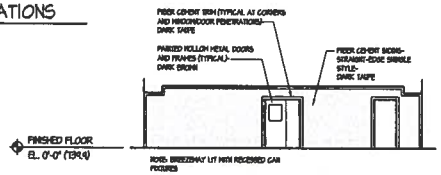


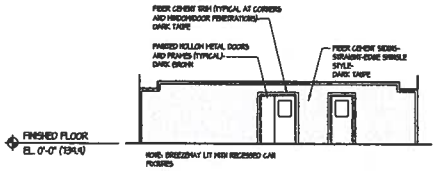
2 A2.0 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



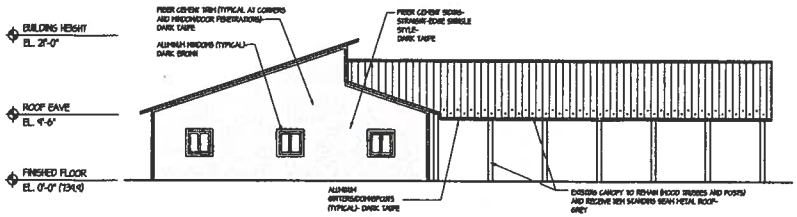
3 A2.0 WEST ELEVATION
SCALE: 1/8" = 1'-0"



5 A2.0 BREEZEWAY EAST WALL ELEVATION
SCALE: 1/8" = 1'-0"



6 A2.0 BREEZEWAY WEST WALL ELEVATION
SCALE: 1/8" = 1'-0"



4 A2.0 EAST ELEVATION
SCALE: 1/8" = 1'-0"

SCALE: 1/16" = 1'-0" | SCALE: 1/8" = 1'-0" | SCALE: 1/4" = 1'-0" | SCALE: 3/8" = 1'-0" | SCALE: 1/2" = 1'-0" | SCALE: 3/4" = 1'-0" | SCALE: 1" = 1'-0" | SCALE: 1 1/2" = 1'-0" | SCALE: 3" = 1'-0"

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FOREST PRESERVE DISTRICT OF DUPAGE COUNTY

Wight
Wight & Company
wightco.com
2500 North Frontage Road
Darien, IL 60561
P 630.969.7000
F 630.969.7979

REV	DESCRIPTION	DATE

WILLOWBROOK WILDLIFE CENTER - SPECIAL-USE/ MASTER PLAN SUBMITTAL
525 S. PARK BOULEVARD
GLEN ELLYN, IL.

ELEVATIONS

Project Number: 02-4844-09
Drawn By:
Sheet:

A2.0

A-8

MEMORANDUM

TO: Mark Franz, Village Manager

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

DATE: July 15, 2013

FOR: July 22, 2013 Village Board Meeting

RE: 190 Geneva Road, Autumn Leaves

Background. The LaSalle Group, contract purchaser of property located at 190 Geneva Road, is requesting approval of a zoning map amendment, special use permit and the exterior appearance of a one-story, approximately 30,000 square foot, 46-bed memory care facility proposed on the site. The subject property is comprised of 3.84 acres and is located at the northwest corner of Geneva Road and Bloomingdale Road. The property is zoned R2 Residential zoning district and is currently developed with a single-family home. The petitioner is requesting that the property be rezoned to the R3 Residential zoning district. Geneva and Bloomingdale Roads are both classified as minor arterial roads and are under the jurisdiction of DuPage County.

In order to proceed with the project, the petitioner is specifically requesting approval of the following:

1. A zoning map amendment in accordance with Section 10-10-13 of the Glen Ellyn Zoning Code to rezone the property from the R2 Residential zoning district to the R3 Residential zoning district.

2. A special use permit in accordance with Section 10-4-10(B)4 to allow congregate housing for the elderly on the property.

3. Exterior appearance approval in accordance with the Appearance Review Guidelines adopted on October 9, 2006 as Ordinance 5508.

A number of zoning variations were originally identified on the proposed plans. During the course of the staff review process, the petitioner worked to eliminate all variation requests. Among other things, the footprint of the building was modified to comply with the required setbacks and the lighting plans were amended in accordance with Glen Ellyn's Zoning Code.

Architectural Review Commission Recommendation. The Architectural Review Commission considered the proposed exterior appearance at a public meeting on June 26, 2013. By a vote of 5-0, the Commission recommended approval of the proposed exterior appearance with no conditions.

Plan Commission Recommendation. The Plan Commission reviewed the requested zoning map amendment and special use permit at a public hearing on June 27, 2013. Thirteen members

of the public spoke at the hearing in opposition to the requests. By a vote of 6-2, the Plan Commission recommended approval of the requested zoning map amendment and special use permit subject to the following conditions:

1. The project shall be constructed in substantial conformance with the plans as submitted and the testimony presented at the public hearing of the Plan Commission.

2. That a pedestrian connection be provided between the front and rear parking lots.

3. That the Geneva Road access drive may be moved farther west if required by the County provided that the impervious surface setback is maintained in this area.

4. That the final geometry of the Geneva Road and Bloomingdale Road access drives are subject to County approval.

Some of the reasons that the Commissioners indicated they were in favor of the requests were that the proposed use is expected to generate less traffic than almost any other land use, including single-family homes. Those Commissioners voting in favor of the request also noted that the Comprehensive Plan discusses the need for providing senior facilities for the community's aging population and states that such uses would be appropriate in low to medium density residential areas. As identified in the attached table, there are many similarities between existing R2 and proposed R3 districts, including the permitted and special uses and bulk zoning standards. At the Plan Commission pre-application meeting, the Commission also noted that the R2 district does not guarantee single-family home development and many of the Commissioners indicated that they believed the proposed use would have less of an impact on the surrounding area than other potential uses that could be permitted under the current zoning with a special use permit.

Action Requested. The Village Board may approve, approve with conditions or deny the requested zoning map amendment, special use permit and exterior appearance. An Ordinance approving the requests as recommended by the Architectural Review Commission and Plan Commission is attached.

Attachments.
- Aerial Photo of Property
- Aerial Photo of Surrounding Area
- R2 and R3 Zoning District Comparison Summary
- Resident Correspondence
- Minutes from June 26, 2013 ARC Meeting
- Draft Minutes from June 27, 2013 Plan Commission Meeting
- Ordinance
- Select Materials from Petitioner's Application Packet

Cc: Matthew Krummick, The LaSalle Group

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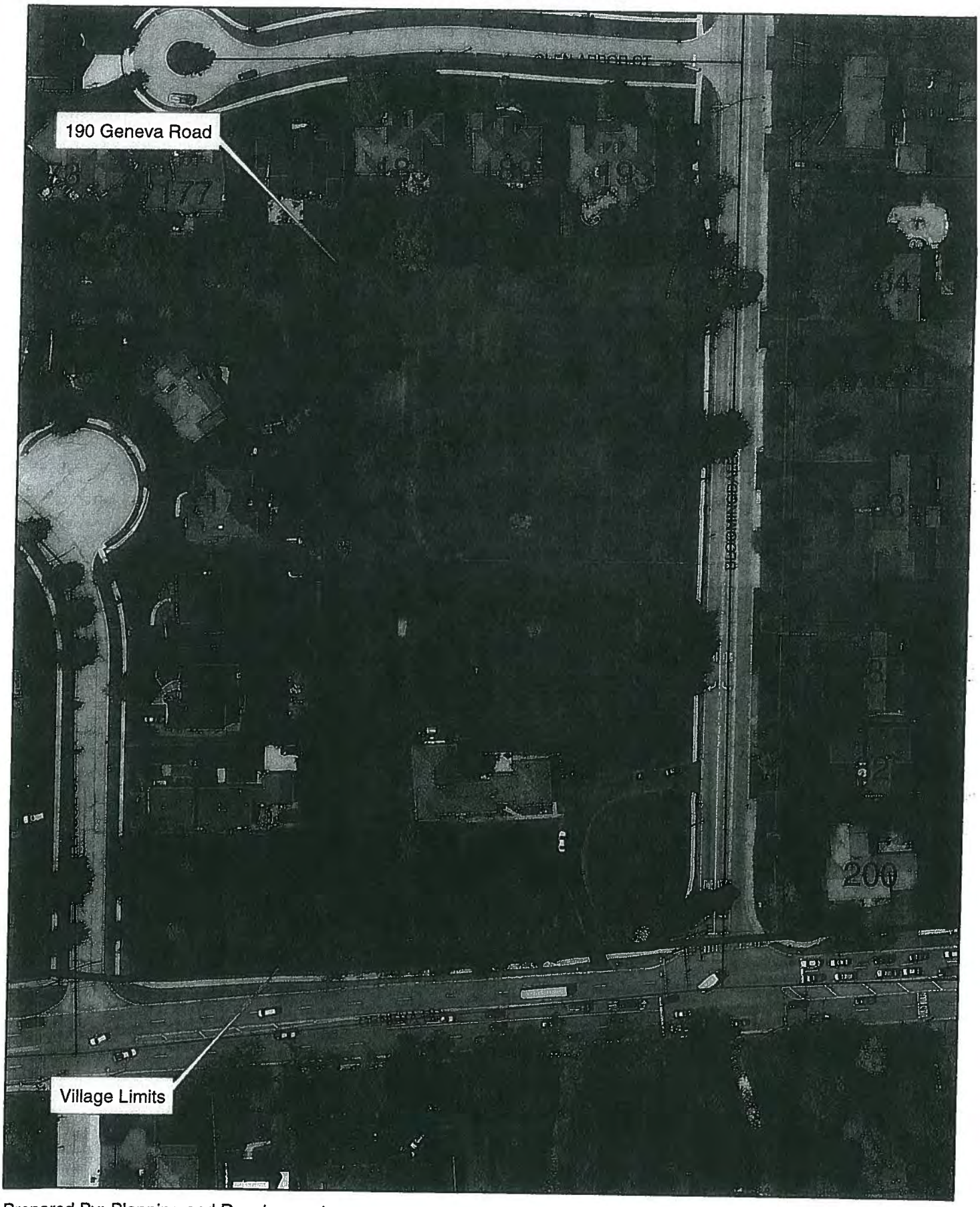
190 Geneva Road



Prepared By: Planning and Development
2009 Aerial Photo

N

190 Geneva Road

Prepared By: Planning and Development
2009 Aerial Photo

N

R2 and R3 Zoning District Comparison Summary

Permitted Uses	
R2 Residential District	**R3 Residential District**
Single-family dwelling	Single-family dwelling
Public park or playground	Public park or playground
Elementary or High School	Elementary or High School
-	Two-family dwelling
-	Attached single-family dwelling of not more than 4 units

Special Uses	
R2 Residential District	**R3 Residential District**
Adult day care center	Adult day care center
Cemetery	-
Church	Church
Convent, monastery and seminary	Convent, monastery and seminary
Cultural facility	Cultural facility
Day care center	Day care center
Planned Residential development	Planned Residential development
Nursery, prekindergarten, stand-alone kindergarten, play, special or other private school	Nursery, prekindergarten, stand-alone kindergarten, play, special or other private school
Privately operated not-for-profit, lake, swimming pool or tennis court, a site of not less than 5 acres	Privately operated not-for-profit, lake, swimming pool or tennis court, a site of not less than 5 acres
Private recreational facility where buildings do not occupy more than 10% of the site area	Private recreational facility where buildings do not occupy more than 10% of the site area
Public Use	Public Use
Public utility and public service use	Public utility and public service use
Television and radio tower, antenna support structure . . .	Television and radio tower, antenna support structure . . .
-	Attached single-family dwelling unit of more than four units but not exceeding six units
-	Congregate housing for the elderly
-	Group home
-	Nursing home and educational philanthropic or religious institution provided no more than 50% of the site is occupied by buildings
-	Sheltered care facility

Bulk Regulations		
	R2 Residential District	**R3 Residential District**
Front Yard Setback	30 feet	30 feet
Rear Yard Setback	40 feet	40 feet
Corner Side Yard Setback	30 feet	30 feet
Interior Side Yard Setback	6.5 feet or 10% of lot width	6.6 feet or 10% of lot width
Building Height Permitted Uses	32-37 feet	32-37 feet
Building Height Special Uses	45 feet	45 feet
Lot Coverage – Single Family	20%-two story home 35%-one story home	20%-two story home 35%-one story home

Michele Stegall

From: Mark Franz
Sent: Thursday, July 11, 2013 10:13 AM
To: Staci Hulseberg; Michele Stegall
Cc: Kristen Schrader
Subject: FW: Autumn Leaves proposed development

Please include in the FIP.

Thanks.

-Mark

Mark Franz
Village of Glen Ellyn
Village Manager

(630) 547-5200 Work
mfranz@glenellyn.org

535 Duane Street
Glen Ellyn, IL 60137

Named "One of America's Best Small Towns in 2011." Money Magazine

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From: Gary Mayo [mailto:garymayo@earthlink.net]
Sent: Wednesday, July 10, 2013 7:21 PM
To: Mark Franz
Subject: Autumn Leaves proposed development

Hi Mark -

I hope your summer is going well. I assume you are aware of the proposed Autumn Leaves development at Geneva & Bloomingdale Roads. This is literally in our backyard – our home in Derby Glen backs up to the Duncan's property – so I have a keen interest in this proposal. Along with my neighbors, I am adamantly against it, and have argued as such before the Plan Commission. As you know, they approved it on a split vote. The dissenters on the Plan Commission argued, I believe correctly, that this could be considered "spot zoning". At a minimum, I believe it is safe to say that it's in a grey area. It certainly conflicts with the Village's Comprehensive Plan, which clearly shows this area intended for single-family homes.

Any way you look at it, **this is a commercial development proposed in a residential area**. To grant this rezoning would set a very dangerous precedent, and send a message that the Village is more concerned with tax dollars than with the quality of life of its residents. That property should remain residential, as everyone in the area expected. With the housing market clearly on the path to recovery, it's only a matter of time before homes would be built there. No one expects it to remain undeveloped forever, and by the same token, no one expected that it might become a commercial development!

The petitioner, and even some on the plan commission have stated that this is a good "transitional use" for this property. That makes no sense when it is surrounded by single-family homes. The petitioner has several other similar facilities in use or under construction in the Chicago area, and NONE of them are in residential areas. At most, they border residential on one side, and are indeed "transitional." I realize that some may think we are against this simply because we live so close (the old "NIMBY" attitude), and we certainly feel more strongly about it because of our proximity. However, this is more a matter of principal, and many who do not live as close feel just as strongly that the Village should not approve a development that will so dramatically change the character of the neighborhood. It's a very slippery slope indeed.

Numerous residents spoke against this at the Plan Commission meetings. No one spoke in favor. Our concerns seemed to fall on deaf ears. Serious traffic issues are being ignored. Even concerns raised by the Commissioners

themselves, such as the impact on property values, were ignored. I believe that the Village is both morally and legally obligated to look at the latter issue before rendering a decision. The Plan Commission apparently didn't think so, and were, I believe, remiss in their duty to the community.

We strongly believe that the Village should deny the request for rezoning, and intend to do everything in our power to stop it. I will call you sometime next week to discuss further. If you have a chance before then, please reply with your thoughts on this. I'd really like to better understand why the Village staff thinks this is a good idea.

Thanks,
- Gary

Christopher & Jody King
176 Derby Glen Drive
Glen Ellyn, Illinois 60137
312-876-8224
630-871-6649
christopher.king@snrdenton.com
jodymlking@sbcglobal.net

September 11, 2012

Staci Hulseberg
Director Planning & Development
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, Illinois 60137

LaSalle Autumn Leaves Development – Bloomingdale and Geneva Roads

Dear Director Hulseberg:

We write to express our strong opposition to the Autumn Leaves development proposed for the corner of Geneva and Bloomingdale Roads (the "Duncan Parcel"). Our home at 176 Derby Glen Drive backs directly onto the property in question.

- Dramatic change in surrounding environment Rezoning the property would represent a complete change in the surrounding neighborhood. All structures for at least ¾ of a mile in all directions is residential – single family, detached residential, in fact.
- Other elder care facilities in the Village are in commercial areas Other assisted living and elder care facilities in or near Glen Ellyn are in commercial areas. Sunrise, Meadows, Belmont Gardens and Brighton Gardens are all in commercial areas.
- Reliance upon residential zoning of this land We have lived in our home for over 15 years. We built here in reliance upon the zoning of the Duncan parcel. All other development in the area has been residential. The reasonable expectations of neighboring owners should be respected.
- The Structure is too large for the Duncan Parcel In the drawing presented to us at the informational meeting, required portions of the property intruded *over twenty (20)* feet onto adjacent property (including ours) to accommodate necessary parts of the development, such as the access road. At the preliminary meeting, the LaSalle representative stated that the building's design could not be altered, and offered no explanation as to how the structure could be made to fit on the available land.
- Commercial aspects of development will create a nuisance LaSalle's plans show a garbage dumpster just a few feet from our lot line. There will be noise and odor associated with a

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commercial enterprise that are prohibited with residential development. Because of the small size of the Duncan parcel, the nuisance caused by the commercial activity associated with Autumn Leaves cannot be remediated.

- Adverse Traffic Impact The traffic at the Bloomingdale/Geneva Road intersection is terrible already, with many accidents. The plans we saw included no modifications for the increased traffic into and out of the facility.
- No Demonstrated Community Need There are three facilities within five miles of downtown Glen Ellyn that provide memory care, and there has been no demonstrated need for an additional facility to serve the community. Furthermore, even if there was a need in the community, there are large parcels of land available on Roosevelt Road with Glen Ellyn addresses, or on North Avenue that could be developed.
- Minimal beneficial economic impact. LaSalle presented no data to suggest that the Autumn Leaves facility will provide employment opportunities to a significant number of community members. We understand the facility will employ a couple dozen people, most jobs will be low wage, and no mention was given to using suppliers that are Glen Ellyn businesses. Autumn Leaves employees and visitors are unlikely to shop at Glen Ellyn businesses because of the significant distance to the downtown area. Employees and visitors are more likely to go to Carol Stream and Glendale Heights to shop.
- No synergy with strategic plan The Autumn Leaves development will do nothing to improve the downtown area.

Chris can be reached during the day at his law firm, SNR Denton LLP, 312-876-8224, Christopher.king@snrdenton.com. Jody can be reached at 630-965-6649 or at jodymlking@sbcglobal.net.

Sincerely,

Jodean M. King

Christopher Q. King

Rx Date/Time: SEP-11-2012(TUE) 20:05
03/11/2007 09:30 FAX 00

Michele Stegall

From: Staci Hulseberg
Sent: Tuesday, September 11, 2012 10:50 AM
To: Michele Stegall
Subject: FW: Proposed Autumn Leaves

Staci

From: Kim Drell [mailto:ksdrell@hotmail.com]
Sent: Tuesday, September 11, 2012 10:43 AM
To: Staci Hulseberg
Cc: mpfefferman@glenellyn.org
Subject: Proposed Autumn Leaves

Hello Stacie,
My name is Kim Drell and I live at 833 Glencoe Street in Glen Ellyn. Eighteen years ago my husband and I moved back to the Chicago area after a seven year job transfer to St Louis (we previously lived in Evanston). As we drove through the streets of Glen Ellyn we knew right away this was the kind of place we wanted to raise our family. We purchased our lot and built our second house...our home of eighteen years. Calling Glen Ellyn our home is something we have always been proud of. We have been involved in this community in many ways over the years; coaching sports, PTA, Boosters, Glen Ellyn Junior Woman's Club, and Glen Ellyn Infant Welfare are to name a few.

The point of telling you this is...our home backs up to the corner of Geneva and Bloomingdale, the site of the proposed assisted living Autumn Leaves. We have always known that this property could be sold, but felt rest assured by the fact that it is zoned as single family. Now the property is being considered for a change in zoning that would allow this assisted living to be built. **To me, this feels like an old friend going back on their word!** I don't understand how zoning could be changed after all these years when all the other factors have remained the same..a neighborhood of single family homes. Changing the single family zone in our residential neighborhood is wrong and I know many neighbors who feel the same. I feel the building of this assisted living would negatively impact our lives and our homes in many ways.
I ask that you please consider the opinions of the families who live in this residential area that surrounds the proposed property.
Thank you for your time.

Regards,
Kim Drell

Kim Drell
630-400-6589

Michele Stegall

From: Staci Hulseberg
Sent: Monday, September 10, 2012 11:33 AM
To: Michele Stegall
Subject: FW: Concern about Autumn Leaves Proposed Development at 190 Geneva Road

Importance: High

Staci

From: Barb Ratkowski (bratkows) [mailto:bratkows@cisco.com]
Sent: Friday, September 07, 2012 8:12 PM
To: shulseberg@glenellyninfo.org
Subject: Concern about Autumn Leaves Proposed Development at 190 Geneva Road
Importance: High

Hi Staci – I'm a resident of Derby Glen in Glen Ellyn, VERY close to where the LaSalle Group is proposing the development of the Memory Care facility at Bloomingdale and Geneva Roads. I attended the meeting on Thursday night with several neighbors and wanted to voice our opposition to this plan due to MANY factors; to name a few:

- Increased traffic at an already dangerous intersection (we hear at least 2 accidents a month at Bloomingdale/Geneva)
- Increased traffic making it almost impossible to get out of Derby Glen at either corner, Glencoe or Summit
- Increased traffic on Bloomingdale and Geneva in/out of the facility – what about the kids that walk down Bloomingdale and Geneva to school (going to Churchill or Hadley)?
- Parking lot with traffic coming and going and lights in the backyards of Derby Glen and Glen Arbor Court families
- Reduction of property values to surrounding homes due to the "commercial" nature of the re-zoning of the Duncan property

My husband and I built our home in Derby Glen 18 years ago because of the neighborhood, Glen Ellyn schools, convenience to major expressways, shopping, and all of the amenities Glen Ellyn has to offer. We were lucky to build a home in an environment that didn't feel so "new" - there was some maturity to our area and we've been very happy here!

I would ask you and the other folks on the board to consider some of the items listed above as this process moves forward.

Thanks for your time –
Barb Ratkowski
Derby Glen Resident
630-330-5286

interest to the front. Chairman Burdett asked about the revised landscape plan to which Mr. Lauriat responded there are revised species on the plan so the plants are not crowded. Commissioner Dohrer stated he thinks this is an attractive plan. He stated the canopy choice is much improved, and the landscaping plan is good. He asked if there would be adequate parking spaces to which Mr. Lauriat stated they will only lose 1 parking space to the landscape island. Magenium Solutions' Managing Director Colleen LaMantia stated most employees are not in the office much as the employees are at the client sites or working remotely so the parking will be fine. Commissioner Dohrer stated he likes the green wall.

Commissioner Dickie stated they have done an admirable job on this plan, and he likes the detailing. He stated the proposed canopies are handsome, and he likes the green wall. He stated the colors and materials are very appropriate.

Commissioner Senak stated the plan is wonderful and is consistent with the downtown's architecture. He stated the proposed canopies are more reflective of the downtown style. He stated this property will be one of the more beautiful buildings in that area.

Student Commissioner Howard stated she likes the plan, and this will be a nice addition to the community as the property now is unappealing.

Commissioner Albrecht stated the canopies are great, and she likes the details and color combinations. She stated the west wall with the green space is phenomenal, and she likes the urns used on the ground in the back.

Chairman Burdett stated this is a great design and thanked the petitioner for being responsive to the pre-application meeting comments. He stated he agrees with the staff recommendations of paining the window trim to match the canopies and painting the downspouts to match the building. He stated the landscaping plan works, and the canopy is wonderful.

Commissioner Senak made a motion to recommend approval of the proposed exterior appearance for 535 Pennsylvania Avenue with the conditions of painting the window trim to match the color of the canopies and exterior light fixtures and to paint the downspouts and utilitarian elements to match the building. The motion was seconded by Commissioner Dohrer and carried unanimously by a vote of 5-0.

* 3. Autumn Leaves, 190 Geneva Road – Exterior Appearance

Village Planner Stegall presented information on a request from The LaSalle Group regarding exterior appearance approval of a proposed one-story approximately 30,000 square foot memory care facility proposed at 190 Geneva Road. She stated the property is located at the northwest corner of Geneva Road and Bloomingdale Road and is surrounded by R2 zoning and single-family homes. She stated in order to proceed with the project, the petitioner will need to receive approval of a Zoning Map Amendment, Special Use Permit and Exterior Appearance. She stated the Plan Commission is scheduled to review the proposed R3 rezoning and requested Special Use Permit at a public hearing on June 27, 2013.

Village Planner Stegall stated the building is designed to have a traditional residential style, and the floor plan is laid out with the different wings branching off of a central common area which helps break up the mass of the building. She stated the fluctuations in the roof line, building wall offsets and a variety of windows further help break up the bulk of the structure. She stated the landscape plan has been reviewed by the Village's landscape consultants, Planning Resource Associates, who is satisfied with the plan.

Matthew Krummick, Regional Director of Development for The LaSalle Group, 1900 E. Golf Road, Suite 1120, Schaumburg, Illinois, stated The LaSalle Group develops, builds and operates memory care residences throughout the country. He stated they currently have 5 residences operating in the Chicagoland area with 2 additional locations under construction. He stated the Autumn Leaves of Glen Ellyn would be their 1st residence in DuPage County.

Michael Arenson, Architect with SAS Architects & Planners, 630 Dundee Road, Northbrook, Illinois, stated they built a similar building in Vernon Hills to this proposed building. He stated the building exterior would be constructed with brick and would have a limestone base, asphalt shingles for the roof, vinyl shutters for the sides of the windows and a fountain in front of the building. He showed a picture of different views of the site and explained how the different gable sizes help to break up the roofs.

Nick Patera, Architect with Teska Associates, Inc., 627 Grove Street, Evanston, Illinois, stated the total site area is 3.82 acres, with 2.29 acres proposed to be green space. He described the levels of plantings and stated they picture how the outside looks from a resident's view inside. He stated there would be foundation plantings, deciduous, ornamental and evergreen trees, parkway plantings along Bloomingdale Road and wandering gardens on either side of the building among other things.

Chairman Burdett stated the neighborhood residents may be concerned with the screening to which Mr. Patera stated by the time you would get to the foundation of the building, you would go through 3 layers of plantings as well as the fence to provide reassurance. Commissioner Albrecht stated the landscape plan would be a stair-step progression.

Commissioner Senak asked about specifics in design for this type of housing to which Mr. Arenson stated they start by driving around a community to see the colors and materials used as well as the different types of buildings. Mr. Arenson stated they are using brick because Glen Ellyn is a community that uses a lot of brick. Mr. Krummick stated Glen Ellyn has a sense of character and texture and they would not want to abrasively try to build something which did fit with the surrounding community.

Commissioner Dohrer stated he was concerned initially, but complemented the architects on a well-integrated design. He stated the proposed materials are good, and the landscape plan was well-thought out.

Commissioner Dickie stated the scale is appropriate, the gables work well and the landscape plan is successful for existing and new plantings. He stated the layering effect in the landscaping is appreciated.

Commissioner Senak asked about the lighting in the rear parking area to which Mr. Arenson stated the lights will comply with the Village's ordinance and not shine on the surrounding neighbors. Mr. Arenson stated the lights will be on timers and can be shut off too if need be.

Student Commissioner Howard stated the building looks welcoming and blends in with the surrounding neighborhood.

Commissioner Albrecht stated the landscape plan is outstanding. She stated she likes the different heights and turnings of the building. She stated she would like to see a stronger color for the brick and hardy board to bring more contrast.

Chairman Burdett stated the residence will be an appropriate use for that corner and will have a home-like feel. He stated they used a good mix of textures in the building materials. He stated the landscape plan is crucial.

Commissioner Albrecht made a motion to recommend approval of the proposed exterior appearance for 190 Geneva Road The motion was seconded by Commissioner Dickie and carried unanimously by a vote of 5-0.

4. Public Comments

Gary Mayo, 831 Glencoe Street, Glen Ellyn, Illinois, stated his home is adjacent to 190 Geneva Road. He stated he has seen the aerial pictures of the landscape plan but would like to see the plan from a street level. Village Planner Stegall stated she would give him a copy of the application packet. She stated the landscape screening would also be talked about at the Plan Commission meeting.

5. Chairman's Report

Chairman Burdett welcomed Commissioner Mark Senak and Student Commissioner Maddie Howard to the ARC and thanked former Commissioners Mulvihill and Wilson for their service as their terms ended.

6. Trustee's Report

None

7. Staff Report

Village Planner Stegall stated the Wayfinding Study is still online through June 28, 2013, and residents are encouraged to take the online survey for 3 potential design schemes. She stated there will be a meeting on July 10, 2013.

8. Other Business

None

tenants before he could provide that information. Plan Commissioner Mansfield asked if there is a safety concern regarding one exit for both retail spaces. Ms. Stegall responded that the floor plan currently is very conceptual and the petitioner will need to go through the building permit process where all of the fire related codes will be reviewed.

Questions or Comments from the Public

No persons spoke in favor of or in opposition to the subject request.

Plan Commissioner Mansfield moved, seconded by Plan Commissioner Heming-Littwin, to close the public hearing.

Comments from the Plan Commission

All of the Plan Commissioners were supportive of the proposed Special Use Permit request. Plan Commissioner Whiston added that the subject building has been vacant for a while, and Plan Commissioner Allen commented that the Architectural Review Commissioners had been supportive of this project at their meeting last evening.

Motion

Plan Commissioner Mansfield moved, seconded by Plan Commissioner Heming-Littwin, to recommend approval of the request by Magenium Solutions LLC for approval of a Special Use Permit in accordance with Section 10-4-17.1(B)32 of the Glen Ellyn Zoning Code to allow an office at 535 Pennsylvania based on the findings of fact in the petitioner's application packet and presented by the petitioner at this meeting as well as the findings included in the deliberation of the Plan Commission subject to the following conditions: 1. The project shall be constructed in substantial conformance with the plans as submitted and the testimony as presented at the public hearing of the Plan Commission. 2. That a Plat of Consolidation be prepared and recorded prior to the issuance of a temporary occupancy permit.

The motion carried unanimously with eight (8) "yes" votes and zero (0) "no" votes as follows: Plan Commissioners Mansfield, Heming-Littwin, Allen, Fasules, Girling, Whalen, Whiston and Chairperson Loch voted yes.

AUTUMN LEAVES, 190 GENEVA ROAD –
ZONING MAP AMENDMENT AND SPECIAL USE PERMIT
A REQUEST FOR APPROVAL OF A ZONING MAP AMENDMENT AND SPECIAL USE PERMIT FOR A PROPOSED SINGLE-STORY 29,000 SQUARE FOOT MEMORY CARE FACILITY PROPOSED AT 190 GENEVA ROAD. THE SUBJECT PROPERTY IS LOCATED AT THE NORTHWEST CORNER OF GENEVA ROAD AND BLOOMINGDALE ROAD IN THE R2 RESIDENTIAL ZONING DISTRICT. THE PROPERTY IS PROPOSED TO BE REZONED R3 RESIDENTIAL ZONING DISTRICT.

Plan Commissioner Whiston recused himself regarding the subject public hearing.

Plan Commissioner Girling moved, seconded by Plan Commissioner Heming-Littwin, to open the public hearing.

Staff Presentation

Village Planner Michele Stegall and Traffic Engineer Dan Schoenberg of James J. Benes and Associates were present to speak regarding the subject requests. Planner Stegall stated that The LaSalle Group would like to construct a 30,000-square foot memory care facility at 190 Geneva Road and is requesting a Zoning Map Amendment and a Special Use Permit for the project. Ms. Stegall displayed a map of the subject site which she stated is located at the northwest corner of Geneva Road and Bloomingdale Road. She added that both Geneva Road and Bloomingdale Road are classified as arterial roads and are under DuPage County jurisdiction. She also stated that there is a traffic light at that intersection. Ms. Stegall also stated that there is an eastbound left-turn lane that spans the full width of this property along Geneva Road. She also stated that along the Bloomingdale Road frontage, there are two dedicated southbound lanes, one for right-turning traffic and one for left-turning traffic. Ms. Stegall stated that the property consists of 3.84 acres, is currently zoned R2 and is currently developed with a single-family home. She stated that the properties to the east, west and north are also zoned R2 Residential District and the property to the south is located in Wheaton and is zoned R3 Single Family Zoning District. Ms. Stegall stated that one of the petitioner's requests is to re-zone the property from the R2 Residential Zoning District to the R3 Residential Zoning District. She then displayed a list of the permitted uses in the R2 Zoning District that includes single-family dwellings, public parks and playgrounds, elementary and high schools and permitted uses in the R3 Zoning District that include single-family dwellings, public parks and playgrounds and elementary and high schools as well as two-family dwellings and attached single-family dwellings of no more than four units. Ms. Stegall added that the special uses permitted in the two zoning districts are somewhat similar and some of the uses allowed in both districts include adult daycare facilities, churches and daycare centers. She also stated that congregate housing for the elderly which the petitioner is requesting approval for at this hearing is a special use allowed in the R3 Zoning District. Ms. Stegall stated that the bulk zoning regulations of the two districts essentially mirror each other with the exception of the interior side yard which is 6.5 feet in one district and 6.6 feet in the other district.

Ms. Stegall displayed and described a site plan of the proposed project. She added that the site has 34 proposed parking spaces and that 23 parking spaces are required per code. She also stated that the subject site has three access drives—one on Geneva Road that will be right-in/right-out/left-in, one on Bloomingdale Road that will be right-in/right-out only, and a second full access drive on Bloomingdale Road. Ms. Stegall added that the access drives are under the jurisdiction of DuPage County and that the County is comfortable with the location and design of the drives, however, would like the Geneva Road access drive moved approximately 30 feet to the west. Ms. Stegall stated that DuPage County understands that the Village has an impervious

surface requirement which is approximately 15 feet in this case and the drive would not be forced any closer to the property line than that.

Ms. Stegall displayed a landscape plan that was discussed by the Glen Ellyn Architectural Review Commission last evening and she stated that the ARC was pleased with the plan. Ms. Stegall added that a tree preservation plan was also included in the Plan Commissioners' packets and stated that interior trees on the site for the most part are proposed to be removed with packets of existing trees along the western and northern property lines remaining..

Ms. Stegall stated that an easement that was required for a sidewalk that slightly encroaches over the property line is no longer needed because a property line dedication has occurred. Ms. Stegall stated that a comment had been made by Traffic Consultant Schoenberg regarding possibly providing a pedestrian connection between the front and rear parking lots. Ms. Stegall stated that another recommended condition of approval includes referring to the County for the final location of the design of the access drives.

Plan Commissioner Mansfield inquired as to why this project was not considered to be spot zoning. Village Attorney Tappendorf responded that the subject lot is significantly larger at approximately four (4) acres than the surrounding properties and could be zoned with a dozen or more single-family homes. She added that this site is not just one lot in an area of similarly sized lots and that there are other transitional types of uses in this area. She also stated that the requested R3 zoning is not a significantly different zoning district than the existing district.

Petitioner's Presentation

Present on behalf of the subject project were Matthew Krummick, The LaSalle Group, 1900 E. Golf Road, Schaumburg, Illinois; Michael Arenson, SAS Architects, 630 Dundee Road, Northbrook, Illinois; Nick Patera, Teska Associates, 627 Grove Street, Evanston, Illinois; Tom McCabe, SPACECO, 9575 W. Higgins Road, Rosemont, Illinois; and Javier Millan, KLOA, 9575 W. Higgins Road, Rosemont, Illinois.

Mr. Krummick of The LaSalle Group stated that Autumn Leaves is a facility or residence for people with memory disorders such as Alzheimers. He stated that this type of facility is a growing need in all communities and they consider themselves a residence and community service. Mr. Krummick stated that they see a demand of approximately 19,000 in the immediate feeder area and it is anticipated that approximately 15% of that figure is from the corporate limits of Glen Ellyn.

Mr. Arenson of SAS Architects stated that his company specializes in doing projects for the senior living community and that he has worked for Autumn Leaves for seven years in the Chicago area. He added that Autumn Leaves has built six other properties in the Chicago metropolitan area and owns approximately 20 facilities nationwide. Mr. Arenson stated that the subject building fronts Geneva Road and has been pushed back significantly. He added that the access roads have been moved away from the corner to allow for as much front yard and distance

as possible to create the front yard and view but still give a front yard presence towards Geneva Road which is necessary for identity purposes. Mr. Arenson stated that the subject property slopes radically to the north and off of Bloomingdale Road and the building has been sited five (5) feet below Geneva Road which is unusual as one almost always builds above street level. Mr. Arenson stated that this design will respect the site and the site edges as the building is constructed. He also stated that garbage from the building will be located as far from the residence as possible in the west corner and that a transformer and generator will also be located to the west. Mr. Arenson stated that the building has been uniquely designed for the subject site. He added that the wings and wing configurations have been changed and a circle drive has been eliminated so that greenery only will be located on the western boundary. He also stated that a 6-foot stockade fence will be installed along the western and northern boundaries. Mr. Arenson displayed a site plan and building elevations and described the building which he stated will appear to be residential. Mr. Arenson also displayed a floor plan and described the building which has four wings that are neighborhoods that house patients. He added that the facility has a high level of shared community space, the building is non-combustible and sprinklered, and the doors and windows are locked. He also stated that other elements on the site include a sign, a shed and a garbage enclosure that are masonry and match the building. Mr. Arenson added that all of the fixtures and lighting are code compliant and the lighting outside the facility is dim. Mr. Arenson added that their company has built buildings similar to the subject facility and he displayed photos of and described a similar facility in Vernon Hills.

Mr. Krummick stated that R3 zoning has less intensity than other zoning districts and that the subject facility is very residential in nature.

Mr. Patera of Teska Associates stated that he has been involved in working with all of the Chicagoland Autumn Leaves facilities and that the company prides themselves on adapting to the sites and neighbors and reconfiguring the buildings. Mr. Teska stated that parking in front of the subject facility for guests and visitors is modest and convenient to the front door. He stated that the building has a rear entry and that the rear lot will have circulation ability to pick up residents. Mr. Patera stated that another element of the site is that there are no large expanses of unbroken wall and the site has numerous courtyards. He also stated that the residents can enjoy the twin gardens on the east and west which will be confined and fenced. He also stated that the building will be low and there will be no long straight-line facades which reflects the residential

scale found in the neighborhood. Mr. Patera also said that the transitional use of the property fits between a roadway corridor and the existing homes. He stated there is a hedge row of existing trees that are up to 20 inches that runs along the east and north property lines and that some trees will be removed. He also stated there is foundation planting around the building and storage building and plantings will also screen the parking lot. He added that there is continuous shrub and planted evergreen and deciduous screen planting. Mr. Patera stated that this is a stormwater basin that scoops out and comes back up, therefore, there is a high plateau on the north side and, on that plateau, various trees and shrubs will be planted and the existing trees along the north property line will remain. Mr. Patera described the street tree planting along Bloomingdale Road that includes foreground planting that works in conjunction with the building with evergreens for

seasonal use, base planting around the sign, screening in the front yard so that headlights and bumpers are not seen and foundation plantings are set off from the building so that the residents have views from their rooms.

Mr. McCabe stated that new storm structures will be installed along the west side of the subject site to bring water into the detention basin. He added that the Village stormwater engineer has stated they meet all of the requirements of DuPage County and the Village. Mr. McCabe also stated that new sidewalks will be installed on both Geneva and Bloomingdale Roads that will run the length of the property along the property line and through the driveways per DuPage County requirement. Mr. Krummick stated that the basin is a dry basin and will be filled with native grasses.

Mr. Millan stated that of all the land uses that could be at the subject site, the subject use is the most benign use as the residents do not drive, the facility will have a total of 15-18 employees that work in three shifts and visitor traffic typically occurs on weekends or during evening hours. He added that the residents at this type of facility sadly do not get many visitors and that the proposed land use generates less traffic than any other land use. Mr. Millan added that 10 single-family homes would generate more traffic than the subject facility and that traffic to the site generates outside of peak hours. He stated that there would be a total of 8 trips in the morning peak hour (5 in/3 out), then a total of 8 trips (4 in and 4 out) and then in the evening 19 vehicles. Mr. Millan stated these figures are the largest trip generation that could occur at this site. Mr. Millan stated that the access drives were reviewed by DuPage County and the County requested moving the Geneva access point further west farther away from the intersection. He added that the left turn lane is not a full left turn lane at the location of the access drive and allows a vehicle to move away from traffic. Mr. Millan stated that the number of parking spaces exceeds the parking code and the amount required by ITE. Mr. Patera stated that evergreen plantings can be incorporated on all three sides of the property.

Questions from the Plan Commission

Mr. McCabe of SPACECO responded that a new sidewalk will be installed in the Bloomingdale Road right-of-way that will be one foot off of the property line. He added that that sidewalk is a DuPage County requirement. He also stated that the existing sidewalk along Geneva Road will be removed and replaced to one foot off of the property line per DuPage County requirements. Mr. McCabe added that the sidewalk will not be handicap accessible due to the grade. He also stated that a sidewalk in the rear parking lot would not need to be handicap accessible because the handicap spaces are all accessible under the building. Mr. McCabe responded to Plan Commissioner Whalen about the recommendation to provide a pedestrian connection between the front and rear parking lots by indicating that the rear lot is designed to predominantly service staff who will enter the building through the rear entrance as well as circulation for deliveries. He added that they believe that the front lot will be accommodating to the needs of their visitors and residents. Mr. McCabe added that a sidewalk could be located next to the curb so users could walk to the front door and then along the public sidewalk to the back. Mr. Schoenberg stated that his concern was people traveling from the rear parking lot to the public walk and a

simple solution could be to add a strip adjacent to the drive aisle to get to the public walk. He stated that staff parking and deliveries will use the existing entrance, however, that entrance will not be available to the general public. He added that if the general public parks in the rear lot, they would need a guided path to get to the front of the building. Mr. Schoenberg stated that a small strip just off of Bloomingdale Road to a logical point would be sufficient and responded to Plan Commissioner Whalen that the strip could be limited in width. Mr. Krummick responded to Plan Commissioner Fasules that the rear door is for use only by staff and delivery persons. Plan Commissioner Mansfield asked if the subject building could be re-used for another type of adult care besides dementia. Mr. Krummick responded that their facility is planned for the long-term and that another type of medical facility would need to re-adapt. Mr. Arenson stated that the proposed facility could not be converted to a nursing home due to strict nursing home regulations. He added that the subject facility is licensed under the Assisted Living Code of the State of Illinois for this use. Mr. Arenson responded to Plan Commissioner Mansfield that a significant amount of remodeling would need to be done before the building could be re-used as an assisted living facility. Plan Commissioner Allen asked for an explanation of the southern border and northern border elevations in terms of the grading between the southern border of the detention area and the northern border and asked how the northern border transitions into the properties on the north side. Mr. Patera responded that there is a gradual slope on the northern side and that the basin is a flat dry bottom maintained in a grass configuration. He added that the land goes up from the flat bottom and then hits a plateau before it meets the north property line. He also stated there is a two-tiered retaining wall that goes up on the south line so from the flat bottom there is a retaining wall with a planting shelf, a retaining wall, and another planting shelf to the parking area. Mr. Patera stated that the plantings are wet-footed shrubs that can withstand any type of filling and draining. Mr. Patera responded to Plan Commissioner Allen that the two shelves are approximately the same height.

Mr. Krummick responded to Plan Commissioner Heming-Littwin that there are three shifts daily with some overlap—from 7:00 a.m. to 4:00 p.m., from 4:00 p.m. to midnight and midnight to 7:00 a.m. Mr. Krummick responded to Plan Commissioner Allen that he is not aware of any post-construction feedback received from surrounding communities. Mr. Arenson responded to Plan Commissioner Mansfield that their Crystal Lake facility is surrounded by residential and undeveloped land that will become residential and their Oswego facility has residential land on two sides and undeveloped land on one side that will become residential.

Questions or Comments from the Public

Barb Ratkowski, 826 Glencoe Street, Glen Ellyn, Illinois stated she is a resident of Derby Glen which is west of the subject project. She stated she is opposed to this project although she understands the need for this type of facility. Ms. Ratkowski stated that her biggest concern is traffic. She stated that many children live in Derby Glen and walk down Geneva and Bloomingdale Roads to school. She feels that there will be more issues regarding the children

walking to school than there are now as there will be more driveways. Ms. Ratkowski stated she lives on a corner and constantly hears screeching tires. She also stated she has difficulty exiting her street because of traffic.

Christopher King, 176 Derby Glen Drive, Glen Ellyn, Illinois stated he has lived at his current address for 17 years and is an attorney. Mr. King asked if the permit being considered is transferable. Ms. Stegall responded that the permit is transferable as special use permits run with the property if the use is the same. Mr. King stated that there will be a significant change to the neighborhood with the addition of the subject facility. He also felt that the Plan Commission does not have enough information yet to make a determination on this proposal. He stated that he has the same question as Ray Ulreich, Village stormwater engineer, regarding why the storm runoff along the west side of the property did not channel down into the detention area. He stated that there is a river even in moderate rain that flows from the southeast corner to the northwest corner. Mr. King stated that, per the engineering plan, water will run down into the back corner because of the way the grading is and into his neighbors' yards. He asked that the Plan Commission consider that the water flow into the detention pond. Regarding lighting, Mr. King was not satisfied that all of the alternatives for lighting in the parking lot have been addressed and wondered if something less obtrusive than 17-foot lights was available and if the lights could be turned off at a certain time as they shine into his back windows. Regarding landscaping, Mr. King asked that consideration be given to making the trees along the western and northern boundaries of the taller evergreen variety so that the neighbors have privacy throughout the year. Plan Commissioner Whalen asked for Mr. King's opinion regarding the stockade fence proposed along his rear lot line and Mr. King stated he had requested that particular fence.

Gary Mayo, 831 Glencoe Street, Glen Ellyn, Illinois stated that the subject commercial building is good looking and the petitioners have done a lot right to make the building work on the site. Mr. Mayo stated, however, that the building is a commercial development in a residential neighborhood and that approving the re-zoning and special use would set a very dangerous precedent. He stated that the tax dollars the Village would receive seems to be more important than the residents' quality of life. Mr. Mayo also expressed a concern regarding property values and stated that Plan Commissioners had asked for data at a previous meeting which he believes has not been provided. He also stated that the right use for the subject property should be single-family homes instead of one large facility. He also stated concern had been expressed regarding patients wandering and stated he believes no data had been provided regarding this topic as had been requested. Mr. Mayo also stated he had concerns regarding traffic as the intersection at the subject location is dangerous and a driveway for Autumn Leaves will allow left turns near that corner. He stated that the traffic study prepared by a consultant said that the intersection of Geneva and Glencoe has been rated as an F. He also stated that he would like some conditions attached to the property that if it is rezoned to R3, less desirable uses could not occur. He also requested no smoking on the site and expressed concern regarding maintenance of the landscaping and fencing. He also expressed concern regarding overland flow at the site. Mr. Mayo felt that more information needs to be provided before the Plan Commission can act on

this request at this meeting. Attorney Tappendorf responded to Mr. Mayo that the Village does not have the authority to trump County or State regulations on their roads.

Gary Fitch, 1626 E. Geneva Road, Wheaton, Illinois stated he has lived across the street from the subject property for 21 years and that there has been a continual increase in traffic during that time. He stated that traffic moves quickly from Five Corners down Bloomingdale and Geneva Roads. He stated that Geneva Road access will be an accident waiting to happen and added that they already have accidents occurring on a regular basis in that area. Mr. Fitch stated he is not necessarily opposed to the proposed facility but feels a better job needs to be done with traffic. He also expressed a concern regarding safety and patients wandering from the facility and asked if any patients had wandered away from an Autumn Leaves facility at any time.

Christine Ballenger, 1721 Kay Road, Wheaton, Illinois stated that her biggest concern is that the use of the subject property does not reflect the flavor of the neighborhood, in general, and that having this type of facility in this location is not a good use of the property. Ms. Ballenger stated that she has lived in the subject area for approximately 40 years and is extremely concerned regarding increased traffic over the years. She added that the traffic experienced at Bloomingdale and Geneva Roads is incredible and that adding a driveway where cars will make left-hand turns will be a disaster. Ms. Ballenger also expressed concern regarding the safety of children who attend Hadley Junior High and dart across Geneva Road instead of crossing at Bloomingdale Road. She also expressed concern regarding lighting and noise from ambulances at the site. Ms. Ballenger also stated that she agreed with comments made by others who spoke before her and added that further studies need to be done regarding this request.

Bob Ballenger, 1721 Kay Road, Wheaton, Illinois stated he has lived in his home for 28 years He also stated that he agrees with Christine Ballenger and Gary Mayo that the subject facility does not fit in the community. He stated that the subject property is totally surrounded by properties that are zoned R2 Residential and that the proposed Geneva Road access would be extremely dangerous. Mr. Ballenger stated he lives in Wheaton and does not want this facility in his back yard.

Ruthann Fowler, 831 Bloomingdale Road, Glen Ellyn, Illinois stated she has lived in her home for 40 years and has some of the same concerns as other neighbors. She stated that she has not heard much about the east side of Bloomingdale Road where she lives except there will be some trees. Ms. Fowler stated that she hopes the trees will be evergreens so that there will be less visibility in both the summer and winter months. Ms. Fowler expressed concern regarding parking lights from cars coming into the entrance on Bloomingdale Road that shine right into her windows. She also stated that the staff parking area would be a nice design with trees on both sides.

Lawrence Smith, 1718 E. Geneva Road, Wheaton, Illinois has lived at his current address for 33 years. Mr. Smith pointed out that Bloomingdale Road ends in his driveway on Geneva Road. He stated he has seen some horrific accidents at that intersection during the time he has lived in his home with dozens of cars ending up in his front yard. He expressed a concern regarding the

traffic situation as a lot more people are expected to be in the intersection and children will be going to Churchill School on Geneva Road as well as Hadley Junior High. Mr. Smith expressed concern regarding property values as well as lighting facing into Geneva Road. He also stated that this type of facility is a commercial facility and, therefore, does not fit in the neighborhood. He added that he is opposed to this project.

Eugene Shapiro, 880 Bloomingdale Road, Glen Ellyn, Illinois stated that the east side of Bloomingdale Road has no sidewalk so children must walk on the west side of the street to get to school. He stated that the walk will be more difficult for everyone as people enter and exit the facility. Mr. Shapiro asked how many staff parking spaces there will be on the site so that he knows how many and at what times cars will enter and exit the site. Mr. Shapiro stated that the subject facility would cut off the Glen Ellyn part of the residential neighborhood from the rest of the city. He stated that his house is the last one technically in Glen Ellyn on Bloomingdale Road and the proposed facility will cause his home to become even more isolated from the rest of the neighborhoods that are residential. He added that the households in that area are opposed to this proposal.

Brian Bazkowski, 173 Glen Arbor Ct., Glen Ellyn, Illinois stated he is opposed to the proposed request. He stated he moved from the city to Glen Ellyn to get away from the noise, congestion and traffic in Chicago. He added that traffic, which is his biggest concern, is very backed up which limits visibility and he is very concerned about children walking to school in this area. Mr. Bazkowski stated there is commercial space in the area where the subject facility could be built. He also stated that regarding ponds in the back of his home, there are maintenance issues, mosquito problems and dog weed, and he asked who will maintain the basin and a wood fence in that area. Mr. Bazkowski stated that overall the proposed use does not fit the character of the subject area and asked what alternative uses could be used at this site. He also requested signs, speed bumps and reflective paint indicating a crosswalk at the subject site.

Michael Drell, 833 Glencoe Street, Glen Ellyn, Illinois quoted from the Glen Ellyn Zoning Code by stating that it was adapted with the purpose of protecting and promoting the public health, safety, morals, comfort and general welfare. Mr. Drell stated that the subject project will put a commercial property in a residential space. He stated that when Derby Glen was annexed and came in to support Glen Ellyn, he felt that Glen Ellyn would support them and he hopes Glen Ellyn will support them in this case for all the reasons that have been expressed. Mr. Drell stated he is a runner and it often takes several minutes for him to cross Geneva Road on a Sunday morning. He also stated that last February people walked through his back yard and surveyed the subject property without asking his permission to enter his property. He asked that the Plan Commission help his neighbors and him keep their way of life.

Chris Cardwell, 142 Stableford, Glen Ellyn, Illinois stated that his main concerns have been expressed by others who spoke before him. He also expressed concern about children in the neighborhood, including his own, crossing the street near the driveway of the proposed building. Mr. Cardwell asked if mandatory background checks are required for employees of the facility since a school is nearby.

Dave Cerminar, 200 Geneva Road, Glen Ellyn, Illinois asked what the capacity of the facility was, and Mr. Krummick responded 42 rooms with the capability of having 46 residents.

Responses to Questions or Comments from the Public

Mr. Krummick responded that all employees of the Autumn Leaves facilities are thoroughly screened regarding background checks. He stated that the residents need assistance and are not criminals although he is not certain if a patient has a criminal past. Mr. Krummick responded that Autumn Leaves requests permission to enter a property for survey purposes. He apologized for a surveyor entering a nearby resident's property and stated he will speak to the surveyor regarding that issue. Ms. Stegall displayed a list of uses allowed in the R2 and R3 zoning districts and responded that a sheltered care facility (homeless shelter) would be permitted on the subject site with approval of a special use permit.

Mr. Krummick addressed several questions that had come up regarding this topic. He stated that regarding property values, their operating life in Chicagoland hasn't been enough to come up with any good data, however, he will continue to research this topic. Mr. Krummick also stated that his company has a regional team of maintenance individuals and that a significant amount of money is spent on maintenance and landscaping. Mr. Krummick stated that Autumn Leaves is a non-smoking facility. He stated that Autumn Leaves would like to be a part of the community and asked that they be contacted if any problems occur. He also stated that lights will be turned off at the site when the neighbors want them turned off. Mr. Krummick stated that they have had no residents in Chicagoland leave a building when a door has opened and that the courtyard is locked and secure. Mr. Krummick stated that the residents are quiet and deliveries will occur 2-3 times per week at a time that is not a nuisance to the neighbors, usually between 8:00 a.m. and 4:30 p.m. Mr. Krummick stated that the residents are not chronically ill and that a nurse is on staff at all times to provide care (ambulance calls average 4-6 per month). Mr. Krummick stated that this use does not have a lot of traffic flow and that there are 14-18 staff members. Mr. Krummick stated that the facility is private pay.

Plan Commissioner Heming-Littwin moved, seconded by Plan Commissioner Whalen, to close the public hearing. The motion carried unanimously by voice vote.

Comments from the Plan Commission

Six of the eight Plan Commissioners present were in favor of the proposed zoning map amendment and special use permit for Autumn Leaves at 190 Geneva Road. Plan Commissioner Heming-Littwin stated that she has lived in the subject area her entire life. She stated that the aging population should be taken into consideration as indicated in the Comprehensive Plan. She also stated that although the intersection is dangerous, she does not feel the amount of traffic will be large or at peak times and that there would be more traffic from homes than from Autumn Leaves. She felt it was good that sidewalks are being moved farther from the street. She also felt that this type of facility will not create noise. She was in favor of the R3 zoning and special

use permit. Plan Commissioner Bromann concurred with Plan Commissioner Heming-Littwin. He also stated that the proposed project is a good use of the land and a good fit for the site. He was also in favor of the R3 zoning and special use permit. Plan Commissioner Mansfield did not feel that this site is transitional and the zoning should not be R3. He stated that he likes the building but cannot support the requests as he feels this facility is wrong for the site. Plan Commissioner Fasules was not supportive of the requests as he felt the proposed project is not in accordance with the Comprehensive Plan. Plan Commissioner Whalen felt that the use is a transitional use. He was supportive of the proposed requests and did not feel that this project was spot zoning. He appreciated the amount of green space on the site. He felt this facility was one of the safest uses for the subject site because of its low traffic volumes and that parking was adequate. Plan Commissioner Girling felt that the project met the criteria for the proposed use and will be a minimally invasive use with minimal traffic. He added that the project is in a good location for transition. Plan Commissioner Allen was supportive of the proposed use and stated that there are not many facilities that could integrate with the community. Chairman Loch was also supportive and stated she was comfortable with the plans that were presented. She added that she lives near the Sunrise Assisted Living facility and the residents who are her neighbors are never a problem.

Motion

Plan Commissioner Heming-Littwin moved, seconded by Plan Commissioner Bromann, to recommend approval of a Zoning Map Amendment and Special Use Permit for the Autumn Leaves development proposed at 190 Geneva Road. She stated that having considered the application of The LaSalle Group, the Plan Commission hereby adopts the findings of fact in the petitioner's application packet and presented by the petitioner at the June 27, 2013 public hearing as well as the findings included in the deliberations of the Plan Commission and recommends approval of the following: 1. A Zoning Map Amendment in accordance with Section 10-10-13 of the Glen Ellyn Zoning Code to rezone the property from the R2 Residential zoning district to the R3 Residential Zoning District. 2. A Special Use Permit in accordance with Section 10-4-10(B)4 to allow congregate housing for the elderly on the property. The recommendation for approval is subject to the following conditions: 1. The project shall be constructed in substantial conformance with the plans as submitted and the testimony presented at the public hearing of the Plan Commission. 2. That a pedestrian connection be provided between the front and rear parking lots. 3. That the Geneva Road access drive may be shifted west if required by the County provided that the impervious surface setback is maintained in this area. 4. The final geometry of the Geneva Road and Bloomingdale Road access drives are subject to County approval.

The motion carried with six (6) "yes" votes and two (2) "no" votes as follows: Plan Commissioners Allen, Bromann, Girling, Heming-Littwin, Whalen and Chairman Loch voted yes; Plan Commissioners Fasules and Mansfield voted no.

Village Of Glen Ellyn

Ordinance No. _____

An Ordinance Granting Approval of a
Zoning Map Amendment, Special Use Permit and the Exterior Appearance
for the Autumn Leaves Memory Care Facility
to be Located at 190 Geneva Road
Glen Ellyn, IL 60137

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

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

Ordinance No. _____

An Ordinance Granting Approval of a Zoning Map Amendment, Special Use Permit and the Exterior Appearance for the Autumn Leaves Memory Care Facility to be Located at 190 Geneva Road Glen Ellyn, IL 60137

Whereas, The LaSalle Group, contract purchaser of 3.84-acres of property at 190 Geneva Road, is requesting approval of the following:

1. A zoning map amendment in accordance with Section 10-10-13 of the Glen Ellyn Zoning Code to rezone the property from the R2 Residential zoning district to the R3 Residential zoning district.

2. A special use permit in accordance with Section 10-4-10(B)4 to allow congregate housing for the elderly on the property.

3. Exterior appearance approval in accordance with the Appearance Review Guidelines adopted on October 9, 2006 as Ordinance 5508.

to accommodate the construction of an approximately 30,000 square foot memory care facility on the site; and

Whereas, the subject property is located at the northwest corner of Geneva Road and Bloomingdale Road in the R2 Residential zoning district and is legally described as follows:

THAT PART OF THE EAST ½ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART LYING SOUTH OF THE CENTER LINE OF GENEVA ROAD, AS SAME EXISTED BEFORE PAVING), DESCRIBED BY COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST ¼ OF THE SOUTHWEST ¼ AND RUNNING THENCE SOUTH 1 DEGREES 45 MINUTES WEST ALONG THE EAST LINE OF SAID SOUTHEAST ¼ OF THE SOUTHWEST ¼, 603.3 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING SOUTH 1 DEGREES 45 MINUTES WEST ALONG SAID LINE EAST OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼, 599 FEET TO THE CENTER LINE OF GENEVA ROAD, AS SAME EXISTED BEFORE PAVING; THENCE SOUTH 87 DEGREES 31 MINUTES WEST ALONG SAID CENTER LINE, 334.41 FEET; THENCE NORTH 1 DEGREES 45 MINUTES EAST PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST ¼ OF THE SOUTHWEST ¼, 615 1 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES EAST PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST ¼ OF THE SOUTHWEST ¼, 333.5 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PART OF THE LAND DEDICATED BY DOCUMENT R83-31115, IN DUPAGE COUNTY, ILLINOIS.

P.I.N: 05-03-304-013; and

Whereas, at the June 26, 2013 public meeting of the Architectural Review Commission, the petitioner presented evidence, testimony, and exhibits relative to the request for exterior appearance approval and no persons spoke either in favor of or in opposition to the request; and

Whereas, based upon the evidence, testimony, and exhibits presented at the June 26, 2013 Architectural Review Commission public meeting, by a vote of five (5) "yes" and zero (0) "no", the Architectural Review Commission recommended approval of the proposed exterior appearance as set forth in the minutes of the June 26, 2013 Architectural Review Commission meeting, a copy of which is attached hereto as Exhibit "A"; and

Whereas, following due and proper publication of notice in the Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto, and following written notice to all property owners within 250 feet, and the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Plan Commission of the Village of Glen Ellyn conducted a public hearing on June 27, 2013, at which hearing the Plan Commission considered the requested special use permit; and

Whereas, at the June 27, 2013 Plan Commission public hearing, thirteen (13) people spoke in opposition to the requested zoning map amendment and special use permit; and

Whereas, after having considered the evidence presented, including the exhibits and materials submitted, by a vote of six (6) "yes" and two (2) "no", the Plan Commission recommended approval of the requested zoning map amendment and special use permit as set forth in the minutes of the June 27, 2013 Plan Commission meeting, a draft of which is attached hereto as Exhibit "B"; and

Whereas, the Village President and Board of Trustees have reviewed the evidence, exhibits, and materials presented at the June 26, 2013 Architectural Review Commission public meeting and the June 27, 2013 Plan Commission public hearing and have considered the recommendations of the Architectural Review Commission and Plan Commission and hereby adopt the findings of fact for the requested zoning map amendment and special use permit as set forth in Exhibit "C" attached hereto; and

Whereas, the President and Board of Trustees have determined that approving the exterior appearance of the project is consistent with the goals of the Glen Ellyn Appearance Review Guidelines and that granting the requested zoning map amendment and special use permit is consistent with the goals of the Glen Ellyn Zoning Code.

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

Section One: Based upon a review of the evidence, testimony, and exhibits presented at the June 26, 2013 Architectural Review Commission meeting and the June 27, 2013 Plan Commission public hearing, the Village President and Board of Trustees hereby grant approval of the requested zoning map amendment, special use permit and exterior appearance to allow the construction of an approximately 30,000 square foot memory care facility at 190 Geneva Road subject to the following conditions:

A. The project shall be constructed in substantial conformance with the testimony presented at the June 26, 2013 Architectural Review Commission meeting and the June 27, 2013 Plan Commission public hearing, and with the petitioner's application packet including the following plans and documents referenced below, as though they were attached to this Ordinance:

1. Letter from Matthew Krummick dated June 10, 2013
2. Application for Special Use Permit dated March 8, 2013 including attached narrative and exhibit
3. Exterior Appearance application dated March 8, 2013 including attached exhibit

4. Application for Zoning Map Amendment dated March 8, 2013 including attached narrative and exhibit
5. Traffic impact study prepared by KLOA dated January 22, 2013
6. Preliminary Engineering Plans prepared by SpaceCo, Inc. revised June 20, 2013, including the following:
   a. Preliminary Geometric Plan (Sheet C4), a reduced copy of which is attached hereto as Exhibit "D"
   b. Preliminary Grading Plan (Sheet C5)
   c. Preliminary Utility Plan (Sheet C6)
   d. Preliminary Soil Erosion and Sediment Control Plan (Sheet C9)
7. Existing Tree Inventory prepared by Teska (Sheet L-1) revised June 20, 2013
8. Tree Protection and Removal Plan prepared by Teska (Sheet L-2) revised June 20, 2013
9. Landscape Plan prepared by Teska revised June 20, 2013 (Sheets L-3 and L-4), reduced copies of which is attached hereto as Exhibit "E"
10. Planting, Fence and Retaining Wall details prepared by Teska (Sheet L-5) revised June 20, 2013
11. Fountain details prepared by Teska (Sheet L-6) revised June 20, 2013
12. Site Plan prepared by SAS Architects and Planners (Sheet SD-1) revised June 20, 2013
13. Floor Plan prepared by SAS Architects and Planners revised June 20, 2013
14. Typical Building Elevations prepared by SAS Architects and Planners revised June 20, 2013
15. Conceptual Site Plan and Details prepared by SAS Architects and Planners revised June 20, 2013
16. Exterior Elevations prepared by SAS Architects and Planners revised June 20, 2013, a reduced copy of which is attached hereto as Exhibit "F"
17. Sign Elevation prepared by SAS Architects and Planners revised June 20, 2013
18. Site Photometric Plan prepared by SAS Architects and Planners revised June 20, 2013

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

B. A pedestrian connection shall be provided between the front and rear parking lots.

C. The Geneva Road access drive may be moved farther west if required by the County provided that the impervious surface setback is maintained in this area.

D. The final geometry of the Geneva Road and Bloomingdale Road access drives are subject to County approval.

Section Two: The Building and Zoning Official is hereby authorized to issue all necessary building and occupancy permits pursuant to the zoning map amendment, special use permit and exterior appearance approved herein provided that all the conditions set forth hereinabove have been met and that the applicant complies with all other applicable laws and ordinances of the Village of

Glen Ellyn. This grant of approval of the requested zoning map, special use permit and proposed exterior appearance shall expire and become null and void within 24 months of the date of this Ordinance unless the requisite permits are applied for within said time period provided, however, that the Village Board, by motion, may extend the period during which a building permit must be applied for. Further, the Village Board may, for good cause shown, waive or modify any conditions set forth in this Ordinance without requiring that the matter return to the Architectural Review Commission or Plan Commission for further review.

Section Three: The property at 190 Geneva Road is hereby zoned R3 Residential zoning district. The Director of the Planning and Development Department shall cause the Zoning District Map of the Village of Glen Ellyn to be amended to place said property in the R3 Residential zoning district. A map indicating the location of the subject property is attached hereto and identified as Exhibit "G".

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

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

Ayes:

Nays:

Absent:

Approved by the Village President of the Village of Glen Ellyn, Illinois, this _____ day of _____, 20_____.

_____
Village President of the
Village of Glen Ellyn, Illinois

Attest:

_____
Village Clerk of the
Village of Glen Ellyn, Illinois

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

X:\Plandev\PLANNING\DEVELOPMENT PROJECTS\Geneva\Geneva 190, Autumn Leaves\Ordinance.doc

Exhibit "C"
Findings of Fact for
Requested Special Use Permit and Zoning Map Amendment

The Village Board hereby makes the following findings of fact in regard to the requested zoning map amendment:

1. The development site is presently occupied by a single-family ranch which is believed to be the only residence on the parcel since it was initially converted from open farmland. To the north, west and south, low-density single-family homes exist as well as a small single family development on Avon Court just east on Geneva Road. Located a few hundred feet to the east is Churchill elementary school. To the east is Crossroads Christian church and the Childtime Child Day Care. Additional nonresidential uses are also located to the west in the City of Wheaton.

2. The properties to the north, east and west are located in the Village of Glen Ellyn and are zoned R2 Residential district. The property to the south is located in the City of Wheaton and is zoned Wheaton R3 Residential district.

3. The property is located at the intersection of two arterial roads with a traffic light at the corner. A variety of nonresidential uses are scattered along Geneva Road to the east and west of the site. Given the category of the adjoining roads, high traffic volumes in the area, adjacent traffic light, other non-residential uses in the area, that the proposed use will generate less traffic than other uses and the presence of existing single-family uses in the surrounding area, the proposed R3 zoning classification is deemed suitable for the site. This finding is based in part on a comparison of the zoning regulations in the R2 and R3 zoning districts and that the setbacks and other bulk zoning standards in the two districts are virtually identical and that the proposed R3 district permits single-family dwellings along with other slightly more dense developments appropriate in this location including attached single-family dwellings and a handful of additional special uses.

4. The property in question is believed to have been zoned R2 when it was annexed. Since this time, single-family developments have taken place to the north and west of the property. More recently, heavier commercial development can be witnessed approximately .5 miles to the west of the parcel at President Street and Geneva Road.

5. As stated within the comprehensive plan, specifically under "Residential Area Policies", a senior residential component is critical to the communities' accessibility for all age groups. In this effort, the comprehensive plan recommends that senior living, assisted living and extended care facilities should be provided in convenient locations and conveniently scaled with area residential districts. The plan recommends that senior residential offerings would be acceptable within areas designated for low and medium density residential development.

6. The property is currently developed with a single-family home and has been for close to 30-years.

7. The R3 zoning district standards are very similar to the standards in the R2 zoning district with the exception that it permits slightly denser developments. Given the similarities between the two districts, property values in the surrounding area should not be diminished by the proposed zoning.

The Village Board hereby makes the following findings of fact in regard to the requested special use permit:

1. The proposed use will be harmonious and in accordance with the general objectives, or within a specific objective of the comprehensive plan and/or zoning code because as stated within the comprehensive plan, specifically under "Residential Area Policies", a senior residential component is critical to the communities' accessibility for all age groups. In this effort senior living, assisted living and extended care facilities should be provided in convenient locations and conveniently scaled with area residential districts. Additionally, the comprehensive plan notes that the Village's population is aging and recommends that the placement of the senior residential offerings would be acceptable within areas designed for low and medium residential use. As such, the requested special use is compatible with the Village's comprehensive plan.

2. The proposed project is designed and shall be maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area because the proposed building would be constructed with a traditional residential design and would be a single-story building with a height compatible to the height of the residences in the surrounding area.

3. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses of the property because the facility is designed to provide a secure environment and homelike feel for the residents. In addition, minimal traffic would be generated from the proposed use and food delivery and move in and move out appointments being handled between 8:00 am and 6:00 pm to minimize community impact. The exterior lighting is designed in accordance with the Village zoning code and extensive landscaping and screening is being provided between the site and surrounding properties. Exterior equipment such as air conditioners and dumpsters are also being strategically placed on the property to minimize any impacts and will be attractively screened.

4. The proposed use will be served adequately by existing public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services because the property is located at a major intersection and the access drives are being designed in accordance with DuPage County Department of Transportation standards. Public utilities are available to the site and refuse will be accommodated. The facility will also be monitored by licensed nurses and others, 24 hours a day, 7 days a week.

5. The proposed use will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the Village

because all improvements will be funded by the petitioner and are not dependent on any governmental or community funding sources. There should be no impact to the local school or library districts and the facility will be staffed by licensed nurses which should minimize unnecessary calls for local emergency services with an average of 3-4 emergency service calls for month at the petitioner's other facilities.

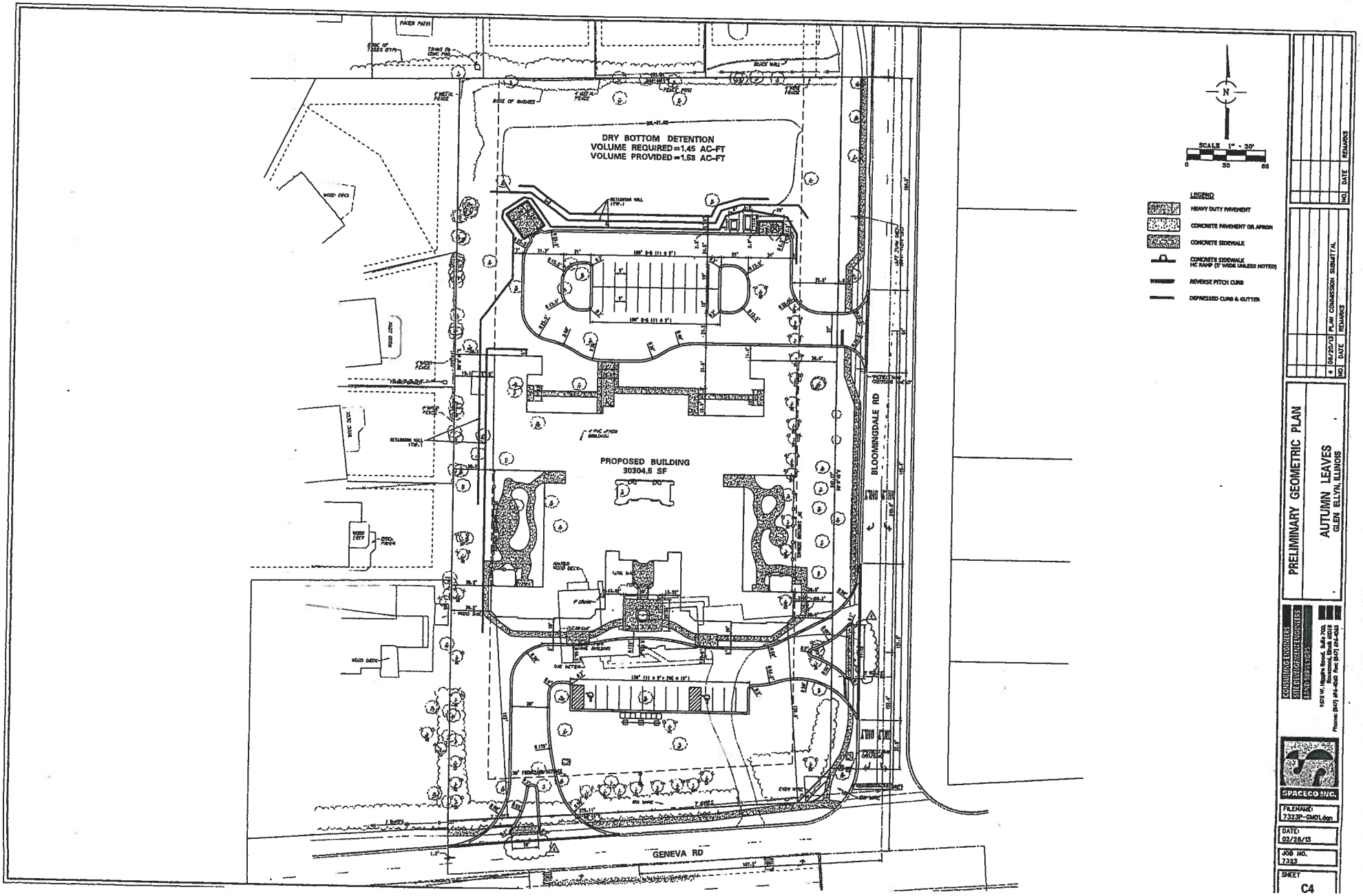
6. The use will not involve activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare and odors because based on the petitioner's experiences at their other facilities no such uses or activities are anticipated and testimony was presented that the proposed land use generates less traffic than any other land use.

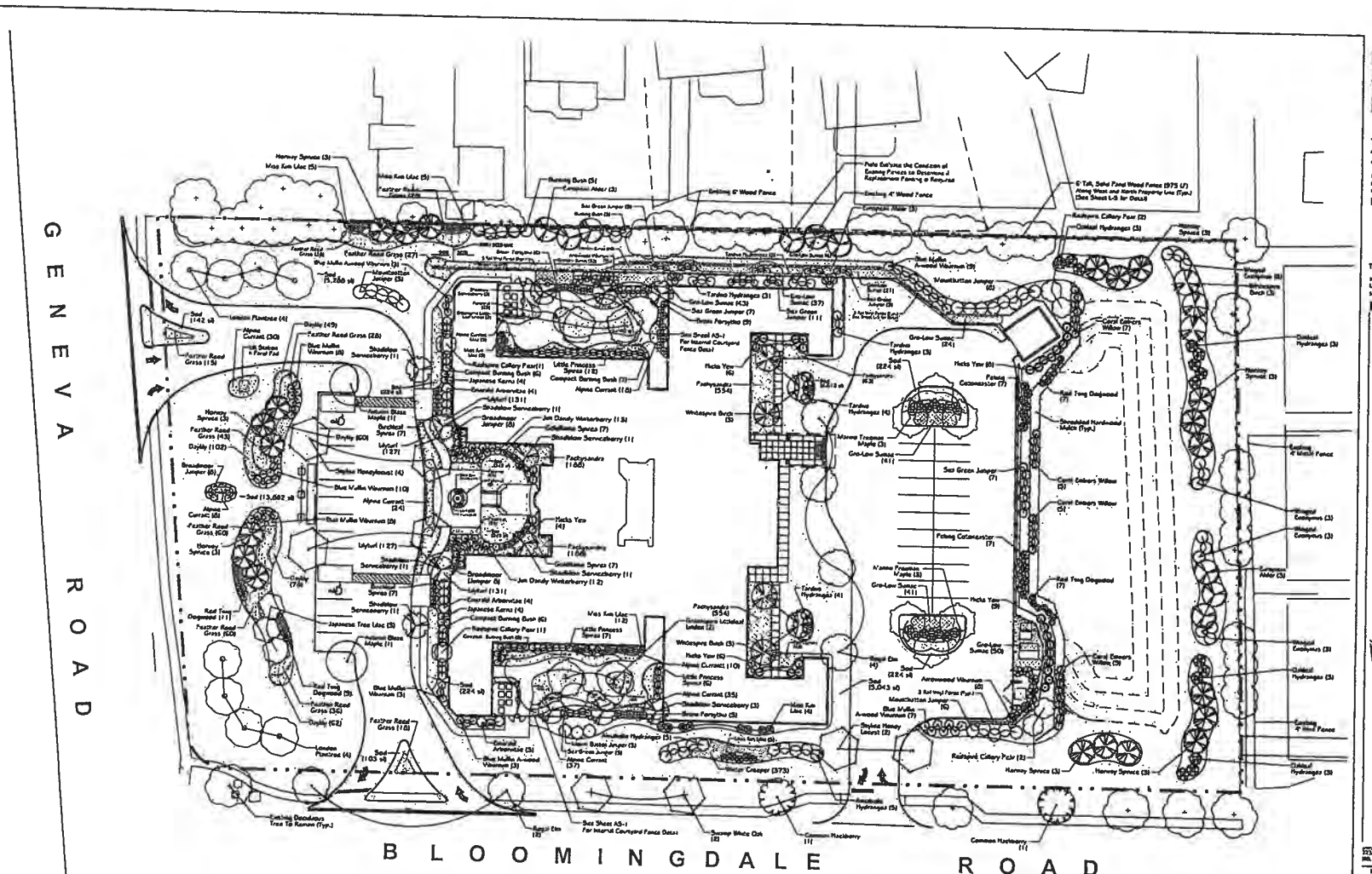
7. The project will have vehicular approaches to the property which shall be so designed as not to create an undue interference with traffic on surrounding public streets or roads because the access drives will be designed as required by the DuPage County Department of Transportation and the southern access drive on Bloomingdale Road will be a right-in/right-out only and the Geneva Road access drive will prohibit left turns out of the site.

8. The project will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief because in an effort to ensure that the development does not adversely affect the site drainage the natural slope of the property has been respected and the building will be placed at an elevation commensurate with the topography. Stormwater detention is provided to the north of the building with additional storm lines and inlets running along the east and west boundaries of the parcel that will direct excess runoff to the detention area thereby negating any potential for flooding. The inlets and basin will be inspected by the petitioner's onsite maintenance team so as to keep the system free of obstruction and operating smoothly.

9. The project will not result in the destruction, loss or damage of natural, scenic or historic features of major importance to the community because the site is currently grass lawn with a ranch home developed in the 1950's that has not been shown to have significant historical value to the Village. In addition, any loss in grassy area will be compensated with the installation of abundant vegetation.

Exhibit "D"


DRY BOTTOM DETENTION
VOLUME REQUIRED=1.45 AC-FT
VOLUME PROVIDED=1.53 AC-FT
PROPOSED BUILDING
30304.5 SF
BLOOMINGDALE RD
GENEVA RD
SCALE 1" = 30'
LEGEND
HEAVY DUTY PAVEMENT
CONCRETE PAVEMENT OR APRON
CONCRETE SIDEWALK
CONCRETE SIDEWALK HC RAMP (5' WIDE UNLESS NOTED)
REVERSE PITCH CURB
DEPRESSED CURB & GUTTER
PRELIMINARY GEOMETRIC PLAN
AUTUMN LEAVES
GLEN ELLYN, ILLINOIS
SPACECO INC.
FILENAME: 7323P-GM01.dgn
DATE: 02/28/13
JOB NO. 7323
SHEET C4



SAS ARCHITECTS & PLANNERS

The LaSalle Group, Inc.

AUTUMN LEAVES ASSISTED LIVING
GLEN ELLYN ILLINOIS

L-3

* SEE L-4 FOR PLANT SCHEDULE *

LANDSCAPE PLAN:

north 0 20' 40'

Village of Glen Ellyn Zoning Code:
Per Chapter 5: Supplementary Regulations:

A minium of 24 trees (14 deciduous, 5 ornamental & 5 evergreen trees) required per acre of green space.

TOTAL SITE AREA = 3.82 Acres;
TOTAL GREEN SPACE = 2.29 Acres;
24 trees per acre required,
therefore 53 trees required:
31 deciduous, 11 ornamental & 11 evergreen trees.

THE ABOVE LANDSCAPE PLAN CONSISTS OF:

47 Deciduous Trees *(minimum of 31 required)*:
- *2" caliper - 21*
- *3" caliper - 15*
- *4.5" caliper - 11*

27 Ornamental Trees *(minimum of 11 required)*:
- *8' ht. - 14*
- *10 - 12' ht. - 13*

53 Evergreen Trees *(minimum of 11 required)*:
- *6' ht. - 19*
- *8' ht. - 11*
- *10' ht. - 23*

** Additional evergreen trees provided for screening purposes.*

47 DECIDUOUS + 27 ORNAMENTAL + 53 EVERGREEN = 127 TOTAL TREES

Exhibit "E"
Page 1 of 2

GENERAL LANDSCAPE NOTES:

1. Prior to commencement of any construction activities, contractor shall notify J.U.L.I.E. (800) 892-0123 to determine the location of any underground utilities, which may affect proposed site work. Contractor shall notify the Landscape Architect immediately of any discrepancies, obstacles and/or problems.
2. Verification of dimensions and grades, both existing and proposed, shall be the contractor's responsibility prior to commencement of work. The contractor shall notify the Landscape Architect of any discrepancies.
3. All surface drainage shall be directed away from structures, surface drainage shall be directed to existing catch basins designated for the collection of surface run-off.
4. Plant material sizes shown on plant schedule are minimum acceptable sizes. All plant material shall be of specimen quality. No 'park grade' material will be accepted.
5. All plant material shall be obtained from an approved Northern Illinois nursery with heavy clay soils.
6. All plant material shall conform to American Standard for nursery stock as sponsored by the American Association of Nurserymen and approved by the American National Standards Institute, Inc. (ANSI)
7. If specified species and/ or quality of plants are not available at the time of ordering, the Landscape Architect, at his/her discretion, may substitute similar plants with the same wholesale value.
8. All plants to be balled in burlap as specified in plant schedule. All plastic root wrapping material and metal. Wire baskets shall be removed.
9. Soil to be used for the planting medium for the project shall be fertile, well-drained, of uniform quality, free of stones over 1" in diameter, sticks, oils, chemicals, plaster, concrete and other deleterious material.
10. All landscape materials shall be installed in accordance with all applicable codes and ordinances.
11. All landscape materials shall be installed in conformance with the accepted industry's standard 'best practice' techniques as identified by the Illinois Landscape Contractors Association (ILCA).
12. The owner and/or Landscape Architect reserves the right to reject any plant material in poor condition/ form or not installed according to 'best practice' techniques.
13. The landscape contractor shall prepare planting beds by adding soil amendments to topsoil mix in the following quantities: topsoil mix for trees & shrubs shall be three (3) parts topsoil, one (1) part peat, and one (1) part sand.
14. All tree & shrub plantings to receive 4" of shredded hardwood mulch.
15. Contractor shall water plants immediately after planting. Flood plants twice during first twenty-four hours after planting.
16. All road and walk surfaces shall be kept clear of mud and debris at all times.
17. Contractor shall repair in kind any areas damaged as a result of landscape operations.
18. Guarantee specifications are as follows: the contractor shall provide the owner with a bonded written two-year warranty agreement beginning on the first day of the owner's possession. This agreement shall provide for the replacement of dead or dying plant material. The contractor shall provide the owner with a typewritten list of specific maintenance instructions for each type of plant installed with the written agreement and bond.
19. Perennial planting areas shall use mushroom compost, screened and mixed with hardwood fines to use as a soil amendment. Composted twice to lower pH, leach out salts, and stabilize the product.
20. Tree wrapping - burlap need to be removed from the top 1/3 - 1/2, see tree wrapping detail.
21. Landscape material shall not be located closer than ten (10) feet to a fire hydrant, transformer, or other above ground utilities.
23. Revisions to the landscape plan require review and approval from the Village Landscape Architect.
23. As part of this scope of services the Contract shall provide for an Automatic Underground Irrigation System, upon award of Bid a complete shop drawing and equipment submittal shall be prepared to identify a zoned lawn and shrub irrigation of all planting areas including the parking lot planter containers.
24. Detention area maintenance shall consist of regular mowing, at least once per month, during growing season.

IRRIGATION NOTES:

1. Upon award of bid irrigation contractor shall provide an irrigation plan showing complete head, line and valve layout for an automatic underground system.
2. Coordinate irrigation installation with planting plan and site conditions to provide complete coverage with minimum overspray. The irrigation contractor shall make minor adjustments to ensure proper coverage at no additional cost to the owner.
3. Confirm static water pressure of 60 psi at least 7 days before beginning work. If static water pressure is less than stated above, do not proceed until directed so by the Landscape Architect.
4. The irrigation contractor will secure all required permits and pay all associated fees unless otherwise noted. All local codes shall prevail over any discrepancies herein.
5. Lateral pipe shall be installed at a minimum depth of 12 inches. Mainline pipe and wires shall be installed at a minimum depth of 18 inches.
6. Unsleeved pipes may be shown under pavement for graphic clarity only. Install these pipes in adjacent landscaped areas.
7. Electric power shall be provided within five feet of controller location by general contractor. L.I.C. to provide final hard-wire to controller.
8. 24 volt valve wire shall be a minimum of #14 gauge, U.F. approved for direct burial, single conductor "irrigation wire". Wire splices shall be encased in a waterproof compound or gel. All field splices shall be located in a round valve box of sufficient size to allow inspection.
9. Valve boxes shall be installed flush with grade, supported by bricks if needed, with 2 inches of clean pea gravel located below the valve. Use 10" round valve boxes for electric valves and quick coupling valves unless noted otherwise. D.C.A. shall be boxed according to local codes.
10. Use rigid PVC swing joint assemblies to connect all rotary heads and quick couplers.
11. All spray heads shall be connected with a 12" minimum length of 1/2" flex PVC. The flex PVC shall be solvent welded to schedule 40 PVC fittings with weld-on #793 solvent and #P-70 primer.
12. Provide two quick coupler keys with swivel hose ells.
13. Contractor is to contact appropriate authorities and locate all utilities prior to construction.
14. If static water pressure at outlet of RPZ is less than 50 PSI, irrigation contractor shall provide an incline booster pump to increase pressure.

EXISTING TREE NOTES:

1. Existing Trees that are along the outer north and west property boundary lines shall remain and be protected by placing a 42" high wood lath or plastic fence at the canopy drip-line during the site grading and construction duration.
2. The property line trees which are overhanging on the subject site property within this zone shall be selectively thinned, pruned and trimmed under direction of a Certified Arborist tree specialist.
3. Trees within the project property that are damaged, broken, diseased, leaning or dead shall be removed.
4. Trees that are outside or on the property line shall remain but overhanging branches shall be thinned, trimmed or pruned to achieve corrective form.

PLANT SCHEDULE

Existing Trees To Remain

TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
	3	Autumn Blaze Maple / Acer freemanii 'Autumn Blaze'	3" cal.
	6	Marmo Freeman Maple / Acer freemanii 'Marmo'	3" cal.
	8	European Alder / Alnus glutinosa	3" cal.
	2	Common Hackberry / Celtis occidentalis	3" cal.
	6	Skyline Honey Locust / Gleditsia triacanthos 'Skyline'	3" cal.
	8	London Plane Tree / Platanus x acerifolia 'Bloodgood'	3" cal.
	2	Swamp White Oak / Quercus bicolor	3" cal.
	4	Greenspire Littleleaf Linden / Tilia cordata 'Greenspire'	3" cal.
	9	Regal Elm / Ulmus carpinifolia 'Regal'	3" cal.

EVERGREEN TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
	21	Mountbatten Juniper / Juniperus chinensis 'Mountbatten'	6' ht.
	21	Norway Spruce / Picea abies	10' ht.
	11	Emerald Arborvitae / Thuja occidentalis 'Emerald'	8' ht.

ORNAMENTAL	QTY	COMMON NAME / BOTANICAL NAME	SIZE
	13	Shadblow Serviceberry / Amelanchier canadensis	12' ht.
	9	Whitespire Birch / Betula platyphylla 'Whitespire'	8' ht.
	4	Redspire Callery Pear / Pyrus calleryana 'Redspire'	10' ht.
	3	Japanese Tree Lilac / Syringa reticulata	12' ht.

SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
	4	Green Gem Boxwood / Buxus x 'Green Gem'	24" ht.
	34	Red Twig Dogwood / Cornus sericea	36" ht.
	14	Peking Cotoneaster / Cotoneaster acutifolius	36" ht.
	20	Burning Bush / Euonymus alatus	36" ht.
	28	Compact Burning Bush / Euonymus alatus 'Compactus'	36" ht.
	18	Bronx Forsythia / Forsythia viridissima 'Bronxensis'	24" ht.
	10	Annabelle Hydrangea / Hydrangea arborescens 'Annabelle'	36" ht.
	17	Tardiva Hydrangea / Hydrangea paniculata 'Tardiva'	36" ht.
	14	Oakleaf Hydrangea / Hydrangea quercifolia	36" ht.
	26	Jim Dandy Winterberry / Ilex verticillata 'Jim Dandy'	24" ht.
	40	Sea Green Juniper / Juniperus chinensis 'Sea Green'	24" ht.
	24	Broadmoor Juniper / Juniperus sabina 'Broadmoor'	18" ht.
	8	Japanese Kerria / Kerria japonica 'Picta'	24" ht.
	26	Coral Embers Willow / Salix alba subspecies 'Britzensis'	24" ht.
	14	Birchleaf Spirea / Spiraea betulifolia 'Tor'	24" ht.
	14	Goldflame Spirea / Spirea bumalda 'Goldflame'	24" ht.
	29	Little Princess Spirea / Spiraea japonica 'Little Princess'	24" ht.
	45	Miss Kim Lilac / Syringa patula 'Miss Kim'	36" ht.
	33	Hicks Yew / Taxus x media 'Hicksii'	36" ht.
	13	Arrowwood Viburnum / Viburnum dentatum	48" ht.
	75	Blue Muffin A-wood Viburnum / Viburnum dentatum 'Blue Muffin'	36" ht.

GROUND COVERS	QTY	COMMON NAME / BOTANICAL NAME	CONT
	270	Winter Creeper / Euonymus fortunei 'Colorata'	2.25" pot @ 12" oc
	331	Day Lily / Hemerocallis lilioasphodelus	1 qt. @ 12" oc
	536	Lilyturf / Liriope densiflora	#1 cont. @ 8" oc
	1,610	Pachysandra / Pachysandra terminalis 'Green Carpet'	2.25" pot @ 12" oc
	48	Boston Ivy / Parthenocissus tricuspidata	2.25" pot @ 48" oc
	231	Perennial Mix: 135 - Yarrow Coronation Gold; 39 - Geranium macrorrhizum; 39 - Hosta; 38 - Heuchera; 38 - Rudbeckia; 38 - Echinacea	#1 cont. @ 18" oc
	232	Gro-Low Sumac / Rhus aromatica 'Gro-Low'	1 gal. @ 24" oc
	194	Alpine Currant / Ribes alpinum	#1 cont. @ 24" oc

ORNAMENTAL GRASS	QTY	COMMON NAME / BOTANICAL NAME	CONT
	323	Feather Reed Grass / Calamagrostis arundinacea 'Karl Foerster'	1 gal. @ 24" oc

SOD/SEED	QTY	COMMON NAME / BOTANICAL NAME	CONT
	34,094 sf	Sod / Turf Sod	sod
	15,003 sf	Stormwater Seed Mix Clesen Retention Mix (D) or equivalent 70% Kentucky 31 Tall Fescue 30% Perennial Ryegrass	seed Arthur Clesen Inc. 708.444.2177 805 W 186 St Tinley Park, IL 6047
	19,691 sf	I.D.O.T. Class 1B Low Maintenance Lawn Mixture: Fine Leaf Turf-Type Fescue Perennial Ryegrass Red Top Creeping Red Fescue	 150 lbs. / acre 20 lbs. / acre 10 lbs. / acre 20 lbs. / acre 200 lbs. / acre

* The seeded area will receive erosion control blanket North American Green OS-75 to aid in germination and check erosion

* Refer to Note #24 of General Landscape Notes on Sheet L-5 for Maintenance

[illegible]

SAS ARCHITECTS & PLANNERS

The LaSalle Group, Inc.

AUTUMN LEAVES ASSISTED LIVING
GLEN ELLYN ILLINOIS

DRAWN BY DF APPROVED BY MP
JOB NO. 12893 DATE 03-01-2013
SHEET NO. L-4

Exhibit "E"
Page 2 of 2

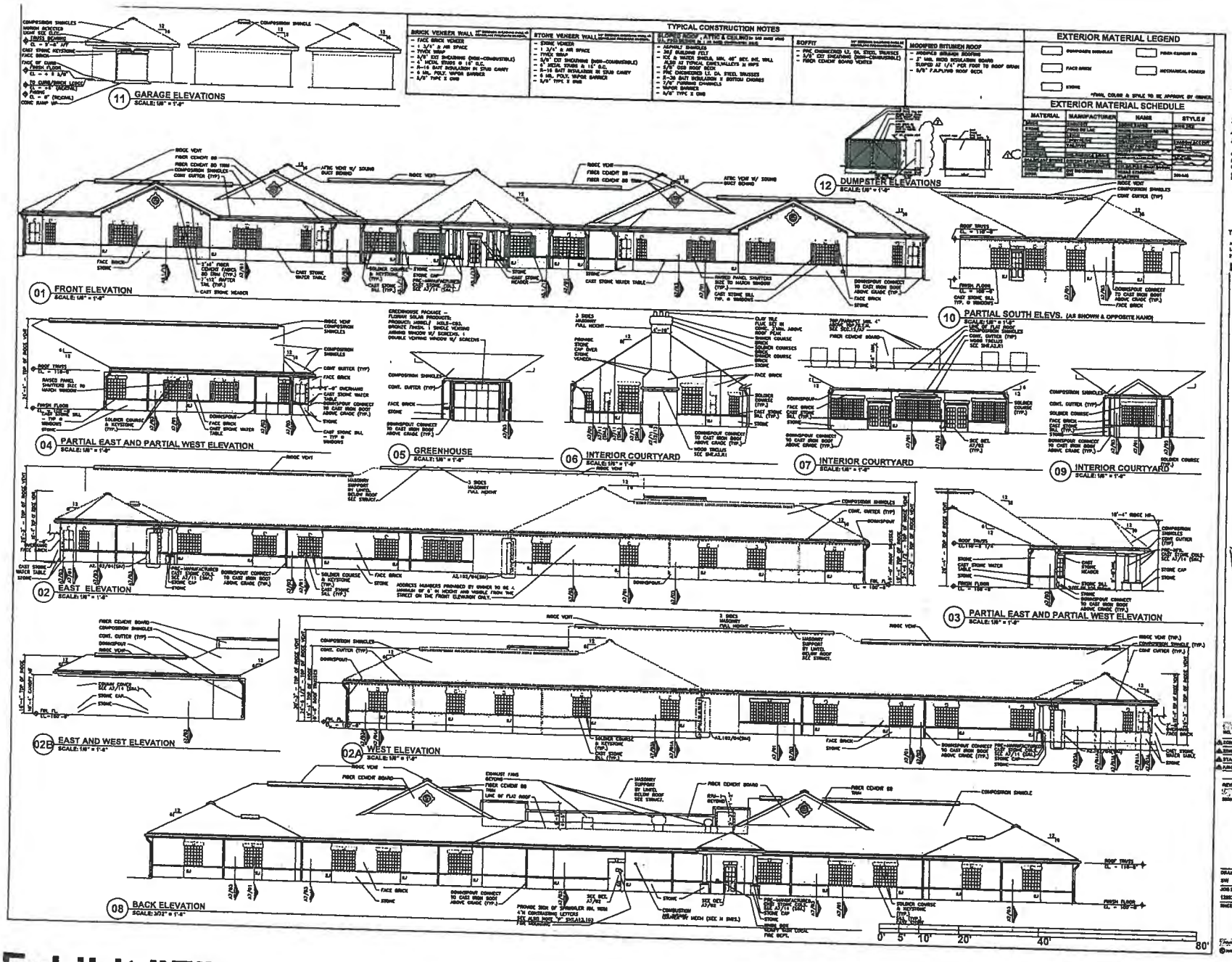

TYPICAL CONSTRUCTION NOTES
BRICK VENEER WALL
STONE VENEER WALL
SLOPED ROOF, ATTIC & CEILING
SOFFIT
MODIFIED BITUMEN ROOF
EXTERIOR MATERIAL LEGEND
EXTERIOR MATERIAL SCHEDULE
MATERIAL
MANUFACTURER
NAME
STYLE #
11 GARAGE ELEVATIONS
SCALE: 1/8" = 1'-0"
12 DUMPSTER ELEVATIONS
SCALE: 1/8" = 1'-0"
01 FRONT ELEVATION
SCALE: 1/8" = 1'-0"
10 PARTIAL SOUTH ELEVS. (AS SHOWN & OPPOSITE HAND)
SCALE: 1/8" = 1'-0"
04 PARTIAL EAST AND PARTIAL WEST ELEVATION
SCALE: 1/8" = 1'-0"
05 GREENHOUSE
SCALE: 1/8" = 1'-0"
06 INTERIOR COURTYARD
SCALE: 1/8" = 1'-0"
07 INTERIOR COURTYARD
SCALE: 1/8" = 1'-0"
09 INTERIOR COURTYARD
SCALE: 1/8" = 1'-0"
02 EAST ELEVATION
SCALE: 1/8" = 1'-0"
03 PARTIAL EAST AND PARTIAL WEST ELEVATION
SCALE: 1/8" = 1'-0"
02B EAST AND WEST ELEVATION
SCALE: 1/8" = 1'-0"
02A WEST ELEVATION
SCALE: 1/8" = 1'-0"
08 BACK ELEVATION
SCALE: 3/32" = 1'-0"
0' 5' 10' 20' 40' 80'
SAS ARCHITECTS & PLANNERS
The LaSalle Group, Inc.
AUTUMN LEAVES
ASSISTED LIVING
GLEN ELLYN ILLINOIS
EXTERIOR ELEVATIONS
A6

Exhibit "F"

Exhibit "G"

Prepared By: Planning and Development
Date: July 15, 2013

N

THE LASALLE GROUP

June 10, 2013

RECEIVED
JUN 2 0 2013
PLANNING DEPARTMENT
VILLAGE OF GLEN ELLYN

Michele Stegall, AICP
Village Planner
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137
Phone: (630) 547-5249

Re: Proposed Autumn Leaves of Glen Ellyn (190 Geneva Rd)

Michele,

I am writing to you today notify you of our desire to build a new Autumn Leaves Memory Care Residence within the Village of Glen Ellyn. Specifically, this facility will be a single story, 29,000 SF, 46 Bed, 40 Unit, memory care residence to be placed on approximately 3.8 acres of available land at the northwest corner of Geneva and Bloomingdale Roads (specifically 190 Geneva Rd). In working with your department over the last few months, the Planning Department has deemed that a rezone from the existing R2 designation to an R3 designation with Congregate Care of the Elderly as a Special Use would be required. As such, we have applied for both of these items as attached.

During the review process, I hope that the Village will find our building to be very 'home like' in design and able to fit in beautifully with the residential neighbors that surround it. As an Assisted Living Residence, we have very little traffic impact as our residents do not drive. The only traffic that would be generated would be from staff and visitors. From an economic perspective, our 5 existing Autumn Leaves locations currently pay an annual property tax of between $95,000 and $140,000 depending on the county in which it is located and its level of Assessment.

I also invite you and your staff to view our firm online at www.lasallegroup.com & www.autumnleaves.com. Of course a personal tour to one of our local communities is always welcomed and is something I can easily arrange for Staff and/or Village Officials

A little bit about The LaSalle Group and Autumn Leaves:

The LaSalle Group, Inc. is a family owned and operated company based out of Dallas, Texas with its initial roots in Chicago, Illinois up until the mid 1990's. Through our direct subsidiaries, we develop, build, and operate Autumn Leaves Memory Care residences throughout the US. We have been in the Memory Care sector for 12 years now and have built over 25 Autumn Leaves projects. Currently, we have five operating in the Chicagoland area; Crystal Lake, Vernon Hills, Orland Park, St. Charles, and Oswego with additional locations in Bolingbrook and South Barrington under construction. Additionally, we have proposals in various stages of entitlement within the Villages of Arlington Heights and Gurnee.

Throughout our history, Autumn Leaves Memory Care Residences have quickly become nationally renowned for their high level of quality and innovation in the care of Dementia and Alzheimer's disease. Redefining the level of quality-care and respect associated with the care of these

tragic diseases, our Autumn Leaves Memory Care Residences have set the standards that families seek for their loved ones. Autumn Leaves is staffed 24 hours per day, 7 days a week and provides a home for people with memory impairments such as Alzheimer's, Dementia, and Parkinson's. Unlike many Assisted Living facilities which simply meet the Illinois state requirements with one RN on site 12 hours a day and on call the remaining 12 hours, we are committed to providing licensed nurses on site 24 hours a day, 7 days per week. Furthermore, our Regional Director of Nursing is on call 24 hours a day 7 days a week to respond to any medical emergency that would require her attention. Additionally, all of our licensed nurses are complimented by CNA's and other qualified care givers on-site around the clock to assist with daily living activities that range from administering medications and monitoring health status to activities and exercise. What is most important to us and our business is to provide a caring homelike environment that allows residents to maintain their own identity and preserve their dignity while staying active. Some of the services we provide are:

Services and Amenities:

- Licensed nurses with specialized expertise in dementia care
- Staff trained specifically for Alzheimer's and dementia-related memory care
- Emergency call response in each room
- Administration and storage of all medications
- Health monitoring
- Assistance with daily living activities including bathing, dressing, eating, toileting, hygiene, and mobility
- Daily housekeeping and laundry
- 24 hour security with monitored and magnetically locked exterior doors

Nutrition:

- Home-style cooking with freshly prepared meals made from scratch
- 3 nutritious meals prepared daily with attention to individual dietary needs
- Ongoing evaluation of nutritional needs and special dietary requirements
- Snacks available 24 hours a day
- Monitoring of weight loss/gain
- Monitoring of insulin levels for diabetics

Activities:

- Daily activities and exercise programs
- Cookouts, birthday parties and holiday/themed dinners and events
- Music and pet therapy
- Gardening
- Day-trips, outings, and supervised outdoor walks in our courtyards
- Social and educational involvement
- Scheduled entertainment
- Family incorporated activities
- Religious services and Bible studies

I want to personally thank you for the time and guidance you have extended to us over the last few months as we prepared this project for Entitlement. I look forward to our continued collaboration with Staff, the Villages elected officials, and its various appointees.

As you review the attached Applications and supporting documentation, please do not hesitate to reach out to me with any questions or concerns.

Sincerely,

Matthew Krummick
Regional Director of Development
The LaSalle Group, Inc.
1900 E. Golf Road, Suite 1120
Schaumburg, IL 60173
847-421-5530 – office
847-421-5530 – cell
mkrummick@lasallegroup.com

APPLICATION FOR ZONING MAP AMENDMENT

The undersigned petitions the President and Village Board of Trustees of the Village of Glen Ellyn, Illinois, to consider the Zoning Map Amendment described in this application.

Date Filed: _____ **Application No:** _____

Name of Applicant: THE LASALLE GROUP / AUTUMN LEAVES OF GLEN ELLYN

Address of Applicant: 1900 EAST GOLF RD SUITE 1120
SCHAUMBURG, IL 60173

Phone No. (Business): 847-413-2380 **(Home):** N/A

Property Interest of Applicant: CONTRACT PURCHASER
(Owner, Contract Purchaser, Owner Representative)

Name of Property Owner: RICHARD + SHERRILL DUNCAN

Address of Owner: 190 GERTA RD
GLEN ELLYN, IL

Phone No. (Business): 630-918-2648 **(Home):** _____

Address and Legal Description of Property: 190 GERTA RD GLEN ELLYN IL
LEGAL DESCRIPTION ATTACHED

Permanent Index No.: 05-03-304-013 **Existing Zoning:** R-2

Lot Frontage: GERTA = 275' BLOOMINGDALE = 542' **Lot Area:** 3.84 ACRES

Present Use: SINGLE FAMILY HOME

Requested Zoning: R-3

Requested Use/Construction: CONGREGATE CARE

Estimated Date to Begin New Use/Construction: JULY 1 2013

Name(s), Address(es), and Phone No(s). of Experts (architects, engineers, etc.):

SEE ATTACHED

Narrative Statement evaluating the economic effects on adjoining property, the effect of such elements as noise, glare, odor, fumes and vibration on adjoining property, a discussion of the general compatibility with the adjacent and other properties in the district, the effect of traffic, and the relationship of the proposed use to the Comprehensive Plan, and how it fulfills the requirements of paragraph (E) of Section 10-10-13 of the Zoning Code:

SEE ATTACHED

Discuss the Requested Zone Change with Respect to Each of the Following:

SEE ATTACHED EXHIBIT "A"

1. Identification of the existing uses of property within the general area of the affected property:

2. Identification of the zoning classification of property within the general area of the affected property:

3. Determination as to the suitability of the property in question to the uses permitted under the existing classification or district and under the proposed classification or district:

4. The trend or development, if any, in the general area of the affected property, including changes, if any, which have taken place since the date the affected property was placed in its present zoning classification or district:

5. The trend or development, if any, as to the proposed uses of property within the general area of the affected property, as represented on the Comprehensive Plan: _____

_____

_____

_____

6. The length of time the property has been vacant as zoned, considered in the context of the land development and the area surrounding the subject property: _____

_____

_____

_____

7. The extent to which property values are diminished, if at all, by the particular zoning restrictions: _____

_____

_____

_____

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

I (We) consent to entry in or upon the premises described in this application by any unauthorized official of the Village of Glen Ellyn for the purpose of inspection.

I (We) consent to pay the Village of Glen Ellyn all costs incurred for transcribing the public hearing on this application.

I (We) understand that no final action shall be taken by the Village Board subsequent to the public hearing until and upon payment of transcribing fees.

3-8-13 _____

Date Signature of Applicant

THE BEST INTERESTS OF THE APPLICANT WILL BE SERVED BY COMPLETEING THIS APPLICATION IN DETAIL

ZONING MAP AMENDMENT APPLICATION

NARRATIVE:

....evaluating the economic effects of adjoining property, the effect of such elements as noise, glare, odor, fumes and vibration on adjoining property, a discussion of the general compatibility with the adjacent and other properties in the district, the effect of traffic, and the relationship of the proposed use to the Comprehensive Plan, and how it fulfills the requirements of paragraph (E) of section 10-10-13 of the Zoning Code:

In review of the adjoining property, it can be noted that the Zoning classifications to the North and West are R-2 Residential. The immediate south side of the project across Geneva is not under the jurisdiction of Glen Ellyn and that the east side of Bloomingdale is a mix of R2 and CR. As for studying the proposed location as currently zoned, we feel that the R2 Classification limits the sites potential and does not fully engage the parcels highest and best use. As such, a Zoning Map Amendment to the proposed, and fairly restrictive, R3 classification (as selected by Staff) would allow for the current development of a project such as ours but also temper future development (R4, Commercial, etc) should the Parcel be redeveloped many years from now.

In regards to our compatibility with current uses adjacent to our parcel, I would ask that you note the following:

Throughout the developmental and operational history of Autumn Leaves projects and the municipal and community feedback from existing Communities, we have found that our Development is one of low impact to the neighboring properties. A use such as ours; caring for the elderly and memory impaired in a comfortable, safe, and nurturing environment, precludes the tenants of disturbance associated with many other community uses. Please consider the following in support of this statement:

- Very little noise is generated by our residents and any associated noise with our Community would be as it regards to trash removal (which any property would eb subject to) and weekly food deliveries to our rear service entrance which we have learned to schedule at low impact times.

- Any exterior lighting is designed to Village standards and cut off fixtures are used where required to lessen the travel of light to neighboring properties. Additionally, we use neutral and earth toned materials to help mute any sunlight driven reflection from our buildings surfaces and exterior improvements. We

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545 E. John Carpenter Freeway, Suite 545 • Las Colinas, TX 75062

have also been told that the low slung nature of our design is less intrusive to the natural landscape than many other uses could be.

- Our food preparation and kitchen area is equipped with filtered exhaust hoods that help dissipate any airborne odors. Unlike a restaurant or commercial kitchen, we are not cooking foods all day long but only intermittently at meal times. We have never had a complaint of noxious odors generated by our Kitchens here in the six years we have been operating in the Chicagoland area.

- Our residents do not drive; as such traffic is limited to our staff and resident visitors. It has been determined by a Traffic Consultant that our vehicle load to the neighboring area will reach a high of 8 in and out visits during the morning peak hour and 19 during an evening peak hour. In comparison to the 21,900 cars that travel daily along Geneva Road and the 9,900 cars that travel an average day along Bloomingdale road, our impact will be unnoticeable.

In regards to the neighboring properties and uses within the district, we feel that the site is well sized to accommodate our use and has significant setbacks to reduce any spatial impact we may have on the nearby environment. Our low slug architecture is of very low impact and transitions well with the residential uses to the north and west as well as the Institutional and Commercial uses along Bloomingdale and Geneva Roads. Furthermore, in regard to the developments relation to the Comprehensive Plan, a senior residential component is critical to the communities' accessibility for all age groups. It is noted that in this effort, Senior Living, Assisted Living, and Extended Care Facilities should be provided in convenient locations and conveniently scaled with area residential districts. We feel we more than meet those two obligations to the citizens of Glen Ellyn in providing a cohesive and pleasant development. . Additionally, the Comprehensive Plan notes that the placement of the senior residential offering will be acceptable within the areas designated for low and medium residential development. As such, our request for a Map Amendment should be found compatible with the Villages Comprehensive Code.

<u>* Please see exhibit A for our responses to the fulfillment of the requirements of paragraph (E) of section 10-10-13 of the Zoning Code:</u>

ZONING MAP AMENDMENT APPLICATION

EXHIBIT "A"

Discuss the Requested Zone Change with Respect to Each of the Following:

1. Identification of the existing uses of property within the general area of the affected property.

The development site is presently occupied by a single family ranch that we believe has been the only residence on that parcel since it was initially converted from open farmland. To the North, West, and South, low density single family homes exist as well as a small single family development on Avon Ct. just east on Geneva Rd, that remains unfinished due to the economic crises our country has faced since 2008. Located a few hundred feet to the East is the Churchill Elementary School. Just to the east of that lies Crossroads Christian Church and then the Childtime Child Day Care just beyond that. All buildings appear to have been developed in the between the 1970's and early 1990's when the Village experienced growth along Geneva and Bloomingdale Rd's.

2. Identification of the zoning classification of property within the general area of the affected property.

Zoning classifications to the North and West are R-2 Residential. The immediate south side of the project across Geneva is not under the jurisdiction of Glen Ellyn. The east side of Bloomingdale is a mix of R2 and CR.

3. Determination as to the suitability of the property in question to the uses permitted under the existing classification or district and under the proposed classification or district.

In studying the proposed location, we have determined that there is exceptionally strong evidence for a successful Assisted Living Development at the corner of Bloomingdale Road and Geneva Road. This is based on various Marketing Studies, Competitor Reports, and Economic Benchmarks. As such, we are proposing our Autumn Leaves Memory Care residence to fill this niche. By approaching Planning Staff early in the due diligence process, and in review of the Zoning Code as it is currently written, it has been identified that the R3 classification with a

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545 E. John Carpenter Freeway, Suite 545 • Las Colinas, TX 75062

Special Use for Congregate Housing for the Elderly would be the proper classification for a development of this type. However, the site is currently zoned R2. Given the multiple classifications of development along both Geneva and Bloomingdale, we feel that the R2 classification limits the sites potential to add vibrancy to the Village and may not fully encompass the highest and best use for this parcel. As such, a Zoning Map Amendment to the Staff proposed R3 special use classification would allow for the controlled development of a project such as ours. Additional classifications offered under the Zoning Code, such as R4 or Commercial, could allow for future projects or developments (post Autumn leaves) that would feel very out of character with adjacent and area uses.

4. The trend or development, if any, in the general area of the affected property, including changes, if any, which have taken place since the date of the affected property was placed in its present zoning classification or district.

The parcel presented for rezoning was annexed into the Village in December of 1995. As far as we are aware, the R2 zoning as it currently stands was introduced to this location at the time of annexation. Since then, single family development has taken place to the North and West sides of the property. More recent, heavier Commercial development can be witnessed approximately ½ mile to the west of the parcel at President St and Geneva Road.

5. The trend or development, if any, as to the proposed uses of property within the general affected property as represented on the Comprehensive Plan.

As stated within the Comprehensive Plan, specifically under Residential Area Policies, a senior residential component is critical to the communities' accessibility for all age groups. In this effort, Senior Living, Assisted Living, and Extended Care Facilities should be provided in convenient locations and conveniently scaled with area residential districts. Additionally, the placement of the senior residential offering will be acceptable within the areas designated for low and medium residential development. As such, our request for a Map Amendment should be found compatible with the Villages Comprehensive Code.

6. The length of time the property has been vacant as zoned, considered in the context of the land development and the area surrounding the subject property.

We are unaware of any vacancies of the property as it has been under the same residing ownership for close to 30 years.

7. The extent to which property values are diminished, if at all, by the particular zoning restrictions.

The size and prominent location of the property leads to a conclusion that the market value is simply in the land. Unfortunately, even as the current depressed real estate cycle decreases the

value of most any property, it still is simply not financially feasible for an individual to purchase the property as a single family home. Furthermore, any single family redevelopment efforts of this parcel in compliance with the current classification will not occur until existing inventories are diminished and the national economic crisis we have faced corrects. An example of this is the continued struggle of the new single family development on Avon just east of the parcel which has sat uncompleted for some time.

APPLICATION FOR SPECIAL USE PERMIT

The undersigned petitions the President and Village Board of Trustees of the Village of Glen Ellyn, Illinois, to consider the Special Use described in this application.

Date Filed: _____ **Application No:** _____

Name of Applicant: THE LASALLE GROUP / AUTUMN LANDS OF GLEN ELLYN
Contact Information: MATT KRUMMICK
Address of Applicant: 1900 EAST GOLF RD SUITE 1120
SCHAUMBURG, IL 60173
Business Phone: 847-413-2380 **Fax:** 847-413-2382
Cell/Home Phone: _____ **Email:** MKRUMMICK@LASALLEGROUP.COM
Property Interest of Applicant: CONTRACT PURCHASER
(Owner, Contract Purchaser, Owner Representative)

Contact Information:
Name of Owner: SHERRILL T ROBERT DUNCAN
Address of Owner: 190 GRUENA RD
GLEN ELLYN, IL
Business Phone: _____ **Fax:** _____
Cell/Home Phone: _____ **Email:** _____

Address and Legal Description of Property: 190 GRUENA RD GLEN ELLYN, IL
LEGAL DESCRIPTION ATTACHED

Permanent Index No. (PIN): 05-03-304-013 **Zoning:** R-2 (PROPOSED R-3)
Lot Dimensions: _____ **Lot Area:** 3.84 ACRES

Present Use: SINGLE FAMILY HOME

Requested Use/Construction: CONGREGATE CARE

Estimated Date to Begin New Use/Construction: JULY 1 2013

Name(s), Address(es) and Phone No(s). of Experts (architects, engineers, etc.):

SEE ATTACHED

Narrative Statement evaluating the economic effects on adjoining property, the effect of such elements as noise, glare, odor, fumes and vibration on adjoining property, a discussion of the general compatibility with the adjacent and other properties in the district, the effect of traffic, and the relationship of the proposed use to the Comprehensive Plan, and how it fulfills the

SEE ATTACHED

requirements of paragraph (E) of Section 10-10-14 of the Zoning Code:_____

_____

_____

_____

_____

_____

_____

Describe How the Special Use: SEE ATTACHED EXHIBIT 'A'

1. Will be harmonious with and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or this Zoning Code:_____

_____

_____

2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area:_____

_____

_____

3. Will not be hazardous or disturbing to existing or future neighborhood uses:_____

_____

_____

4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services: _____

_____

_____

5. Will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the Village:_____

_____

_____

6. Will not involve uses, activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors:_____

_____

_____

_____

7. Will have vehicular approaches to the property, which shall be so designed as not to create an undue interference with traffic on surrounding public streets or roads: _____

_____

_____

8. Will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief: _____

_____

_____

9. Will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community: _____

_____

_____

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

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

I (We) consent to pay the Village of Glen Ellyn all costs incurred for transcribing the public hearing on this application.

I (We) understand that no final action shall be taken by the Village Board subsequent to the public hearing until and upon payment of transcribing fees.

3-8-13 _____

Date Signature of Applicant

THE BEST INTERESTS OF THE APPLICANT WILL BE SERVED BY COMPLETING THIS APPLICATION IN DETAIL

SPECIAL USE PERMIT APPLICATION

NARRATIVE:

....evaluating the economic effects of adjoining property, the effect of such elements as noise, glare, odor, fumes and vibration on adjoining property, a discussion of the general compatibility with the adjacent and other properties in the district, the effect of traffic, and the relationship of the proposed use to the Comprehensive Plan, and how it fulfills the requirements of paragraph (E) of section 10-10-14 of the Zoning Code:

Throughout the developmental and operational history of Autumn Leaves projects and the municipal and community feedback from existing Communities, we have found that our Development is one of low impact to the neighboring properties. A use such as ours; caring for the elderly and memory impaired in a comfortable, safe, and nurturing environment, precludes the tenants of disturbance associated with many other community uses. Please consider the following in support of this statement:

- Very little noise is generated by our residents and any associated noise with our Community would be as it regards to trash removal (which any property would eb subject to) and weekly food deliveries to our rear service entrance which we have learned to schedule at low impact times.

- Any exterior lighting is designed to Village standards and cut off fixtures are used where required to lessen the travel of light to neighboring properties. Additionally, we use neutral and earth toned materials to help mute any sunlight driven reflection from our buildings surfaces and exterior improvements. We have also been told that the low slung nature of our design is less intrusive to the natural landscape than many other uses could be.

- Our food preparation and kitchen area is equipped with filtered exhaust hoods that help dissipate any airborne odors. Unlike a restaurant or commercial kitchen, we are not cooking foods all day long but only intermittently at meal times. We have never had a complaint of noxious odors generated by our Kitchens here in the six years we have been operating in the Chicagoland area.

- Our residents do not drive; as such traffic is limited to our staff and resident visitors. It has been determined by a Traffic Consultant that our vehicle load to the neighboring area will reach a high of 8 in and out visits during the morning peak hour and 19 during an evening peak hour. In comparison to the 21,900 cars

that travel daily along Geneva Road and the 9,900 cars that travel an average day along Bloomingdale road, our impact will be unnoticeable.

In regards to the neighboring properties and uses within the district, we feel that the site is well sized to accommodate our use and has significant setbacks to reduce any spatial impact we may have on the nearby environment. Our low slug architecture is of very low impact and transitions well with the residential uses to the north and west as well as the Institutional and Commercial uses along Bloomingdale and Geneva Roads. Furthermore, in regard to the developments relation to the Comprehensive Plan, a senior residential component is critical to the communities' accessibility for all age groups. It is noted that in this effort, Senior Living, Assisted Living, and Extended Care Facilities should be provided in convenient locations and conveniently scaled with area residential districts. We feel we more than meet those two obligations to the citizens of Glen Ellyn in providing a cohesive and pleasant development. . Additionally, the Comprehensive Plan notes that the placement of the senior residential offering will be acceptable within the areas designated for low and medium residential development. As such, our request for a Map Amendment should be found compatible with the Villages Comprehensive Code.

<u>* Please see Exhibit A for our responses to the fulfillment of the requirements of paragraph (E) of section 10-10-14 of the Zoning Code:</u>

SPECIAL USE PERMIT APPLICATION

EXHIBIT "A"

Describe how the Special Use:

1. .....will be harmonious with and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and / or this zoning code.

A stated within the Comprehensive Plan, specifically under Residential Area Policies, a senior residential component is critical to the communities' accessibility for all age groups. In this effort, Senior Living, Assisted Living, and Extended Care Facilities should be provided in convenient locations and conveniently scaled with area residential districts. Additionally, the placement of the senior residential offering will be acceptable within the areas designated for low and medium residential development. As such, our Special use is compatible with the Villages Comprehensive Code.

2. ....will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.

A basic tenant of Autumn Leaves is that the Residents we care for feel at home. Through this desire, we seek a traditional residential style that will help them recall their own homes from the past. Our inherent desire to meet this need, as well as our careful review of the neighboring community, has allowed the chosen architecture to stylistically blend well with the adjacent, established residential communities.

As such, we are proposing a one story traditional residential style, with some Colonial elements such as the columns, and gables. The materials include a natural stone base with brick above and an architectural shingle roof that recalls those elements used in the surrounding homes.
The parcels looking to the west, north and south have a mix of traditional residential homes with a mix of brick and siding with sloped shingle roofs. The east is surrounded by residential and a nearby school. The school is a brick building with a flat roof.
Since we are a turn key health care company and not simply a 3rd party developer selling this community to an operator, we have a vested interest in the long term stability of the structure and

its environment. As such, the building components were selected for both longevitiy and attractiveness. The entire residence will be maintained by a full time Maintenance individual in addition to any contracted services for emergency, periodic, and seasonal maintenance.

3. .....will not be hazardous or disturbing to existing or future neighborhood services.

By nature of the residents of Autumn Leaves, we find that our presence those with Memory Impairments to have little if any outward conflict with area neighborhoods. Residents are in a secure and well staffed home like environment that offers a myriad of therapeutic and enjoyable activates. Interior and gated exterior courtyards allow resident access to the environment for leisure activities and gardening without impact to local residents.

Any support services for the facility such as food delivery or move in and move out appointments for residents are only handled during the hours of 8 to 6 so as to minimize any community impact during times when families are home from work or enjoying the morning together prior to starting the day.

Exterior lighting is designed to the Villages high standard and any exterior equipment such as air conditioners or dumpsters are strategically placed and attractively screened.

4. ....will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers and schools, or that the persons or agencies responsible for the establishment shall be abel to provide adequately any such services.

Autumn Leaves of Glen Ellyn is well located on a major intersection which has driveway entry and egress that has been designed and approved in accordance with the desires of the DuPage County Department of Transportation. Public utilities are deemed to be appropriate as reviewed by our Civil Engineering Consultant and will address any questions or concerns as raised by the Villages Civil Consultant.

In regards to Autumn Leaves and its ability to sufficiently provide for the Special Use as requested, the Community will be monitored by licensed nurses on site 24 hours a day, 7 days per week and other caring professionals trained specifically for Alzheimer's and dementia-related memory care to assist with daily living activities that range from administering medications and monitoring health status to exception nutritional plans, activities and exercise.

5. .....will not create excessive additional requirements at a public cost for public facilities and services, and will not be detrimental to the economic welfare of the Village.

All improvements to the parcel will be funded internally and are not dependent on any governmental or community funding sources. Impact to the local school and library district will be nonexistent. As noted above, the Community will be staffed by licensed nurses 24 hours a day and 7 days a week. We find this oversight offers many positives, one of which is the elimination of unnecessary calls to the local emergency services. Our nurses are able to deal with most issues immediately and on site. As a result, emergency personal are only called when medically necessary. Historically, our Communities average only 3 to 4 emergency services calls per month.

6. .....will not involve uses, activities, processes, materials, equipment and / or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.

We are unaware of any issues relating to the questions above for all of our communities across the Chicagoland area. Autumn Leaves is a health care provider and as such we have an inherent mission to enhance the health and welfare of our residents and not detract from the local welfare as well as the local visual or audible environment.

7. ....will not have vehicular approaches to the property which shall be so designed as not to create an undue interference with traffic on surrounding streets or roads.

The development has been review and fully accepted by the DuPage County Transportation department. We have limited access on Geneva Rd by allowing only a right in and right out so as to not hold up and east bound traffic by restricting a left turn into the community. Furthermore, the southernmost curb cut on Bloomingdale was placed at a sufficient distance north from the stop so as not to interfere with the progress of traffic on that road as well.

8. ...will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief.

In an effort to ensure that the development of Autumn Leaves does not adversely affect the site drainage we have respected the natural slope of the land and have placed the building at an elevation commensurate with the topography. Stormwater retention is provided to the north of the building with additional storm lines and inlets running along the east and west boundaries of the parcel that direct excess runoff to the retention area thereby negating any potential for flooding. The inlets and pond will be inspected by our onsite maintenance team so as to keep the system free of obstruction and operating smoothly.

9. ....will not result in destruction, loss or damage of natural, scenic or historical features of major importance to the community.

The site is currently grass lawn with a ranch home developed in the 1950's that has not been shown to have a significant historical value to the village as determine by our Consultant and local discussion. We have reviewed the Landscape Ordinance and have completed a Tree Survey in compliance with the Villages requirements. As a result, any loss in grassy area has been compensated for with additional vegetation in such a manner that we find our current design exceeds the necessary planting and vegetation requirements as dictated by the Village.

EXTERIOR APPEARANCE REVIEW
APPLICATION

Please complete and return this form to the Planning and Development Department, 535 Duane St., Glen Ellyn, IL 60137. If you have questions, please phone: 630.547.5250

I. APPLICATION INFORMATION:

A. Date Filed: _____ B: Application No. _____

C. Project Name: THE LASALLE GROUP / AUTUMN LEAVES OF GLEN ELLYN

D. Project Description: DEVELOPMENT OF AN ASSISTED LIVING FACILITY DEDICATED TO THE CARE AND TREATMENT OF INDIVIDUALS WITH VARIOUS FORMS OF MEMORY IMPAIRMENT.

E. Address of Property: 190 GERONA RD. GLEN ELLYN

F. Permanent Index No.: 05-03-304.013 G. Zoning: R-2 - PROPOSED R-3

H. Name of Applicant: THE LASALLE GROUP MATT KRUMMICK

I. Address of Applicant: 1900 E GOLF RD SUITE 1120 SCHAUMBURG IL 60173

J. Phone No. (Business): 847-413-2380 (Home) _____

K. Fax No. (Business): 847-413-2382 (Home) _____

L. E-mail Address of Applicant: MKRUMMICK@LASALLEGROUP.COM

M. Name of Property Owner: SHERRILL + ROBERT DUNCAN (C/O POWELL + BOYER LAW FIRM)

N. Address of Property Owner: 190 GERONA RD GLEN ELLYN (124 S SOUTH COUNTY FARM WHEATON, IL 60187)

O. Phone No. (Business): 630-918-2648 (Home) _____

P. E-Mail Address of Property Owner: TOM@POWELLANDBOYER.COM (COPY) SHERYLANDA@REALTYEXECUTIVES.COM

II. COMFORMANCE WITH APPEARANCE REVIEW GUIDELINES:
(You may attach separate sheets as needed to answer any of the following questions) PLEASE SEE ATTACHED EXHIBIT "A"

Q. Please explain why the proposed architectural style was chosen. _____

R. Provide information about the architectural style and exterior materials of the buildings in the surrounding area: _____

S. Please explain how the project complies with the Appearance Review Guidelines: _____

T. Please explain why any deviations from the Appearance Review Guidelines are proposed: _____

Signature: [signature] Date: 3.8.13

EXTERIOR APPEARANCE REVIEW APPLICATION

EXHIBIT "A"

Q. Please explain why the proposed architectural style was chosen.

A basic tenant of Autumn Leaves is that the Residents we care for feel at home. Through this desire, we seek a traditional residential style that will help them recall their own homes from the past. We feel this allows them to live in secure comfort as well as aid in a smooth transition into the Community. Our inherent desire to meet this need, as well as our careful review of the neighboring community, has allowed the chosen architecture to stylistically blend well with the adjacent, established residential communities.

As such, we are proposing a one story traditional residential style, with some Colonial elements such as the columns, and gables. The materials include a natural stone base with brick above and an architectural shingle roof that recalls those elements used in the surrounding homes.

R Provide information about the architectural style and exterior materials of the buildings in the surrounding area:

The parcels looking to the west, north and south have a mix of traditional residential homes with a mix of brick and siding with sloped shingle roofs. The east is surrounded by residential and a nearby school. The school is a brick building with a flat roof.

S. Please explain how the project complies with the Appearance Guidelines

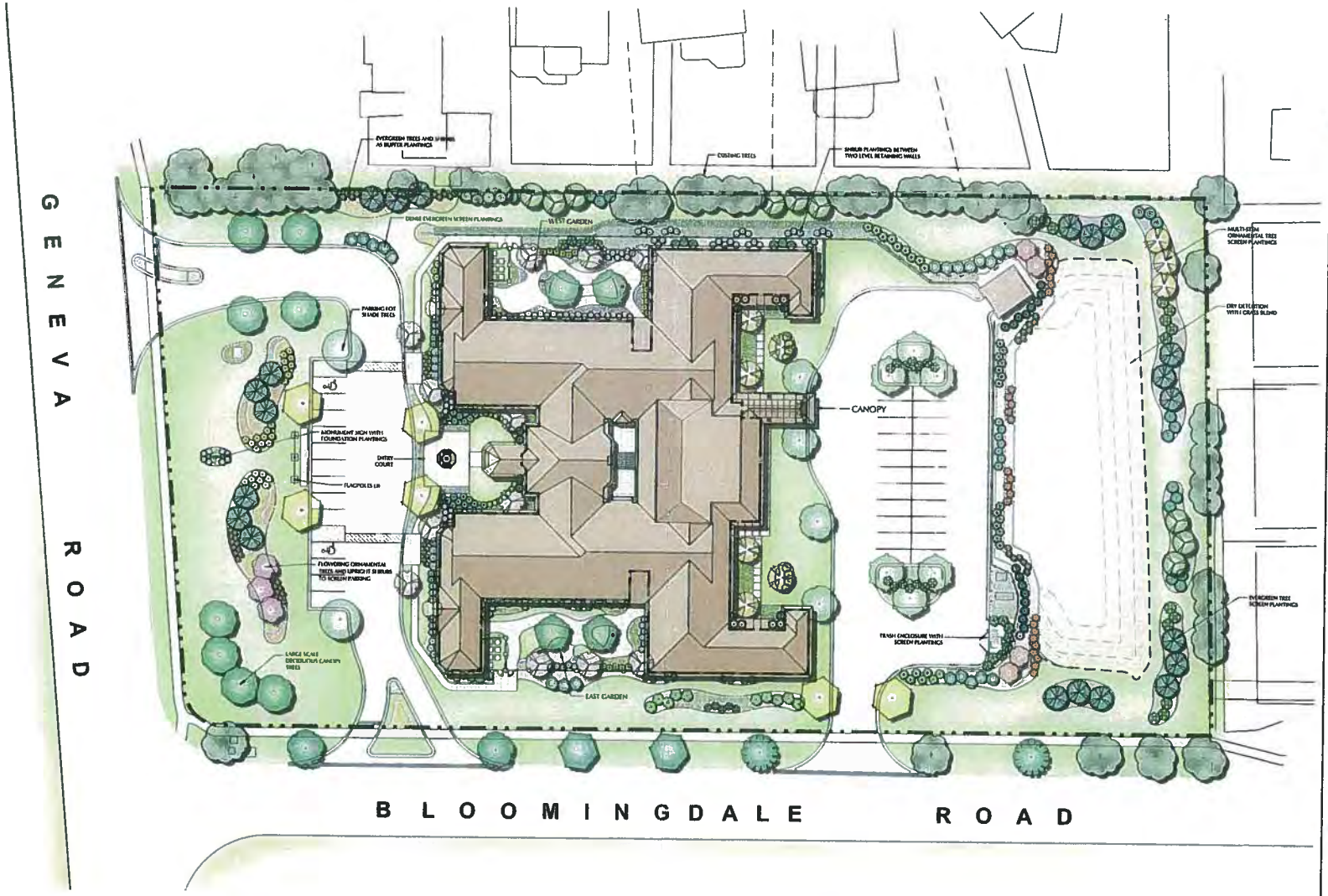
Our intent to comply with the village appearance review guidelines are noted in the developments compatibility with the character of the site itself, the adjacent residential developments and the nearby streetscapes. This is accomplished through a structure of appropriate visual scale, the use of natural materials such brick and stone, as well as a nicely proportioned shingle roof. Furthermore, a well defined entry and extensive landscaping throughout lend to its attractiveness as sought within the Guidelines.

From a site development perspective, the existing natural topography is heavily sloped from south to north. We have attempted to respect this natural slope by establishing a floor slab elevation below the street and still balancing the soils on site. This was accomplished by a

terraced stone retaining wall (as opposed to a singular tall wall) along the west boundary that we feel is well integrated into the visual cue of the landscape. .

T. Please explain any deviations from Appearance Review Guidelines are proposed.

Autumn Leaves and its Design Team feel that we have respected the intent of the Village Appearance Review Guidelines with this design as proposed and therefore do not need to list any known deviations.



ILLUSTRATIVE LANDSCAPE PLAN:

north 0 20' 40'

SAS ARCHITECTS & PLANNERS

The LaSalle Group, Inc.

AUTUMN LEAVES ASSISTED LIVING
GLEN ELLYN ILLINOIS

NO.	DESCRIPTION	DATE
1	ISSUE FOR ZONING	03/01/13
2	REVISED	05/22/13

REVISIONS

PREPARED BY:

DRAWN BY	APPROVED BY
RF	MP
JOB NO.	DATE
13003	03-01-2013

SHEET NO.

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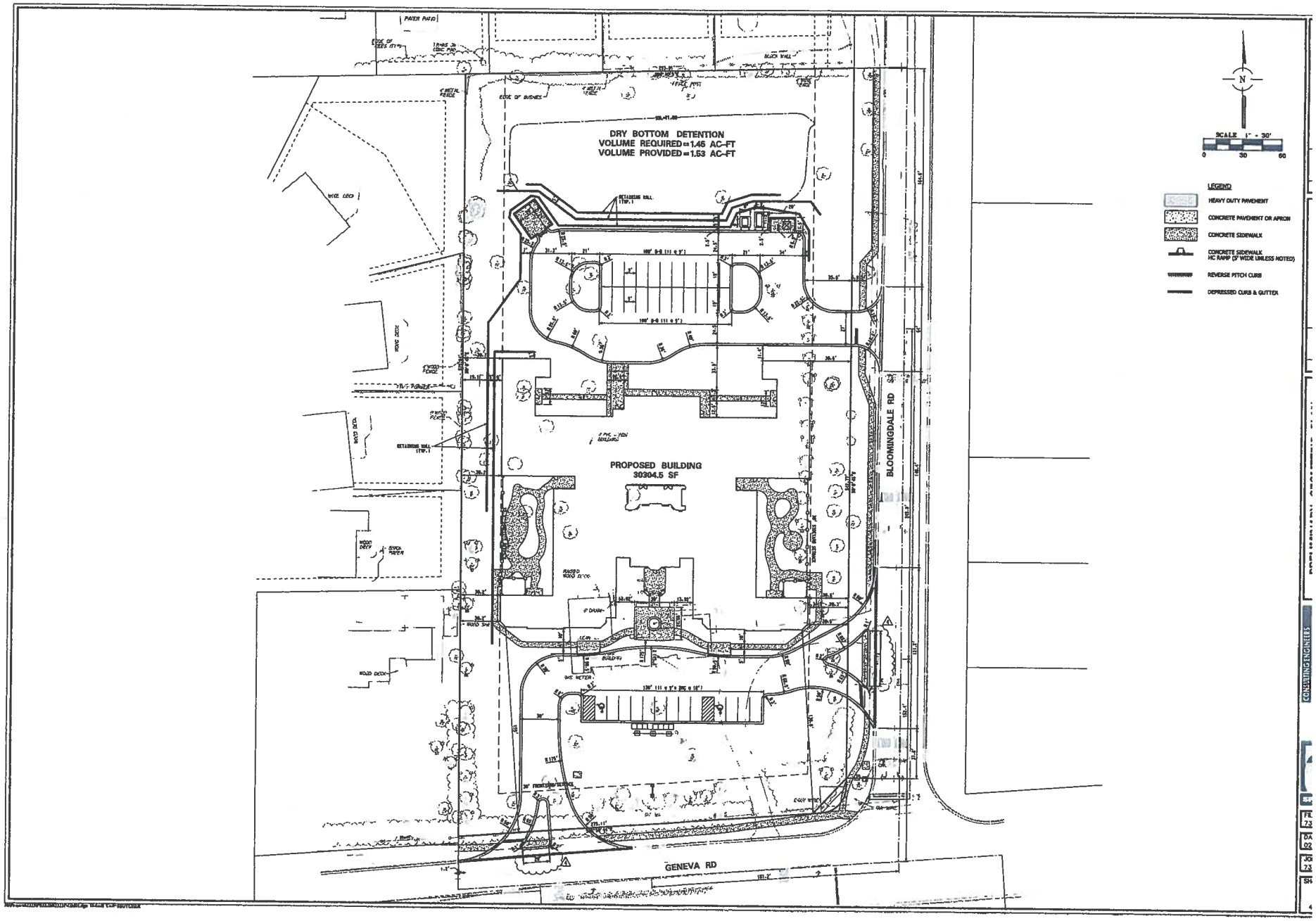
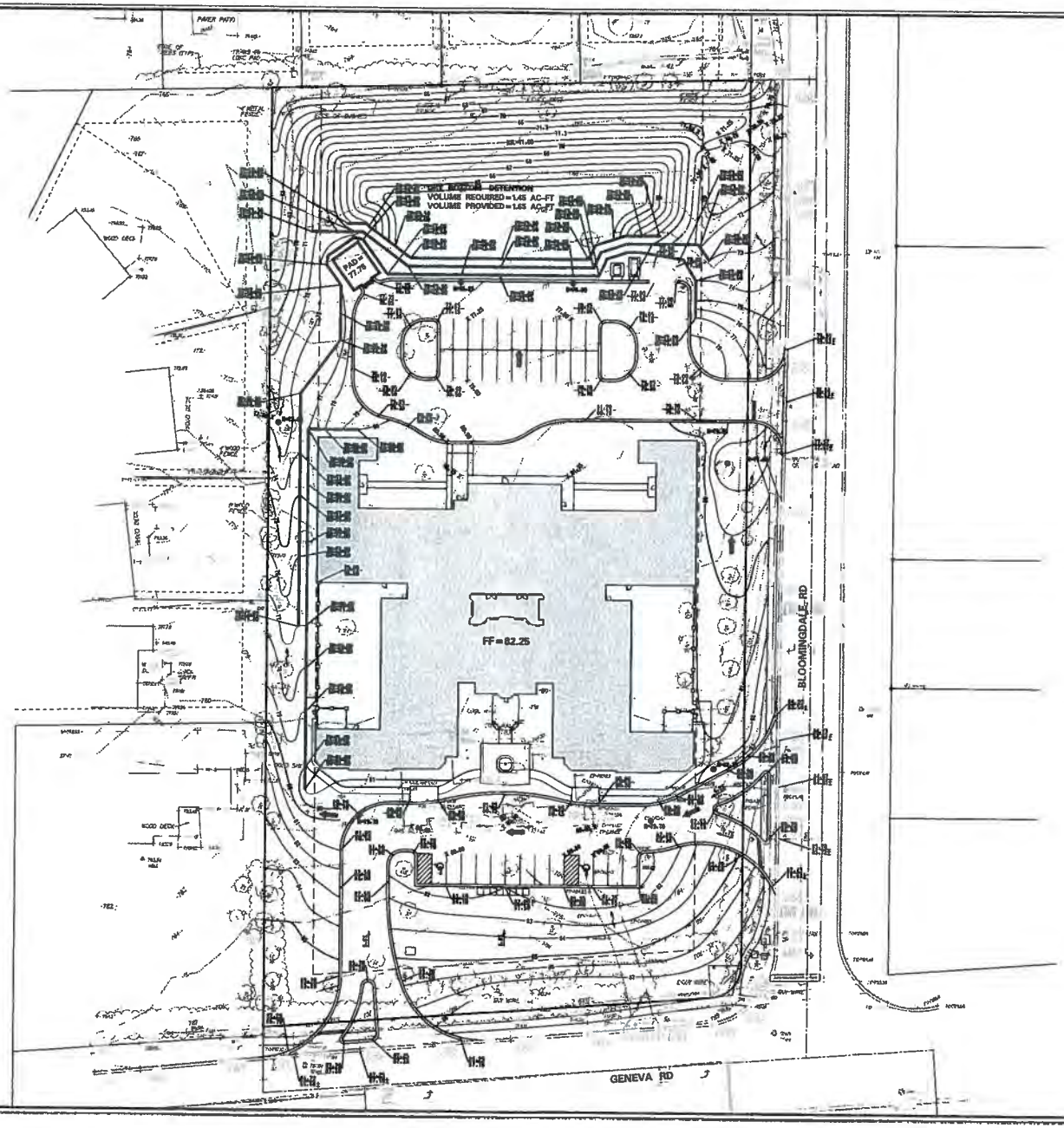

DRY BOTTOM DETENTION
VOLUME REQUIRED=1.46 AC-FT
VOLUME PROVIDED=1.53 AC-FT
PROPOSED BUILDING
30304.5 SF
BLOOMINGDALE RD
GENEVA RD
SCALE 1" = 30'
0
30
60
LEGEND
HEAVY DUTY PAVEMENT
CONCRETE PAVEMENT OR APRON
CONCRETE SIDEWALK
CONCRETE SIDEWALK
HC RAMP (5' WIDE UNLESS NOTED)
REVERSE PITCH CURB
DEPRESSED CURB & GUTTER



N

SCALE 1" = 30'

0 30 60

LEGEND

FF	FINISHED FLOOR
	LOCAL DRAINAGE
	100-YEAR OVERLAND FLOW ROUTE
	LOCAL DRAINAGE DIVIDE
10.00 / 10.00	TOP OF CURB / EDGE OF PAVEMENT

NOTES:

1. ADD 600 TO ELEVATIONS SHOWN AS XX.XX.
2. ALL CURB AND GUTTER IS STANDARD PITCH UNLESS NOTED OTHERWISE.
3. ALL SPOT GRADES ALONG CURB LINE ARE EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.

DRAFT PRELIMINARY GRADING PLAN

CONSULTING ENGINEERS

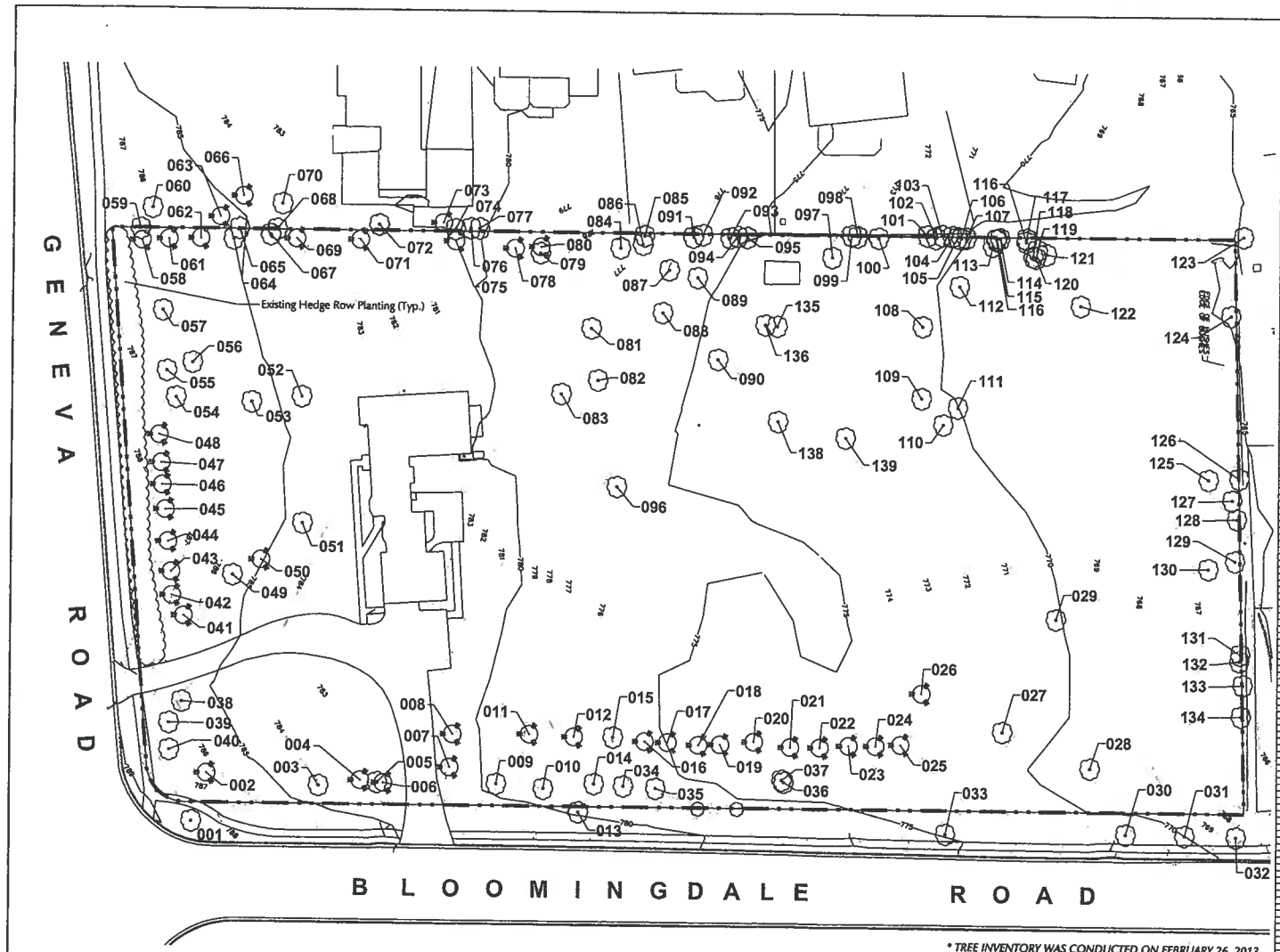
FIL 23

DAT 02

JOB 23

SHE

5



Tag #	Species	Caliper	Condition	Notes
001	Maple	18"	3	Pruned around power line.
002	Maple	8"	3	Small, young
003	Hackberry	8"	3	
004	Pine	12"	3	
005	Pine	8"	3	Dead
006	Pine	8"	3	
007	Pine	8"	3	Bare, dead branches, needs pruned
008	Maple	8"	3	
009	Maple	8"	3	
010	Maple	8"	3	
011	Maple	8"	3	
012	Maple	8"	3	
013	Maple	8"	3	Leaning
014	Maple	8"	3	Leaning
015	Maple	8"	3	Half dead
016	Maple	8"	3	
017	Maple	8"	3	Small, young
018	Pine	8"	3	
019	Pine	8"	3	
020	Maple	8"	3	Pruned to hell
021	Maple	8"	3	Small, young
022	Maple	8"	3	
023	Maple	8"	3	Small, unpruned
024	Maple	8"	3	Half dead
025	Maple	8"	3	Half dead, multiples
026	Maple	8"	3	Half
027	Hackberry	8"	3	
028	Maple	8"	3	
029	Maple	8"	3	
030	Maple	8"	3	
031	Maple	8"	3	
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132	Maple	8"	3	
133	Maple	8"	3	
134	Maple	8"	3	
135	Maple	8"	3	
136	Maple	8"	3	
138	Maple	8"	3	
139	Maple	8"	3	

* TREE INVENTORY WAS CONDUCTED ON FEBRUARY 26, 2013

EXISTING TREE INVENTORY:

north 0 20' 40'

LEGEND:

EXISTING DECIDUOUS TREE:

EXISTING EVERGREEN TREE:

CONDITION:

0 - DEAD 1 - POOR 2 - FAIR 3 - GOOD 4 - EXCELLENT

SAS ARCHITECTS & PLANNERS

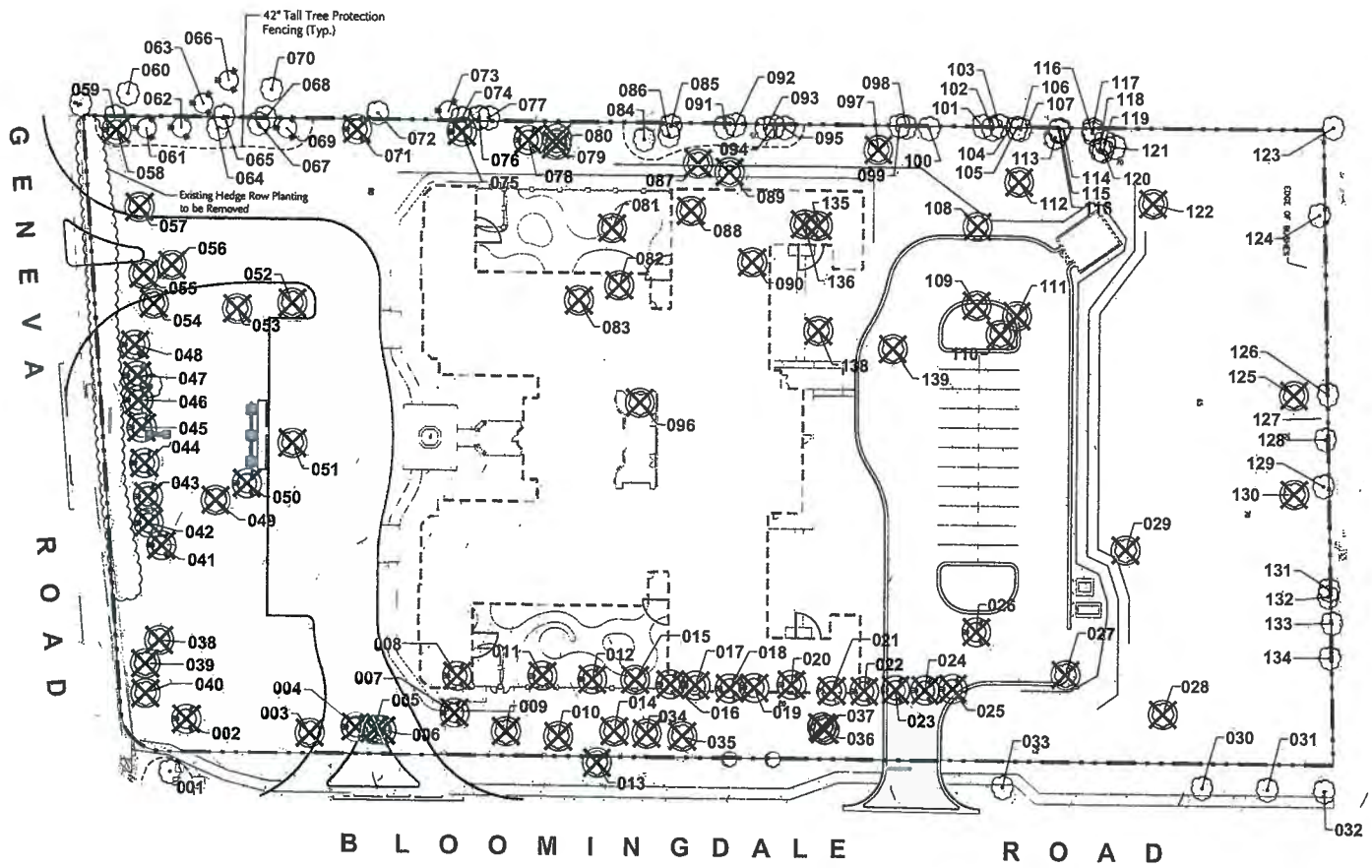
The LaSalle Group, Inc.

AUTUMN LEAVES ASSISTED LIVING
GLEN ELLYN ILLINOIS

NO.	DESCRIPTION	DATE
	ISSUE FOR ZONING	03/01/13
	REVISED	04/02/13
	REVISED	04/15/13
	ZONING COMMENTS	05/02/13
	PLAN COMMISSION REVIEW	05/20/13

DRAWN BY	APPROVED BY
DF	HP
JOB NO.	DATE
12083	03-01-2013
SHEET NO.	

L-1



TREE PROTECTION AND REMOVALS PLAN:

north 0 20' 40'

LEGEND:

EXISTING TREE TO BE REMOVED:

EXISTING TREE TO REMAIN:

42" TALL TREE PROTECTION FENCING: WOOD LATH OR PLASTIC

SAS ARCHITECTS & PLANNERS

The LaSalle Group, Inc.

AUTUMN LEAVES ASSISTED LIVING
GLEN ELLYN ILLINOIS

NO.	DESCRIPTION	DATE
	ISSUE FOR ZONING	03/01/13
	REVISED	04/02/13
	REVISED	04/19/13
	ZONING COMMENTS	05/02/13
	PLAN COMMISSION REVIEW	05/08/13

DRAWN BY DF
APPROVED BY NF
JOB NO. 12003
DATE 03-01-2013
SHEET NO. L-2

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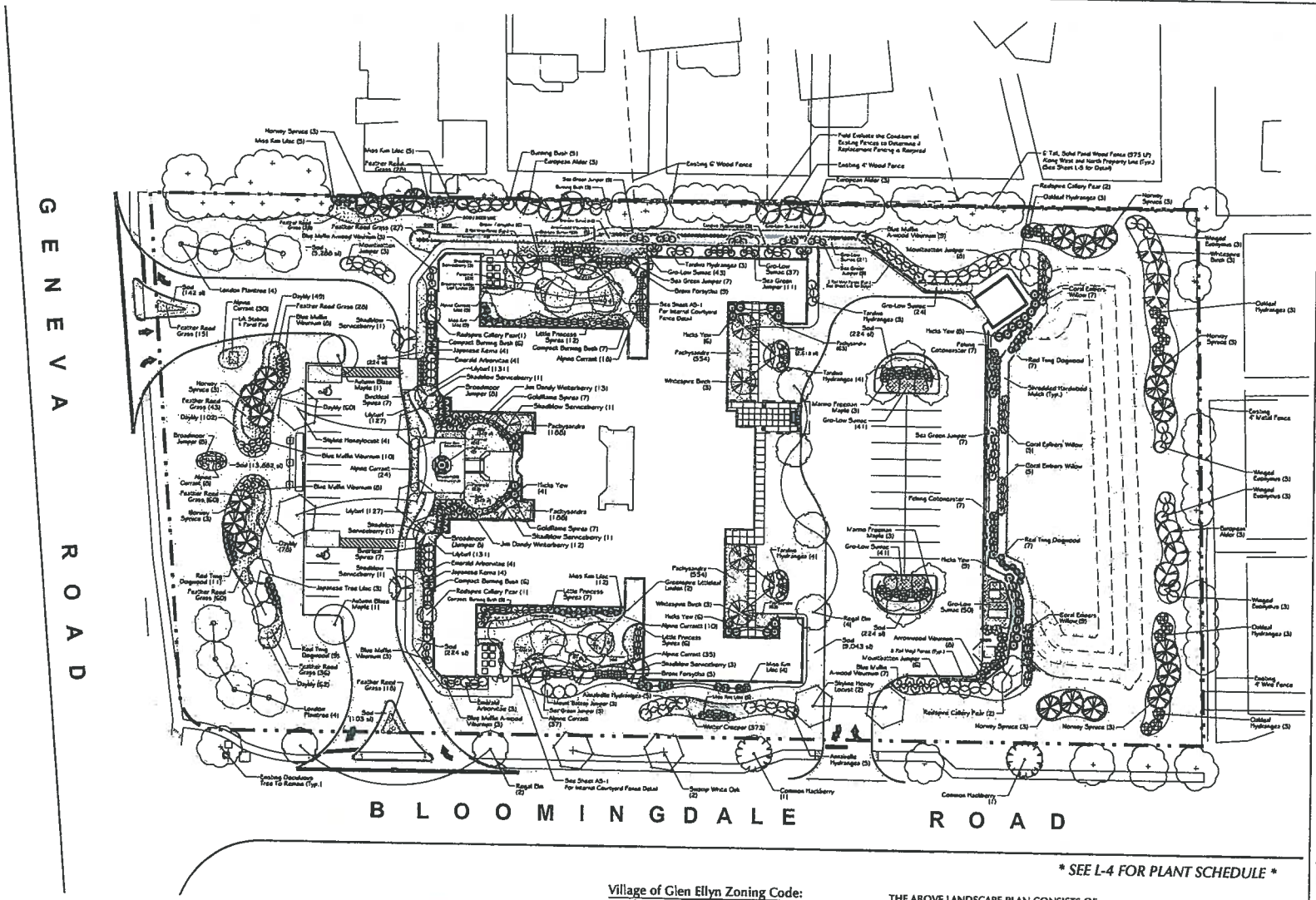

* SEE L-4 FOR PLANT SCHEDULE *

LANDSCAPE PLAN:

north 0 20' 40'

Village of Glen Ellyn Zoning Code:
Per Chapter 5: Supplementary Regulations:

A minium of 24 trees (14 deciduous, 5 ornamental & 5 evergreen trees) required per acre of green space.

TOTAL SITE AREA = 3.82 Acres;
TOTAL GREEN SPACE = 2.29 Acres;
24 trees per acre required,
therefore 53 trees required:
31 deciduous, 11 ornamental & 11 evergreen trees.

THE ABOVE LANDSCAPE PLAN CONSISTS OF:

47 Deciduous Trees *(minimum of 31 required)*:
- *2" caliper - 21*
- *3" caliper - 15*
- *4.5" caliper - 11*

27 Ornamental Trees *(minimum of 11 required)*:
- *8' ht. - 14*
- *10 - 12' ht. - 13*

53 Evergreen Trees *(minimum of 11 required)*:
- *6' ht. - 19*
- *8' ht. - 11*
- *10' ht. - 23*

* *Additional evergreen trees provided for screening purposes.*

47 DECIDUOUS + 27 ORNAMENTAL + 53 EVERGREEN = *127 TOTAL TREES*

SAS ARCHITECTS & PLANNERS

The LaSalle Group, Inc.

AUTUMN LEAVES ASSISTED LIVING
GLEN ELLYN ILLINOIS

NO.	DESCRIPTION	DATE
	ISSUE FOR ZONING	03/01/13
	REISSUED	04/03/13
	REISSUED	04/10/13
	ZONING COMMENTS	05/03/13

APPROVAL

SIGNATURE

DRAWN BY: DF
APPROVED BY: HP
JOB NO.: 12093
DATE: 03-01-2013
SHEET NO.: L-3

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GENERAL LANDSCAPE NOTES:

1. Prior to commencement of any construction activities, contractor shall notify J.U.L.I.E. (800) 892-0123 to determine the location of any underground utilities, which may affect proposed site work. Contractor shall notify the Landscape Architect immediately of any discrepancies, obstacles and/or problems.
2. Verification of dimensions and grades, both existing and proposed, shall be the contractor's responsibility prior to commencement of work. The contractor shall notify the Landscape Architect of any discrepancies.
3. All surface drainage shall be directed away from structures. surface drainage shall be directed to existing catch basins designated for the collection of surface run-off.
4. Plant material sizes shown on plant schedule are minimum acceptable sizes. All plant material shall be of specimen quality. No 'park grade' material will be accepted.
5. All plant material shall be obtained from an approved Northern Illinois nursery with heavy clay soils.
6. All plant material shall conform to American Standard for nursery stock as sponsored by the American Association of Nurserymen and approved by the American National Standards Institute, Inc. (ANSI)
7. If specified species and/ or quality of plants are not available at the time of ordering, the Landscape Architect, at his/her discretion, may substitute similar plants with the same wholesale value.
8. All plants to be balled in burlap as specified in plant schedule. All plastic root wrapping material and metal. Wire baskets shall be removed.
9. Soil to be used for the planting medium for the project shall be fertile, well-drained, of uniform quality, free of stones over 1" in diameter, sticks, oils, chemicals, plaster, concrete and other deleterious material.
10. All landscape materials shall be installed in accordance with all applicable codes and ordinances.
11. All landscape materials shall be installed in conformance with the accepted industry's standard 'best practice' techniques as identified by the Illinois Landscape Contractors Association (ILCA).
12. The owner and/or Landscape Architect reserves the right to reject any plant material in poor condition/ form or not installed according to 'best practice' techniques.
13. The landscape contractor shall prepare planting beds by adding soil amendments to topsoil mix in the following quantities: topsoil mix for trees & shrubs shall be three (3) parts topsoil, one (1) part peat, and one (1) part sand.
14. All tree & shrub plantings to receive 4" of shredded hardwood mulch.
15. Contractor shall water plants immediately after planting. Flood plants twice during first twenty-four hours after planting.
16. All road and walk surfaces shall be kept clear of mud and debris at all times.
17. Contractor shall repair in kind any areas damaged as a result of landscape operations.
18. Guarantee specifications are as follows: the contractor shall provide the owner with a bonded written two-year warranty agreement beginning on the first day of the owner's possession. This agreement shall provide for the replacement of dead or dying plant material. The contractor shall provide the owner with a typewritten list of specific maintenance instructions for each type of plant installed with the written agreement and bond.
19. Perennial planting areas shall use mushroom compost, screened and mixed with hardwood fines to use as a soil amendment. Composted twice to lower pH, leach out salts, and stabilize the product.
20. Tree wrapping - burlap need to be removed from the top 1/3 - 1/2, see tree wrapping detail.
21. Landscape material shall not be located closer than ten (10) feet to a fire hydrant, transformer, or other above ground utilities.
22. Revisions to the landscape plan require review and approval from the Village Landscape Architect.
33. As part of this scope of services the Contract shall provide for an Automatic Underground Irrigation System, upon award of Bid a complete shop drawing and equipment submittal shall be prepared to identify a zoned lawn and shrub irrigation of all planting areas including the parking lot planter containers.
34. Detention area maintenance shall consist of regular mowing, at least once per month, during growing season.

IRRIGATION NOTES:

1. Upon award of bid irrigation contractor shall provide an irrigation plan showing complete head, line and valve layout for an automatic underground system.
2. Coordinate irrigation installation with planting plan and site conditions to provide complete coverage with minimum overspray. The irrigation contractor shall make minor adjustments to ensure proper coverage at no additional cost to the owner.
3. Confirm static water pressure of 60 psi at least 7 days before beginning work. If static water pressure is less than stated above, do not proceed until directed so by the Landscape Architect.
4. The irrigation contractor will secure all required permits and pay all associated fees unless otherwise noted. All local codes shall prevail over any discrepancies herein.
5. Lateral pipe shall be installed at a minimum depth of 12 inches. Mainline pipe and wires shall be installed at a minimum depth of 18 inches.
6. Unsleeved pipes may be shown under pavement for graphic clarity only. Install these pipes in adjacent landscaped areas.
7. Electric power shall be provided within five feet of controller location by general contractor. I.I.C. to provide final hard-wire to controller.
8. 24 volt valve wire shall be a minimum of #14 gauge, U.F. approved for direct burial, single conductor "irrigation wire". Wire splices shall be encased in a waterproof compound or gel. All field splices shall be located in a round valve box of sufficient size to allow inspection.
9. Valve boxes shall be installed flush with grade, supported by bricks if needed, with 3 inches of clean pea gravel located below the valve. Use 10" round valve boxes for electric valves and quick coupling valves unless noted otherwise. D.C.A. shall be boxed according to local codes.
10. Use rigid PVC swing joint assemblies to connect all rotary heads and quick couplers.
11. All spray heads shall be connected with a 12" minimum length of 1/2" flex PVC. The flex PVC shall be solvent welded to schedule 40 PVC fittings with weld-on #795 solvent and #P-70 primer.
12. Provide two quick coupler keys with swivel hose ells.
13. Contractor is to contact appropriate authorities and locate all utilities prior to construction.
14. If static water pressure at outlet of RPZ is less than 50 PSI, irrigation contractor shall provide an incline booster pump to increase pressure.

EXISTING TREE NOTES:

1. Existing Trees that are along the outer north and west property boundary lines shall remain and be protected by placing a 42" high wood lath or plastic fence at the canopy drip-line during the site grading and construction duration.
2. The property line trees which are overhanging on the subject site property within this zone shall be selectively thinned, pruned and trimmed under direction of a Certified Arborist tree specialist.
3. Trees within the project property that are damaged, broken, diseased, leaning or dead shall be removed.
4. Trees that are outside or on the property line shall remain but overhanging branches shall be thinned, trimmed or pruned to achieve corrective form.

PLANT SCHEDULE

Existing Trees To Remain

TREES QTY	COMMON NAME / BOTANICAL NAME	SIZE
2	Autumn Blaze Maple / Acer freemanii 'Autumn Blaze'	3" cal.
6	Marmo Freeman Maple / Acer freemanii 'Marmo'	3" cal.
8	European Alder / Alnus glutinosa	3" cal.
2	Common Hackberry / Celtis occidentalis	3" cal.
6	Skyline Honey Locust / Gleditsia triacanthos 'Skyline'	3" cal.
8	London Plane Tree / Platanus x acerifolia 'Bloodgood'	3" cal.
2	Swamp White Oak / Quercus bicolor	3" cal.
4	Greenspire Littleleaf Linden / Tilia cordata 'Greenspire'	3" cal.
9	Regal Elm / Ulmus carpinifolia 'Regal'	3" cal.

EVERGREEN TREES QTY	COMMON NAME / BOTANICAL NAME	SIZE
21	Mountbatten Juniper / Juniperus chinensis 'Mountbatten'	6' ht.
31	Norway Spruce / Picea abies	10' ht.
11	Emerald Arborvitae / Thuja occidentalis 'Emerald'	8' ht.

ORNAMENTAL QTY	COMMON NAME / BOTANICAL NAME	SIZE
12	Shadblow Serviceberry / Amelanchier canadensis	12' ht.
9	Whitespire Birch / Betula platyphylla 'Whitespire'	8' ht.
4	Redspire Callery Pear / Pyrus calleryana 'Redspire'	10' ht.
3	Japanese Tree Lilac / Syringa reticulata	12' ht.

SHRUBS QTY	COMMON NAME / BOTANICAL NAME	SIZE
4	Green Gem Boxwood / Buxus x 'Green Gem'	24" ht.
34	Red Twig Dogwood / Cornus sericea	36" ht.
14	Peking Cotoneaster / Cotoneaster acutifolius	36" ht.
20	Burning Bush / Euonymus alatus	36" ht.
28	Compact Burning Bush / Euonymus alatus 'Compactus'	36" ht.
18	Bronx Forsythia / Forsythia viridissima 'Bronxensis'	24" ht.
10	Annabelle Hydrangea / Hydrangea arborescens 'Annabelle'	36" ht.
17	Tardiva Hydrangea / Hydrangea paniculata 'Tardiva'	36" ht.
14	Oakleaf Hydrangea / Hydrangea quercifolia	36" ht.
26	Jim Dandy Winterberry / Ilex verticillata 'Jim Dandy'	24" ht.
40	Sea Green Juniper / Juniperus chinensis 'Sea Green'	24" ht.
24	Broadmoor Juniper / Juniperus sabina 'Broadmoor'	18" ht.
8	Japanese Kerria / Kerria japonica 'Picta'	24" ht.

SHRUBS QTY	COMMON NAME / BOTANICAL NAME	SIZE
26	Coral Embers Willow / Salix alba subspecies 'Britzensis'	24" ht.
14	Birchleaf Spirea / Spiraea betulifolia 'Tor'	24" ht.
14	Goldflame Spirea / Spirea bumalda 'Goldflame'	24" ht.
29	Little Princess Spirea / Spiraea japonica 'Little Princess'	24" ht.
45	Miss Kim Lilac / Syringa patula 'Miss Kim'	36" ht.
33	Hicks Yew / Taxus x media 'Hicksii'	36" ht.
13	Arrowwood Viburnum / Viburnum dentatum	48" ht.
75	Blue Muffin A-wood Viburnum / Viburnum dentatum 'Blue Muffin'	36" ht.

GROUND COVERS QTY	COMMON NAME / BOTANICAL NAME	CONT
270	Winter Creeper / Euonymus fortunei 'Colorata'	2.25" pot @ 12" oc
351	Day Lily / Hemerocallis lilioasphodelus	1 qt. @ 12" oc
536	Lilyturf / Liriope densiflora	#1 cont. @ 8" oc
1,610	Pachysandra / Pachysandra terminalis 'Green Carpet'	3.25" pot @ 12" oc
48	Boston Ivy / Parthenocissus tricuspidata	2.35" pot @ 48" oc
251	Perennial Mix: 139 - Yarrow Coronation Gold; 39 - Geranium macrorrhizum; 39 - Hosta; 38 - Heuchera; 38 - Rudbeckia; 38 - Echinacea	#1 cont. @ 18" oc
252	Gro-Low Sumac / Rhus aromatica 'Gro-Low'	1 gal. @ 24" oc
194	Alpine Currant / Ribes alpinum	#1 cont. @ 24" oc

ORNAMENTAL GRASS QTY	COMMON NAME / BOTANICAL NAME	CONT
153	Feather Reed Grass / Calamagrostis arundinacea 'Karl Foerster'	1 gal. @ 24" oc

SOD/SEED QTY	COMMON NAME / BOTANICAL NAME	CONT
54,094 sf	Sod / Turf Sod	sod
15,003 sf	Stormwater Seed Mix Clesen Retention Mix (D) or equivalent 70% Kentucky 31 Tall Fescue 30% Perennial Ryegrass	seed Arthur Clesen Inc. 708.448.2177 805 W 186 St Tinley Park, IL 6047
19,691 sf	I.O.O.T. Class 1B Low Maintenance Lawn Mixture: Fine Leaf Turf-Type Fescue Perennial Ryegrass Red Top Creeping Red Fescue	 150 lbs. / acre 20 lbs. / acre 10 lbs. / acre 20 lbs. / acre 200 lbs. / acre

* The seeded area will receive erosion control blanket North American Green DS-75 to aid in germination and check erosion

* Refer to Note #24 of General Landscape Notes on Sheet L-5 for Maintenance

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The LaSalle Group, Inc.

AUTUMN LEAVES ASSISTED LIVING
GLEN ELLYN ILLINOIS

NO.	DESCRIPTION	DATE
	ISSUE FOR ZONING	[illegible]
	REISSUED	[illegible]
	REISSUED	[illegible]
	ZONING COMMENTS	[illegible]

DRAWN BY: DF APPROVED BY: HP
JOB NO.: 12093 DATE: 03-01-2013
SHEET NO. L-4

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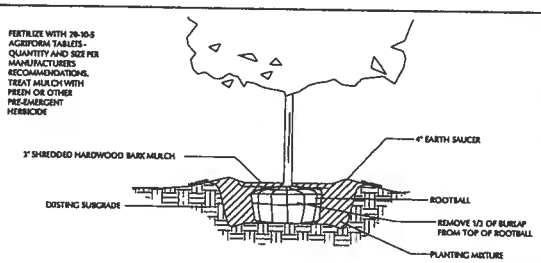
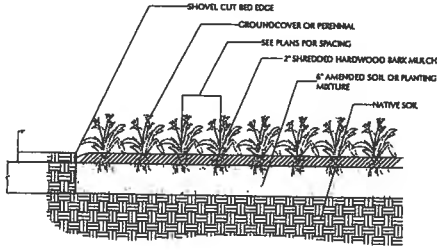


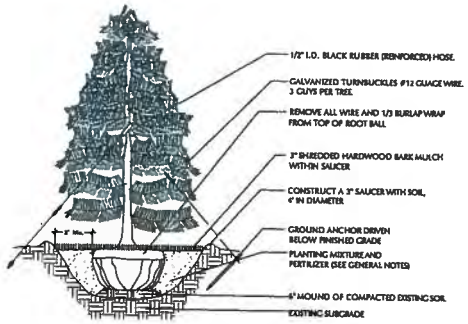
DECIDUOUS TREE PLANTING DETAIL:

NOT TO SCALE



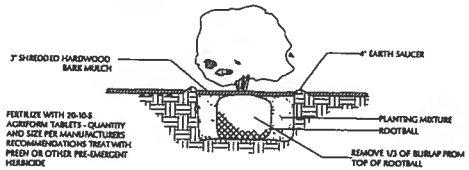
GROUNDCOVER PLANTING DETAIL:

NOT TO SCALE



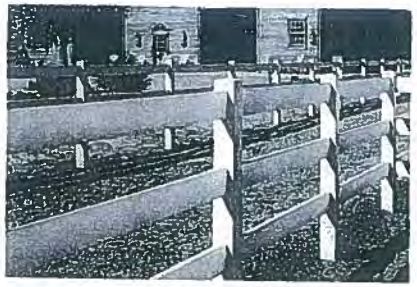
EVERGREEN TREE PLANTING DETAIL:

NOT TO SCALE



DECIDUOUS SHRUB PLANTING DETAIL:

NOT TO SCALE



BUFFTECH (OR EQUAL) FENCE MANUFACTURER:

MINIMUM 42" HIGH; MAXIMUM 48" HEIGHT; 3 RAILS OF 1.5" X 5.5" AND 5.5" X 5.5" POSTS AT 8' ON CENTER SPACED POSTS; LOW MAINTENANCE, PREMIUM VINYL FENCE, COLONIAL WHITE COLOR

3 RAIL VINYL FENCE:

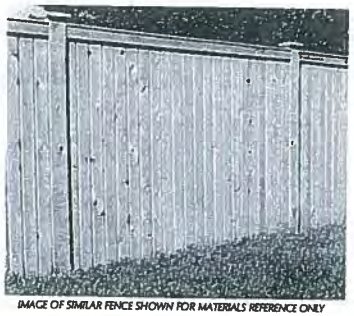
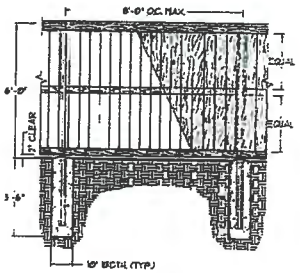


IMAGE OF SIMILAR FENCE SHOWN FOR MATERIALS REFERENCE ONLY

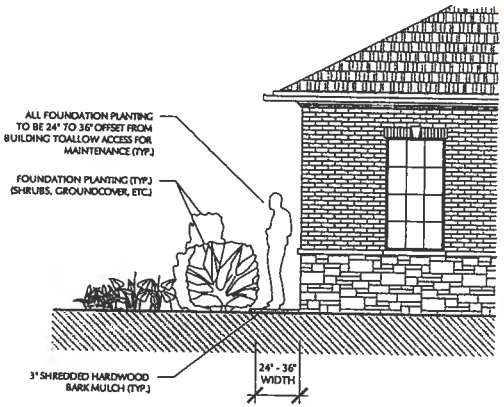
SOLID WOOD PANEL FENCE:



WOOD TO BE #2 GRADE OR BETTER WESTERN RED CEDAR, ROUGH SAWN; GALVANIZED STEEL FENCE POSTS SET INTO 10" DIAMETER CONCRETE FOOTING; FENCE RAILS SHALL BE 2 x 4"; FENCE PANELS TO BE 1 x 6"; HORIZONTAL RAILS & CAP BOARDS TO BE 1 x 4"

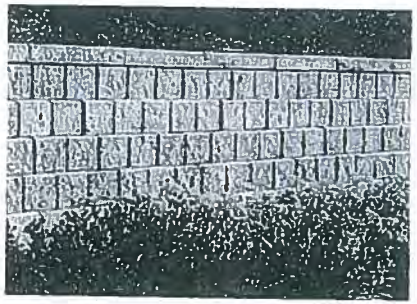
WOOD FENCE ELEVATION:

NOT TO SCALE



FOUNDATION PLANTING SECTION:

NOT TO SCALE



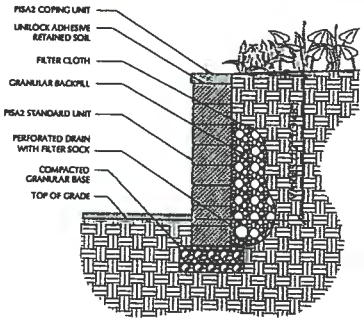
MANUFACTURER:
Unilock Wall Stones

PRODUCT:
Pisa2

COLOR:
Nevada

MINIMUM 12" HEIGHT; MAXIMUM 48" HEIGHT

STONE RETAINING WALL:



STONE RETAINING WALL DETAIL:

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The LaSalle Group, Inc.

AUTUMN LEAVES ASSISTED LIVING
GLEN ELLYN ILLINOIS

NO.	DESCRIPTION	DATE
	ISSUE FOR ZONING	03/01/13
	REVISED	04/01/13
	REVISED	04/16/13
	ZONING COMMENTS	05/01/13
1	PLANNING COMMENTS	05/07/13

DRAWN BY DP
APPROVED BY MP
JOB NO. 12053
DATE 03-01-2013
SHEET NO. L-5

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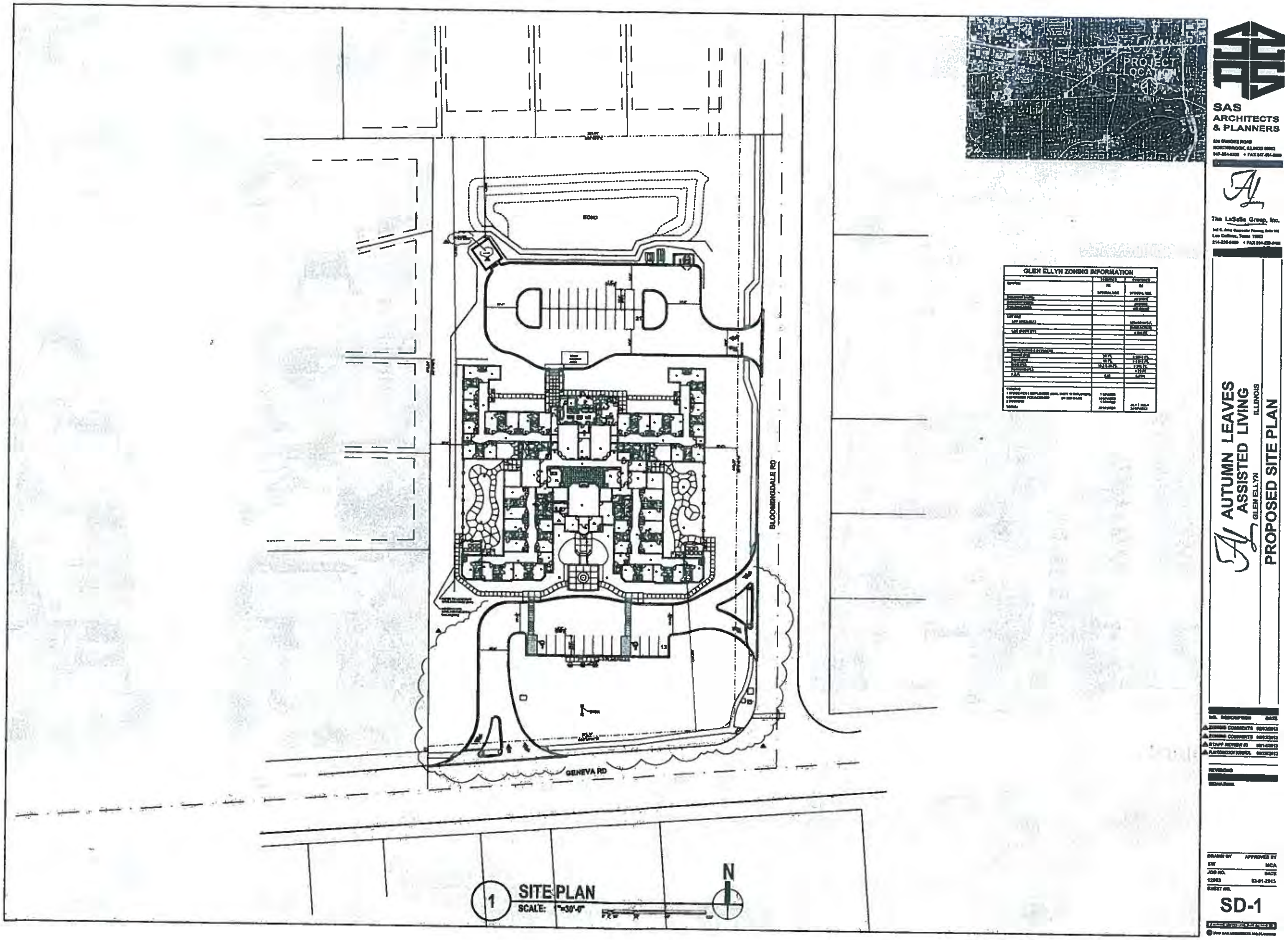
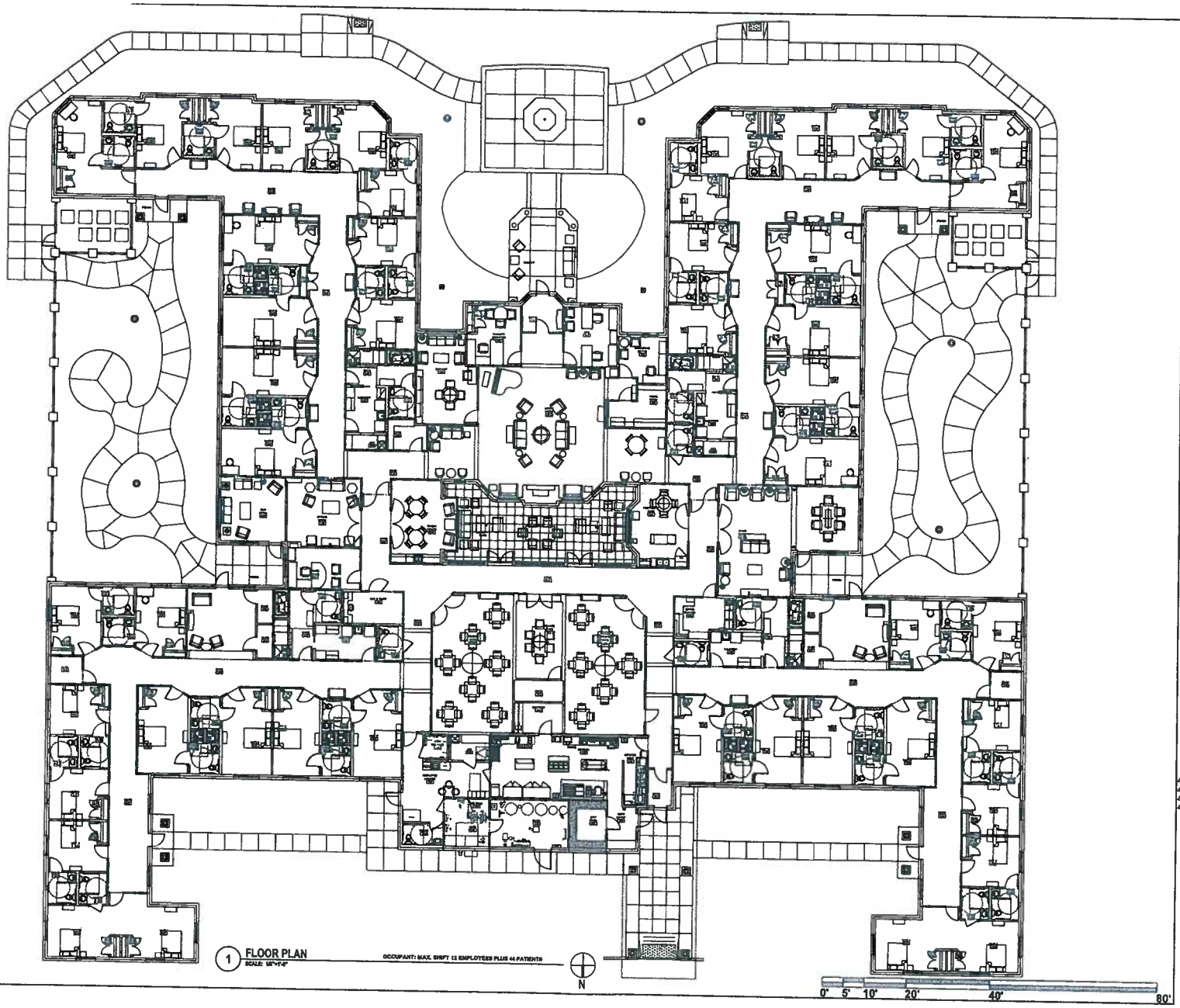

SAS
ARCHITECTS
& PLANNERS
The LaSalle Group, Inc.
PROJECT LOCATION
GLEN ELLYN ZONING INFORMATION
AUTUMN LEAVES
ASSISTED LIVING
GLEN ELLYN
ILLINOIS
PROPOSED SITE PLAN
POND
BLOOMINGDALE RD
GENEVA RD
1
SITE PLAN
SCALE:
N
SD-1



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& PLANNERS

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AUTUMN LEAVES
ASSISTED LIVING
GLEN ELLYN ILLINOIS

FLOOR PLAN

NO.	DESCRIPTION	DATE
1	ZONING COMMENTS	[illegible]
2	ZONING COMMENTS	[illegible]
3	STAFF REVIEW #3	[illegible]
4	[illegible]	[illegible]

REVISIONS

SIGNATURE

DRAWN BY	APPROVED BY
SW	MCA
JOB NO.	DATE
13003	03-01-2013

SHEET NO.

PLAN

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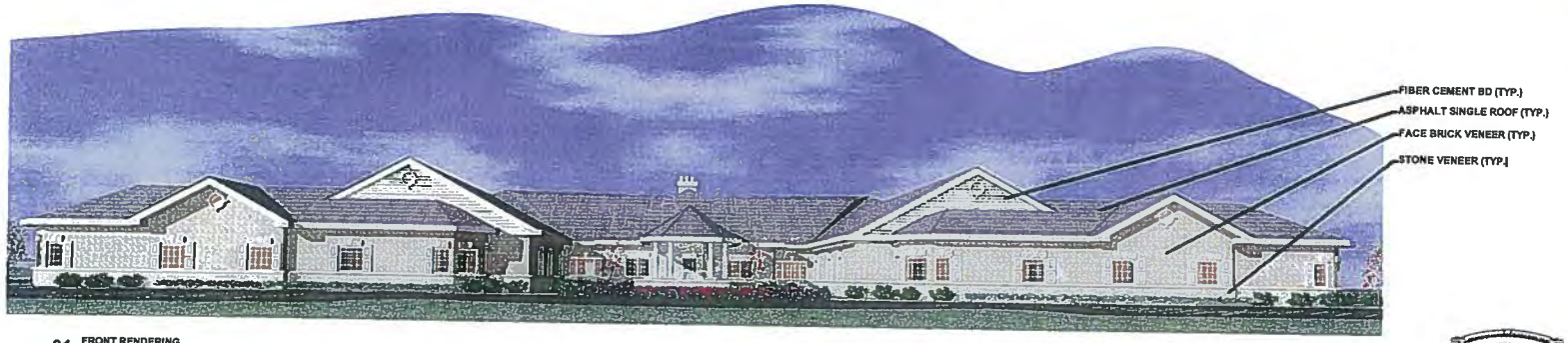
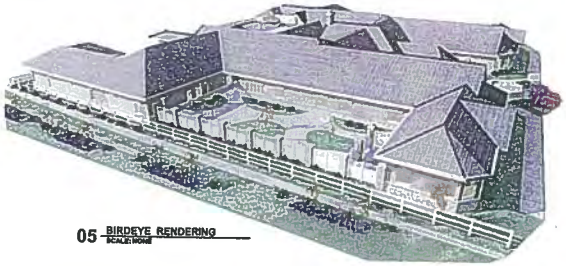


01 FRONT RENDERING
SCALE: NONE

02 BACK ELEVATION
SCALE: NONE



05 BIRDEYE RENDERING
SCALE: NONE

MONUMENTAL SIGN

FENCE

GARAGE

DUMPSTER

03 SIDE ELEVATION
SCALE: NONE

06 BIRDEYE RENDERING
SCALE: NONE

04 SIDE ELEVATION
SCALE: NONE

GARDEN & FENCE

FRONT ENTRANCE

LIVING ROOM

COURTYARD

DINING

LIBRARY

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& PLANNERS

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AUTUMN LEAVES
ASSISTED LIVING
GLEN ELLYN ILLINOIS

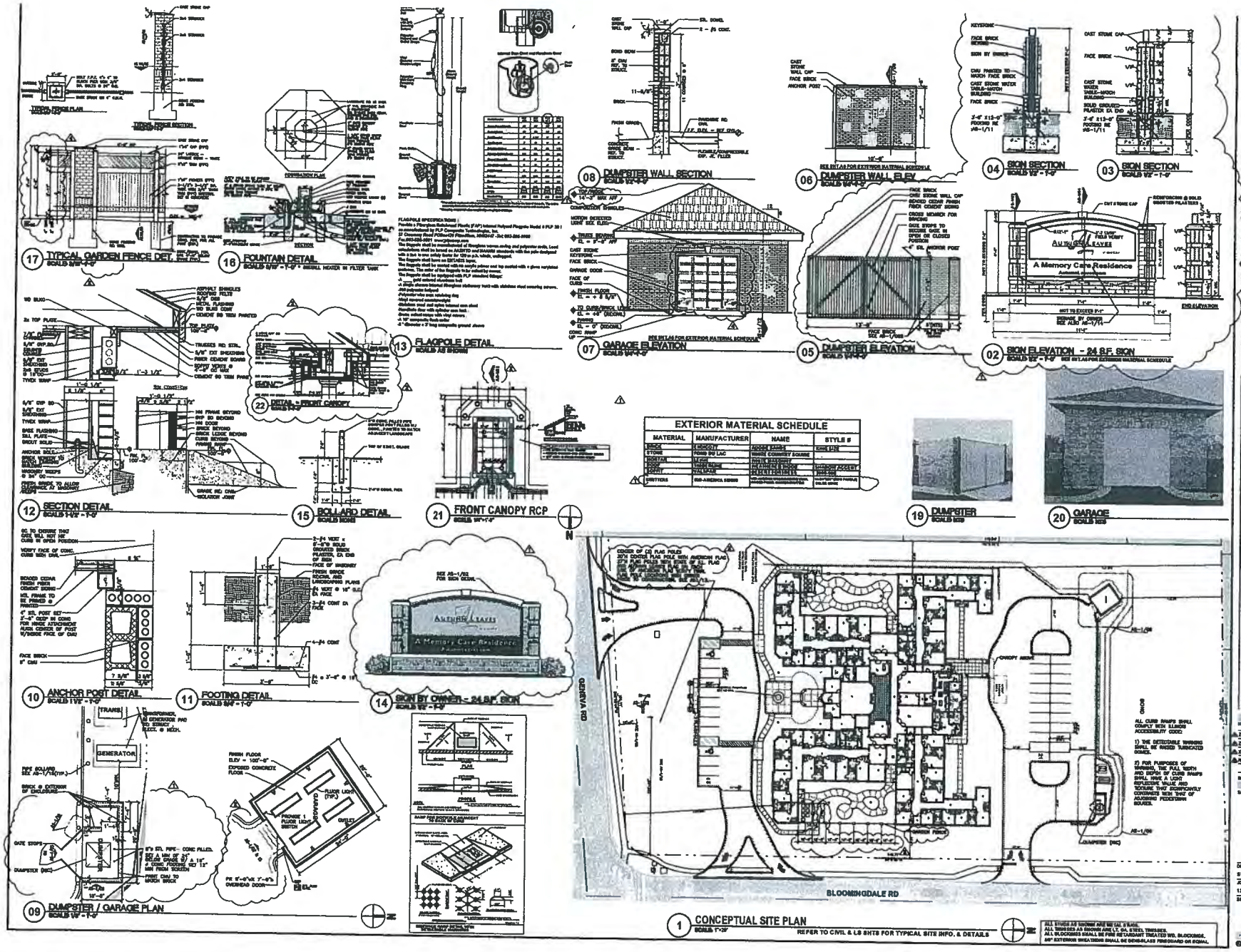
TYPICAL BUILDING ELEVATIONS

NO.	DESCRIPTION	DATE
1	ZONING COMMENTS	06/03/2013
2	ZONING COMMENTS	06/03/2013
3	STAFF REVIEW #3	06/14/2013
4	RANDOMIZED RENTAL	06/20/2013

REVISIONS

DRAWN BY: SW
APPROVED BY: MCA
JOB NO.: 13003
DATE: 03-01-2013
SHEET NO.

ELEVS



EXTERIOR MATERIAL SCHEDULE

MATERIAL	MANUFACTURER	NAME	STYLE #
BRICK	[illegible]	[illegible]	[illegible]
STONE	[illegible]	[illegible]	-
MORTAR	[illegible]	[illegible]	-
ROOF	[illegible]	[illegible]	[illegible]
SOFFIT	[illegible]	[illegible]	[illegible]
GUTTERS	[illegible]	[illegible]	[illegible]

SAS ARCHITECTS & PLANNERS

The LaSalle Group, Inc.

AUTUMN LEAVES ASSISTED LIVING
GLEN ELLYN ILLINOIS

CONCEPTUAL SITE PLAN & DETAILS

NO.	DESCRIPTION	DATE
	ZONING COMMENTS	[illegible]
	ZONING COMMENTS	[illegible]
	XTAPP REVIEW #3	[illegible]
	[illegible]	[illegible]

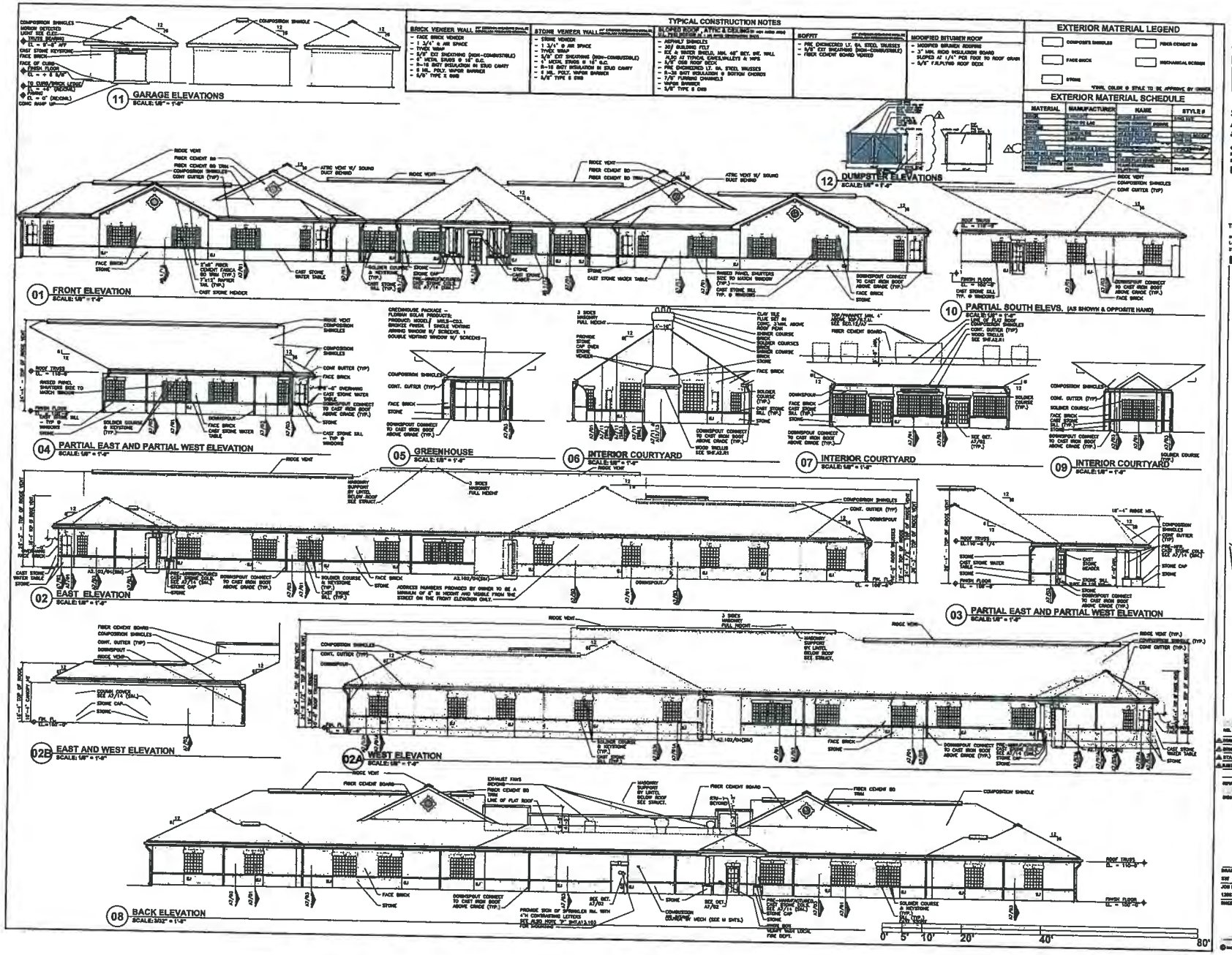
REVISIONS

SIGNATURE

DRAWN BY	APPROVED BY
SW	MCA
JOB NO.	DATE
12093	03-01-2013

SHEET NO.

AS-1

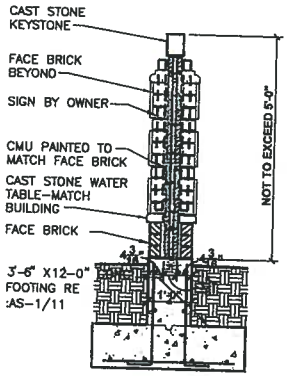


SAS ARCHITECTS & PLANNERS

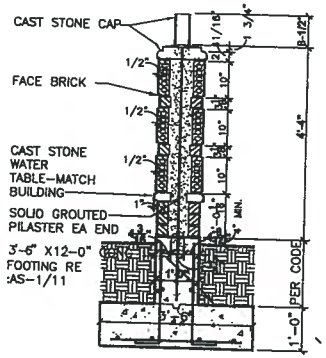
The LaSalle Group, Inc.

AUTUMN LEAVES ASSISTED LIVING
GLEN ELLYN ILLINOIS
EXTERIOR ELEVATIONS

DRAWN BY: SW
APPROVED BY: MCA
JOB NO.: 12083
DATE: 03-01-2013
SHEET NO.: A6

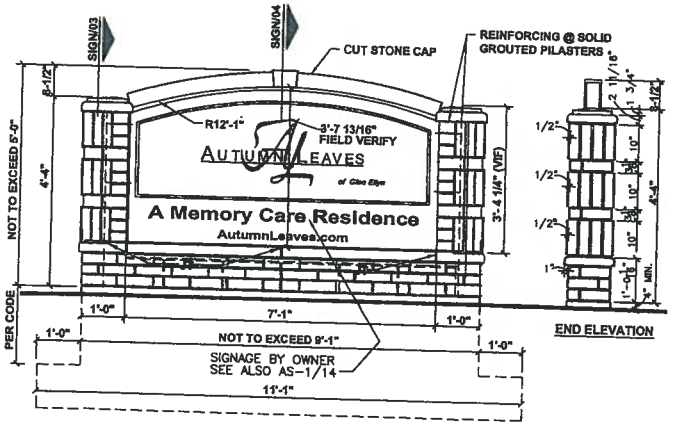


04 SIGN SECTION
SCALE: 1" = 1'-0"

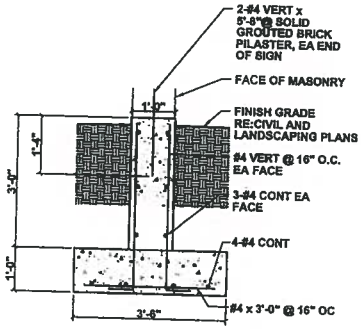


03 SIGN SECTION
SCALE: 1" = 1'-0"

01 SIGNAGE ELEVATION - 24 SF SIGN
SCALE: 1" = 1'-0"



02 SIGN ELEVATION - 24SF SIGN
SCALE: 1" = 1'-0"



05 SIGN SECTION
SCALE: 1" = 1'-0"

SAS ARCHITECTS & PLANNERS

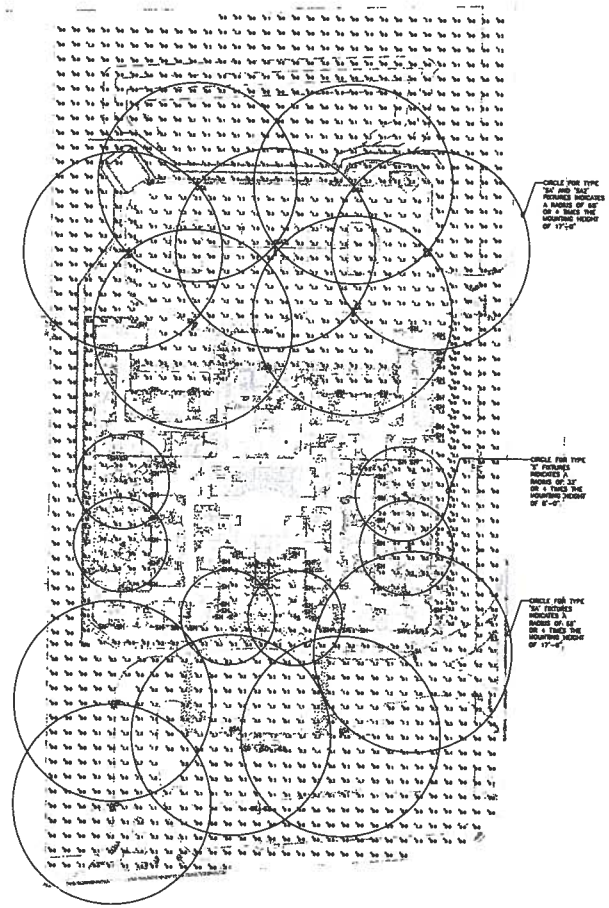
The LaSalle Group, Inc.

AUTUMN LEAVES ASSISTED LIVING
GLEN ELLYN ILLINOIS
MONUMENTAL SIGN

NO.	DESCRIPTION	DATE
1	ZONING COMMENTS	09/03/2013
2	ZONING COMMENTS	09/03/2013
3	STAFF REVIEW #3	09/14/2013
4	ALDERMAN/SIGNS	09/30/2013

REVISIONS

DRAWN BY: SW
APPROVED BY: MCA
JOB NO.: 12003
DATE: 03-01-2013
SHEET NO.: 1
SIGN



1 SITE PHOTOMETRIC PLAN

1" = 30'-0"

20 0 10 20 40

WHEN THIS DRAWING IS PLOTTED FULL SIZE THIS SQUARE IS 1"x1"

GENERAL ELECTRICAL NOTES:

A. ALL PHOTOMETRIC VALUES SHOWN WERE NOT USED IN OVERALL CALCULATIONS. VALUES OFF OF THE PARKING SURFACE ARE SHOWN TO REFLECT LIGHT LEVELS AT THE PROPERTY LINE BEAD. PHOTOMETRIC VALUES ON THE ACTUAL PARKING SURFACES AND DRIVEWAY RAMPS WERE USED IN PHOTOMETRIC CALCULATIONS.

B. EXTERNAL LIGHTING SHALL BE AUTOMATICALLY CONTROLLED VIA RELAY SYSTEM AS FOLLOWS:

PARKING AREA FIXTURES – TIMECLOCK ON, TIMECLOCK OFF
SIGN AND PHOTOCELL FIXTURES – PHOTOCELL ON, TIMECLOCK OFF
BUILDING-MOUNTED AND COURTYARD POLE FIXTURES – PHOTOCELL ON, TIMECLOCK OFF

STATISTICS					
DESCRIPTION	SYMBOL	AVG	MAX	MIN	AVG/MIN
Walking and Grounds	+	0.9 fc	13.1 fc	0.0 fc	-
North Parking Area	+	1.7 fc	9.2 fc	0.2 fc	8.5:1
South Parking Area	+	1.4 fc	6.1 fc	0.2 fc	4.7:1
Drive Canopy	X	29.2 fc	30.6 fc	5.4 fc	5.3:1

SCHEDULE INCLUDING REMARKS (ADDITIONAL)								
Type	Description	Manufacturer/Catalog #	Lamp	Watts	Volts	Notes	Lamp Type
B	Outdoor mounted pole light with 8' pole	Sun Valley Lighting SM2S-HS-V-8G-200-PS-120-P3-RAL-9005-T-GF	CE LUCIANDECO	55	120	Max. 8' pole length.	
BA	Pole mounted parking lot light	Sunco VOS-250-VP3-PS-P3-SK-HS-GRAY-R-GF-CE-CUL	150W HPS	130	280	Max. 17' pole length.	
BS	Exterior wall pack	Cooper WPX0050RA-HCS-OEM	50W HPS	55	120		
SD	Grade mounted uplight for flagpole	Lumitex Conduit 300-30MR16-120-BK	50W MR-16	55	120		
SS	Grade mounted linear fluorescent uplight with tandem mounting for monument sign	Tonik Photometrics CSL3S40E120	(2) 54W-T5HO Ballast, 48"	117	120		
SH	Exterior wall mounted inward accent light	Lightolier C3MRM-CLW C3HCLWE1	50W MR-16	50	120		
Y	Pole Outdoor new mounted fluorescent strip, standard, white housing, 3-1/16" overall height with lens, 2-1/2" wide.	Sunco N-1-32-120 - note 4' mullion specified, use 3' and 4' mullions as required for continuous coverage.	CE F25T8/SX/SP/X30/ECO (1') F25T8/SX/SP/X36/ANSI (3')	28/96	120		CE F73SEX CE F72120
2	Pole Outdoor recessed downlight, compact fluorescent, dual lamp, with anti-glare baffle frame, white housing, 8" square, 12-7/8" overall diameter, 8" deep.	Lightolier 2GD8-CL/W2SR32/4A/PL-CEC/ECO 3 socket	CE F26TRR/SR/ECO	55	120		CE F26T4/E
AA	Canopy recess light	Lightolier Calculite #C4F26GA-CAAC	26W PAR38	55	120		

NOTES:

1. PROVIDE HOUSE-SIDE SHIELD ON PARKING AREA FIXTURES TO CUT OFF LIGHT SPILL BEYOND PROPERTY LINE.
2. OUTDOOR LIGHTING FIXTURES SHALL BE UL LISTED FOR WET LOCATIONS.

NOT FOR CONSTRUCTION
PRELIMINARY
WMA CONSULTING ENGINEERS LTD.

N

WMA JOB # 130-03-00

SAS ARCHITECTS & PLANNERS

130 SHERIDE ROAD
NORTHBROOK, ILLINOIS 60062
847-564-0330 • FAX 847-564-0609

The LaSalle Group, Inc.

505 E. John Carpenter Freeway, Suite 500
Las Colinas, Texas 75062
214-526-5000 • FAX 214-526-5005

AUTUMN LEAVES
ASSISTED LIVING
GLEN ELLYN ILLINOIS

SITE PHOTOMETRIC PLAN

NO.	DESCRIPTION	DATE
	ISSUE FOR ZONING	02-01-2013
1	ZONING COMMENTS	02-01-2013
2	ZONING COMMENTS	02-03-2013
	STAFF REVIEW #3	02-14-2013
3	PLAN COMMISSION SUBMITTAL	02-28-2013

DRAWN BY
APPROVED BY
WMA
JOB NO.
DATE
12063
SHEET NO.

E1.2

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A-9

MEMORANDUM

TO: Mark Franz, Village Manager
Al Stonitsch, Assistant Village Manager

FROM: Kristen Schrader, Assistant to the Village Manager
Kevin Wachtel, Finance Director

DATE: July 17, 2013

RE: 2013-2014 Refuse & Recycling Rates UPDATE

Background

At the July 8 Village Board Workshop, the Board was asked to consider updates to the monthly refuse and recycling rates for August 1, 2013 through July 31, 2014. Considerations included an adjustment to the base rate for direct services provided by Republic Services (1.5% increase per the recent Chicago area consumer price index), as well as adjustments to the supplementary rate schedule to ensure funding was available for emergency preparedness needs.

At the meeting, the Board approved an ordinance adjusting the overall rates, but asked to finalize the actual breakdown of the supplementary rates at the last board meeting in July. The Board indicated they would like to increase funding for emergency preparedness needs based on the past 10 years of storm experience; however they wanted to consider a shift in the supplementary fees so as to not further increase these rates. Therefore, based on this discussion, Management is recommending an elimination of the clean sweep program and a shift of supplemental rates towards branch and brush costs to provide more funding for future storms. The chart below demonstrates the proposed funding shift in the supplementary rates for refuse and recycling:

Supplementary Rate Proposal

	Branch & Brush	Clean Sweep	Toter Replacement	Administration	Total
Current	$1.75	$0.50	$1.00	$1.25	$4.50
Proposed	$2.50	$0.00	$0.75	$1.25	$4.50

Issues

Clean Sweep Program Elimination

Village Management is recommending elimination of the clean sweep program following a final clean sweep event in the spring of 2014. Elimination of the program is recommended based on the declining participation in the program over the past decade and the importance of funding emergency preparedness needs. Participation in the clean sweep program has declined from the disposal of approximately 900 tons in 2004 to approximately 450 tons in 2012.

A final clean sweep event is recommended in 2014 as residents have been charged the cost of the event over the last year; therefore having paid for half of the event already. In addition, it will

provide a final opportunity for residents to participate in this longstanding program. With the elimination of the clean sweep program, future disposal of large items by residents will simply require one additional sticker per bulk item at the curb during any regular refuse collection the resident chooses.

Residential Solid Waste Fund Cash Reserve Policy
Village Management evaluated the financial impact the proposed shifts in supplementary rates would have to the Residential Solid Waste Fund and its reserves. Management also reviewed the Village's cash reserve policy for funds, which currently stands at 26%, increasing by 1 percentage point per year up to 35%. Management recommends that a 25% cash reserve policy, in lieu of the current 35% cash reserve policy is appropriate for the Solid Waste Fund. The revenue and expenses in this fund is very consistent throughout the year with monthly billing and the primary expense of the garbage collection contract.

Exhibit 1 to the memo demonstrates that with the proposed additional emergency preparedness funding of $0.75/account/month, the Solid Waste Fund's cash reserves are projected to be $27,000 above the 25% cash reserve policy at the conclusion of the next ten years. This projection includes a final clean sweep event in 2014 at an anticipated cost of $85,000. Management is comfortable with these projections as it provides a long term strategy to achieve an appropriate cash reserve level.

Toter Replacement Program Funding
After reviewing 12, 15, and 20 year alternatives last year, the Village adopted a monthly $1.00 charge per refuse customer to be set aside for future refuse and recycling toter replacement. That program would generate funds to replace all toters after 12 years, which is beyond the 10 year warranty. After the garbage and recycling toters were initially replaced (a 12 year cycle would replace toters in 2017 and 2021 respectively) we had planned to lower the monthly contribution to what was then needed. We do not have specific experience with long term toter replacement needs, so we were not certain how well the toters will age beyond their warranty period.

Starting in August, this proposal will adjust the toter replacement fee to $0.75 per customer per month. This contribution level will allow our toters to be replaced every 16 years (in 2021 and 2025 respectively). This is not to say that we are required to replace the toters on that schedule, but we will have sufficient funds on hand. With current cost projections, $0.75 would remain sufficient to fund another replacement in another 16 years. Reserve levels, toter replacement schedules, and rates should be evaluated periodically to ensure that the toter replacement rate remains sufficient to fund replacement on a reasonable schedule, but does not generate excessive reserves.

The attached schedule shows two complete replacement cycles for both programs to ensure that reserve levels remain appropriate. After two full cycles, the 12 year program ($1.00 now, and $0.95 after the initial replacement) ends with a $10,600 deficit. The 16 year program ($0.75 throughout) ends with an $87,200 deficit. These deficits will likely be overcome through the procurement process or other available reserves. We have assumed that toter replacement costs will increase by 1.5% annually.

Recommendation
Village Management recommends officially setting the cash reserve policy for the Residential Solid Waste Fund at 25%. Additionally, Village Management recommends elimination of the clean sweep program and adjustment to the refuse and recycling supplementary rates based upon the below

chart.

	Branch & Brush	Clean Sweep	Toter Replacement	Administration	Total
Proposed	$2.50	$0.00	$0.75	$1.25	$4.50

Action Requested

The Village Board is requested to consider with the following motions at the July 22, 2013 Village Board Meeting:

A. Motion to set the cash reserve policy for the Residential Solid Waste Fund at 25%.

B. Motion to approve the elimination of the clean sweep program following a final collection in the spring of 2014.

C. Motion to approve the breakdown of the supplementary rates to the monthly charge for refuse and recycling services for August 1, 2013 to July 31, 2014 at $4.50/month/account.

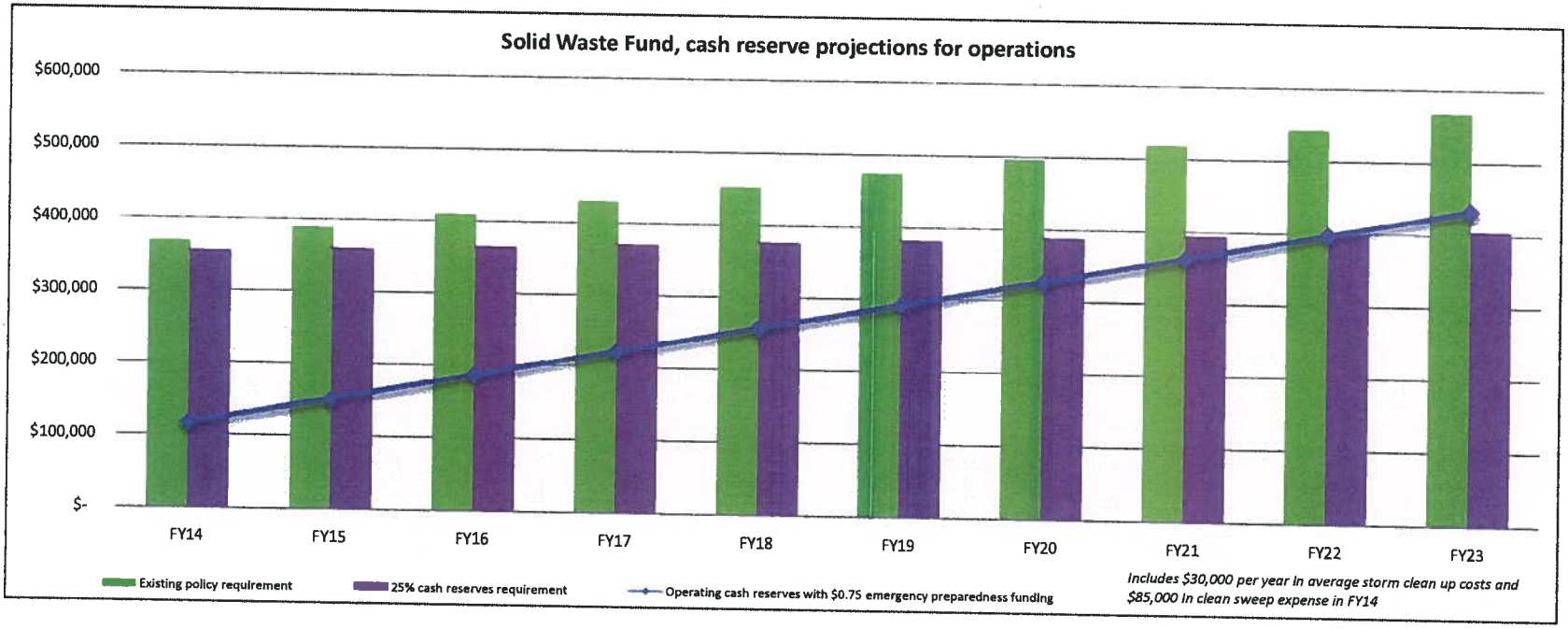
Attachments

- Exhibit 1: Comparison of funding alternative and projected cash reserves for operations
- Exhibit 2: Refuse and Recycling Toter Program Funding Comparison

Exhibit 1

Village of Glen Ellyn
Solid Waste Fund
Comparison of funding alternative and projected cash reserves for operations
Year end projections, rounded to the nearest 1,000

	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23
Total operating costs (1.5% annual growth)	$ 1,418,000	$ 1,439,000	$ 1,461,000	$ 1,483,000	$ 1,505,000	$ 1,528,000	$ 1,551,000	$ 1,574,000	$ 1,597,000	$ 1,621,000
Required cash reserves, per policy (growing to 35%)	369,000	389,000	409,000	430,000	452,000	474,000	496,000	519,000	543,000	568,000
Cash reserves required at 25% of op. ex.	355,000	360,000	365,000	371,000	376,000	382,000	388,000	394,000	399,000	405,000
$0.75 emergency preparedness funding										
Cash reserves for operations	$ 115,000	$ 150,000	$ 186,000	$ 221,000	$ 256,000	$ 291,000	$ 326,000	$ 361,000	$ 397,000	$ 432,000
Cash reserve over (under) policy	(254,000)	(239,000)	(223,000)	(209,000)	(196,000)	(183,000)	(170,000)	(158,000)	(146,000)	(136,000)
Cash reserves over (under) 25%	*(240,000)*	*(210,000)*	*(179,000)*	*(150,000)*	*(120,000)*	*(91,000)*	*(62,000)*	*(33,000)*	*(2,000)*	*27,000*



Village of Glen Ellyn

Garbage and Recycle toter programs, $1.00 and $0.75 per month

Garbage toters were purchased in 2005, Recycle toters were purchased in 2009

Current program: 12 year cycle

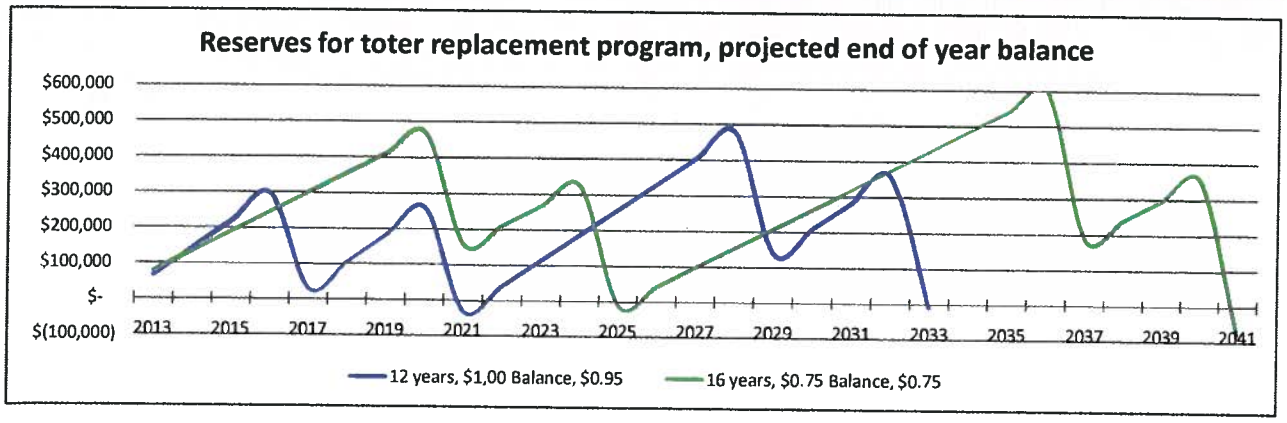
Monthly charge per garbage customer $ 1.00
Annual charge per garbage customer $ 12.00

Garbage contract year end	Annual Contribution	Toter Type	Purchases	End of year balance
2013	$ 65,000			$ 65,000
2014	$ 76,900			$ 141,900
2015	$ 76,900			$ 218,800
2016	$ 76,900			$ 295,700
2017	$ 76,900	Garbage	$ 344,300	$ 28,300
2018	$ 76,900			$ 105,200
2019	$ 76,900			$ 182,100
2020	$ 76,900			$ 259,000
2021	$ 76,900	Recycle	$ 367,100	$ (31,200)
2022	$ 72,600	*Monthly rate: $0.95*		$ 41,400
2023	$ 72,600			$ 114,000
2024	$ 72,600			$ 186,600
2025	$ 72,600			$ 259,200
2026	$ 72,600			$ 331,800
2027	$ 72,600			$ 404,400
2028	$ 72,600			$ 477,000
2029	$ 72,600	Garbage	$ 411,700	$ 137,900
2030	$ 72,600			$ 210,500
2031	$ 72,600			$ 283,100
2032	$ 72,600			$ 355,700
2033	$ 72,600	Recycle	$ 438,900	$ (10,600)
2034				
2035				
2036				
2037				
2038				
2039				
2040				
2041				

Revised program, July 2013: 16 year cycle

Monthly charge per garbage customer $ 0.75
Annual charge per garbage customer $ 9.00

Annual Contribution	Toter Type	Purchases	End of year balance
$ 76,900			$ 76,900
$ 58,800			$ 135,700
$ 55,200			$ 190,900
$ 55,200			$ 246,100
$ 55,200			$ 301,300
$ 55,200			$ 356,500
$ 55,200			$ 411,700
$ 55,200			$ 466,900
$ 55,200	Garbage	$ 365,500	$ 156,600
$ 55,200			$ 211,800
$ 55,200			$ 267,000
$ 55,200			$ 322,200
$ 55,200	Recycle	$ 389,600	$ (12,200)
$ 55,200			$ 43,000
$ 55,200			$ 98,200
$ 55,200			$ 153,400
$ 55,200			$ 208,600
$ 55,200			$ 263,800
$ 55,200			$ 319,000
$ 55,200			$ 374,200
$ 55,200			$ 429,400
$ 55,200			$ 484,600
$ 55,200			$ 539,800
$ 55,200			$ 595,000
$ 55,200	Garbage	$ 463,800	$ 186,400
$ 55,200			$ 241,600
$ 55,200			$ 296,800
$ 55,200			$ 352,000
$ 55,200	Recycle	$ 494,400	$ (87,200)



A-10

MEMORANDUM

TO: Mark Franz, Village Manager

FROM: Kevin Wachtel, Finance Director KCW

DATE: July 16, 2013

RE: Next step in E-billing – Billing Software Upgrade and Migration

Background

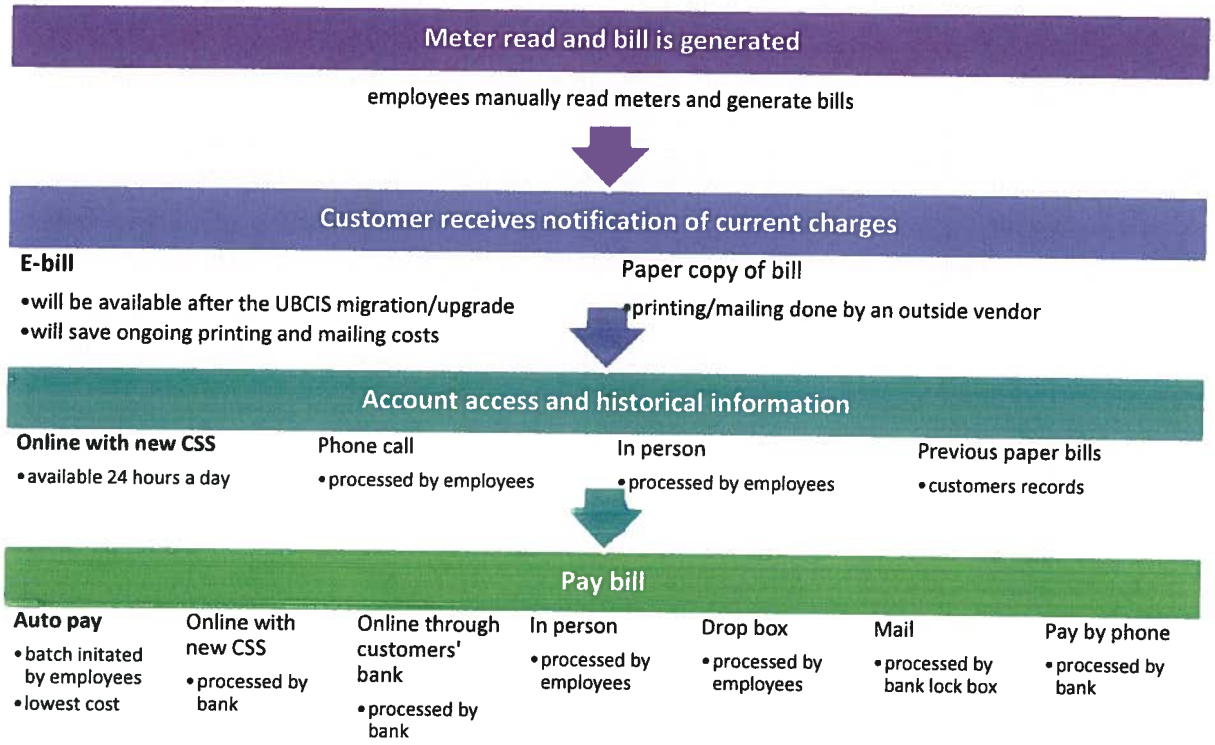
In the past, customers have been able to pay their bill online through the Illinois Treasurer's E-pay program. With this program, customers paid an additional convenience fee to pay their bill online, which is not customer friendly, and does not accept payments with Visa cards. This program was administratively difficult as it does not interface directly with our current software – we would not be able to efficiently record large numbers of payments on a regular basis. The Illinois Treasurer's E-pay program is not a good long-term solution for us.

We have also been reviewing alternatives to provide more efficient billing processes, including E-billing and online account access, which is a significant Village priority. The Village uses MUNIS as our financial software package with a variety of modules that work together, including General Ledger, Payroll, Accounts Payable, Utility Billing and many others. Our utility billing module is outdated and does not allow us to interface with E-billing technologies. Also, MUNIS will be supporting our version of the program for just a few more years and is no longer providing any feature improvements on our current version.

Over the past few months, we have been implementing online payment and account access solutions for the Village Services bill. In the Village Services bill that will be sent to customers in August, we will be including information on how residents will be able to access their account online (see attachment) using Citizen Self Service (CSS) through MUNIS. This service allows customers to view and pay their current bill, as well as view prior bills, with no additional convenience fees to the customers; these fees will be paid by the Village just as in-person credit card processing fees are paid by the Village. The payments are received and their account is automatically updated in our MUNIS software system, making processing seamless with little manual entry throughout the payment phase of the process. This will also create staffing efficiencies in processing these payments. Online account access (or future e-billing) does not require any change in payment methods; customers may still pay through their bank, check, or auto pay.

With our outdated utility billing software program, we are not able to email bills, so users will need to access our website at their direction and initiative (we are placing a link on our homepage). This process still requires that we print and mail paper copies of the bill. Upgrading and migrating to a MUNIS platform named UBCIS will put this program on a platform where we will be able to provide the ebilling service that our customers expect.

The chart below illustrates the various alternatives for customers during each phase of a regular billing cycle, with our preferred method in bold text on the left. Our preferred method creates the best use of staff resources and creates the greatest efficiency for the Village. For each step of the process, customers may choose which of the alternatives they prefer.



Issues

In order to make our utility processing more efficient, cost effective, and user friendly, we will need to update our utility billing software to allow us to email bills to our customers. This requires that we convert our existing data and upgrade to UBCIS. There is currently a long lead time with the software company of an estimated 12 months to begin this upgrade. We will do what we can to get our installation done sooner. Once we have the system upgraded, we will have some additional behind the scenes work to be done, including setup and testing. Once that is done, we will roll out e-billing to the community.

We examined a number of e-billing alternatives. No other solution was able to create a streamlined process and provided customers with as much historical and current data as the MUNIS solution. Other solutions would require daily uploads and downloads of all existing customer data and/or manual data entry for payments received.

We have budgeted $22,000 for the UBCIS conversion/upgrade. The total cost to provide the conversion and upgrade is $24,950. While we were working with MUNIS staff on the details of the final quote, we identified additional components that are necessary for our installation. With a 10% contingency, the total cost would be $27,445, most of which will be paid once the installation has occurred. We must waive competitive bidding because this purchase is not available through any other provider.

Recommendation

Management recommends that the Village Board waive competitive bidding and authorize a single source purchase of $27,445 for the upgrade, which includes a 10% contingency.

Action Requested

Waive competitive bidding and approve a single source purchase in the amount of $27,445 expensed to the Water and Sewer Fund (split evenly between 50100-521055 and 50200-521055) for the conversion and upgrade of the MUNIS utility billing system to UBCIS.

Attachments

- Sample Village Service Bill
- Bill insert

Village of Glen Ellyn

630-547-5220 or 630-547-5221

Village Services Bill

www.glenellyn.org/bills

Account Number: 510510 CID: 1051
Name: Village of Glen Ellyn
Service Address: 535 Duane St.

Bill: March 1, 2013
Bill Period: 2/1/2013 - 3/1/2013
Payment Due Date: 2/20/2013

Service Description	Current Reading	Previous Reading	Current Usage	Current Charges
Water Residential	880300	880300	0	$10.98
Sanitary Sewer			0	$0.00
Sewer Repair				$3.00
35 Gal Regular Curbside SVC				$12.75
Annual Elevator Inspection				$150.00

Rate Information

Residential Rates

Water (per 1000 gallons) $7.41

Sewer (per 1000 gallons) $6.65

Non-Residential Rates

Water (per 1000 gallons) $11.12

Sewer (per 1000 gallons) $7.00

Charge Information

Charges Based On:		Actual Reading
Current charges:		$18.43
Past Due Charges:		$10.00
Charges Due By:	2/20/2013	$28.43
Charges Due After:	2/22/2013	$30.50

10% Late charge is added to the Village Services Bill if payment is not received by due date.
If mailing or paying through your bank on-line, please allow 10 business days to ensure prompt payment.
NO PAYMENT REQUIRED
Your authorized bank account will be charged on the due date below

Village Bulletin Board

Coffee with the cops - Saturday, February 6 from 8am until 10am - Visit with officers.

The 2013 Teen Police Academy - an interactive program for young adults interested in learning about municipal policing. Class is scheduled to meet one day a week.

Join our e-newsletter at glenellyn@org.

Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137
630-547-5220 or 630-547-5221

RETURN THIS PORTION WITH PAYMENT.
Make checks payable to: Village of Glen Ellyn

Village Services Bill 9630297

Current Charges	$18.43
Past Due Charges	$0.00
Total Amount Due By	$18.43
Amount Due After	$20.08
Payment Amount Enclosed	Auto Paid

Account # 510510

Customer Village of Glen Ellyn
535 Duane St.
Glen Ellyn, IL 60137

Village of Glen Ellyn - M
PO Box 4508
Carol Stream, IL 60197

NEW Utility Bill Online Payment Option

The Village is pleased to announce the new Utility Bill Online Payment Option. You can now pay and view your utility bill, including historical charges, payments and usage, all ONLINE with no added convenience fees!

Get Started
To begin the registration process you will need:

- A valid email address
- A current utility bill with your CID and account number
  For security reasons we will not be able to provide CIDs & account numbers over the phone.

Registration Process
It takes four steps to become a registered user.

Step 1: Visit our website at www.glenellyn.org. Click on "Utility Bill Online Payment" located at the bottom left side of the website home page.

Step 2: Have a current utility bill. To create your online account you need your 6 digit Account Number and 4 digit CID, located at the top left corner of your utility bill.

Step 3: Follow the instructions to establish your new online account.

- Select "Citizen Self Service." If you have questions you can view our "Getting Started" user guide by selecting "Resources" on the right side of the screen.
- Select "Utility Bills."
- Select "Register a New User."
- Create a new User Name and Password for your online account.
- Enter a Password "hint", which serves as a reminder to you of your password.
- Enter your email address.

Keep the user name and password in a safe place. Your user name and password are required every time you log in to the online billing system.

Step 4: Link your account to your user name. Click "Accounts," then "Link to Account." Here you will enter your account number and CID, where you can manage your bills, view current bill details, and show information on your past bills.

Pay Your Bill
You can pay your bill with Visa, MasterCard, American Express or Discover credit cards, or a debit card with a Visa or MasterCard logo. Cards with a Visa or MasterCard logo will be processed as a credit card.

When you're ready to make your payment, just click the "Pay" button on the manage bills screen.

Not Just For Payments
Our Utility Bill Online Payment Option provides you access to your account information at any time from the convenience of your home or office. This option is available even if you are part of our auto-pay program. You can now access the following information whenever you need to:

Current Bill and Water Consumption
Bill History
Water Consumption History
Payment History

Register now!

A-11

MEMORANDUM

TO: Mark Franz, Village Manager

FROM: Julius Hansen, Public Works Director J.H.

DATE: July 17, 2013

SUBJECT: Architectural Services for the Salt Storage Facility

Background:
The public works building has two major inadequacies. First, a winter stockpile of salt will not fit into the designated salt storage area. This increases operational costs as we have to order smaller amounts incrementally to replenish the supply more often. This is a problem that can potentially impact the safety of our streets during emergencies. Second, all the vehicles assigned to the department will not fit into the designated vehicle storage area inside the building that could protect them. Both salt and vehicles are exposed to the weather as a result.

The Village has budgeted for a salt storage structure during the last two fiscal years and has evaluated various options during the last five years. The options that have been considered include: renting space from another municipality, COD with their new maintenance facility, the Forest Preserve property on St. Charles rd. and various locations within the village itself. These options are not cost effective for the long term, are a logistical challenge, and lack dependability.

An addition to the public works building is proposed to solve these problems. The addition would allow for a larger stockpile of salt and the existing salt storage area would provide shelter to valuable vehicles. The 2013/14 fiscal year budget shows the MFT Fund having $250,000 for constructing a salt storage building. Originally the building was budgeted to be a self supported outbuilding on the public works premises. However, IEPA regulations prohibit the construction of a salt storage building near Lambert Lake and the flood plain or near the public water supply point. Therefore, the addition to the building as proposed is the only alternative. Some funding will be needed the next fiscal year to complete the conversion of the existing salt storage area to vehicle storage.

Issues:
The addition would accommodate a minimum quantity of 2000 tons of salt. As proposed it would measure approximately 55' x 100' equaling 5500 square feet. The village can only stockpile 800 tons of salt currently and the stockpile is exposed to the weather because the storage facility has no doors. The ability to stockpile 2000 tons of salt that is fully protected from the weather is required to be adequately prepared for winter.

The Public Works existing salt storage facility is not able to contain the amount of salt needed to protect the village from a disruption in the supply of salt. The disruption can take place when demand for salt is high because of frequent winter storms that exhaust salt inventory at the distribution centers. Salt prices can increase to $150.00 per ton quickly or simply become

impossible to locate during these extreme conditions. When salt inventories are severely depleted salt expenditures can cost $100,000 to $200,000 above what is normally paid. The village should have an inventory of salt that will last the entire winter in a stockpile protected from the weather.

Recommendation:
The professional services of an Architect are required to design and construct an addition to the public works building. The selected firm will design the addition to be constructed and design the conversion of the old salt storage area to vehicle storage.

A request for proposal was sent to five Architecture firms and the following table is a summary of the results (highlighted entry is the recommended contractor):

Architectural Firm	Proposed Cost	Proposed Hours	Significant Experience	Critique
TRIA	$81,850	705	New Lennox Public Works New Building	More hours to complete work than required.
LEGAT	$66,800	396	Elmhurst Public Works Building	High hourly rate to complete work.
PPK	**$38,200**	**392**	**Glen Ellyn Public Works Building and the Village Links**	**Highly Recommended.**
DEWBERRY	$37,800	339	Civic Center Space Needs Analysis	Lacking experience.
PRAIRIE FORGE	$27,500	260	Schaumburg Public Works Facility	Not enough hours proposed to get the job done.

PPK is highly recommended because of the proven experience they have working on many successfully completed village projects, for it is strongly believed their experience will ultimately save the village time and money. The PPK proposal covered more expenses and allowed the proper amount of time for the project with no significant additional charges anticipated (however a 15% contingency fee is being added to the proposal for unforeseen circumstances as would be done for any architect selected to perform work in this scenario). The Prairie Forge proposal was the lowest of all the firms but the firm also had the least amount of time dedicated to the project. The services required but not covered in their proposal would result in additional expenses from increased time spent on the job.

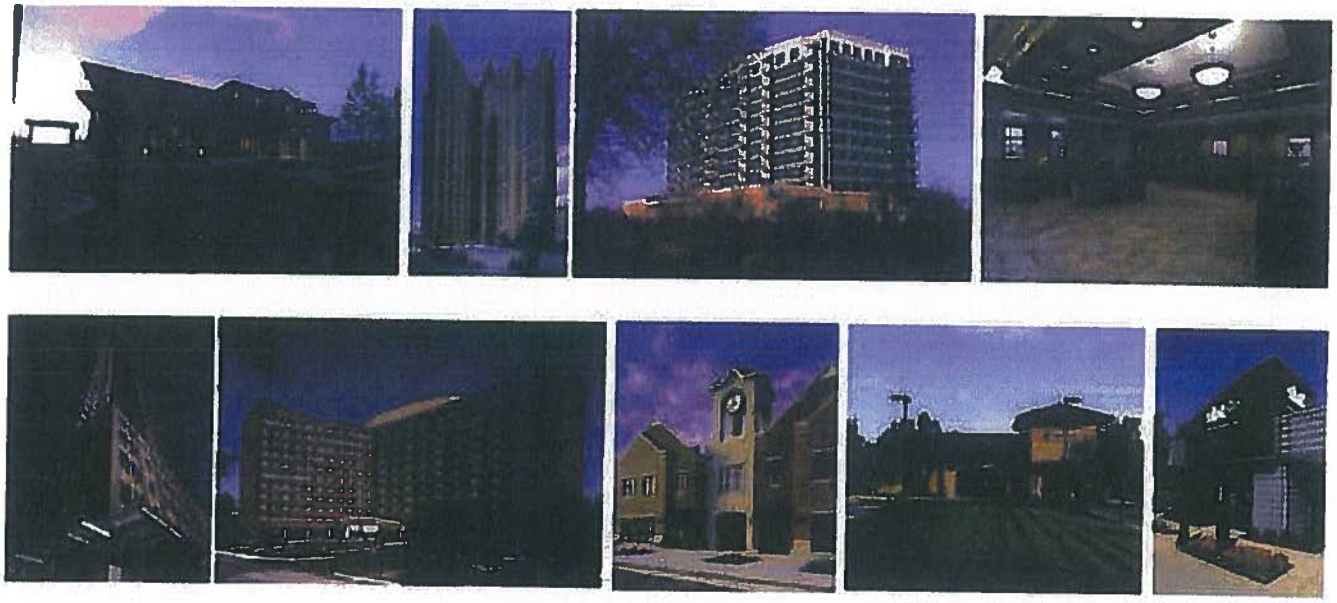
Action Requested:
Motion to approve award of an Architecture contract to PPK of Glen Ellyn for improvements associated with the 2013 Salt Storage Facility Public Works Building Addition, for the not to exceed amount of $45,000 (including a 15% contingency).

Attachments:

- PPK Proposal

PPK Architects

Village of Glen Ellyn
Public Works Department
Salt Storage Facility RFP



Office • Healthcare • Retail • Financial • Hospitality • Mixed Use • Multi– Family
Architecture / Planning / Interiors

pk architects

perkins pryde + kennedy

444 N. Main Street - Suite 200
Glen Ellyn, IL 60137
Ph: (630) 469-0999
Fax: (630) 469-0971
www.ppkarchitects.com

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www.ppkarchitects.com

July 15, 2013

Mr. Julius Hansen
Director Public Works
Village of Glen Ellyn
Lambert Rd.
Glen Ellyn, IL 60137

Re: Public Works Salt Storage Facility

Dear Julius,

Perkins Pryde + Kennedy Architects, P.C. is pleased to submit the following proposal for Architectural services related to the proposed Salt Storage Facility to be located at the current Public Works facility on the corner of Lambert Road and Taft Ave.

PPK Architects has visited the proposed site and discussed the project requirements and expectations with the Public Works staff and has a good understanding of the Department's expectations.

RELEVANT EXPERIENCE

Our firm has completed several previous projects for the Village of Glen Ellyn over the past many years. Completed projects include the following:

- Civic Center Renovation - Planning and Zoning Department
- Civic Center Renovation - Interior finish renovation
- Public Works Facility - Office interior renovation
- Public Works Facility - Vehicle garage interior lighting renovation/ Spray Booth
- Village Links Golf Course - Maintenance Facility renovation and expansion
- Village Links Golf Course - Weather Shelter design
- Village Links Golf Course - Clubhouse expansion feasibility studies

PPK is also very familiar with the requirements of the Village of Glen Ellyn Planning and Development review guidelines and process.

We have recently completed another project for the Village of Glen Ellyn, the Village Links Golf Course Clubhouse Renovation which also required an extensive review/ approval process. PPK Architects worked with the Village Links staff to establish an aggressive project schedule, and met submittal deadlines in order to complete the process in order to meet the clients goals. We feel this experience makes our firm uniquely qualified to complete this project, and are confident that we can meet you schedule requirements.

Such a quick and demanding schedule will not impact the quality of our work or the design of the project in any way.

We feel that this project, while basic and utilitarian has unique opportunities to upgrade the visual appearance of the existing facility given the project area is located at the corner of Lambert Road and Taft Avenue. We feel there is great opportunity to create a simple aesthetic design solution that enhances the overall image of the public works facility for years to come.

We have prepared the following proposal for your consideration and look forward to the opportunity to work with the Village of Glen Ellyn once again.

PROJECT DESCRIPTION

The project shall consist of the following program items:

1. Building addition of approximately 50 ft x 100 ft located at the north end of the existing building.
2. Additional shall have a single overhead door and man door located on the west facade.
3. Building walls shall be reinforced to allow for the storage of salt on the interior to a depth of approximately 10-12 ft at the side walls.
4. Existing storage bays at the north end of the existing building shall be closed and the east wall shall be removed to allow the current space to be accessible from the current garage. Existing concrete walls at support columns will need some repair as some reinforcing is currently exposed to the elements.
5. Lighting and heating shall be as required by code and skylights shall be considered to reduce the use of energy during daylight hours.
6. We understand the project area to be outside the flood plain.
7. An existing water line and fire hydrant shall be relocated to allow the addition to be constructed.
8. Minor renovation of lighting and interior elements of the existing garage space may be required based on the final design.
9. Exterior of the proposed building shall be subject to the review and approval of the Village of Glen Ellyn Architectural Review Committee and the Village Board. We do not anticipate any zoning variations at this time.

PROPOSED PROJECT TEAM

PPK Architects shall perform all architectural duties as well as project management and proposes the following engineering consultants, who all have previous experience working with PPK on several projects:

Civil Engineers:
Webster, McGrath & Ahlberg
Wheaton, IL
Principal: Ben Bussman, PE

Structural Engineers:
Johnson, Wilbur & Adams
Wheaton, IL
Principal: Kent Adams, SE

Mechanical/ Electrical/ Plumbing/ Life Safety Engineers:
W-T Mechanical/ Electrical Engineers
Hoffman Estates, IL
Principal: Mark Venterelli, PE

SCOPE OF WORK - ARCHITECTURAL AND ENGINEERING SERVICES

Phase I: Schematic Design

Phase I will allow the design team to review the project goals and objectives with Village Staff and shall conclude with the following deliverables;

- Architectural Site Plan
- Floor Plan
- Building Elevations
- Building Section
- Computer model rendering the proposed design concept and materials in conjunction with the existing building and surrounding site.

The design team will present the initial design concepts and revise the documents in order to gain approval by Public Works staff. The approved design and supporting documents shall be used in the preparation and submission of the required application to the Architectural Review Committee.

We will develop these studies based on the site information that is provided to PPK Architects from the Owner including existing documents of the facility. PPK and our consultants shall also make field observations to confirm existing conditions which shall become the basis for the Schematic Design documents.

The Civil Engineer Consultant will require a current topographic/ utility survey of the existing property during this phase so that design decisions are based on accurate information. This information will also be used in the Construction Documentation phase. Since the existing project area is already impervious, we do not feel that storm water detention will be required but this will be confirmed during this phase.

We will complete a preliminary grading plan in this phase to confirm the design intent as required by the zoning application process.

We anticipate this effort to be completed within 2-3 weeks after the authorization to proceed.

Phase II: Zoning Approval Process
PPK shall prepare and submit the required zoning applications to the Architectural Review Committee and coordinate the efforts with the Department of Planning and Zoning. Based on past experience, this review and approval process will take approximately 45- 60 days from the time that the application has been submitted and reviewed the Planning Department. This is also dependant on the number of existing applications under review and schedule of the ARC at the time of the submittal. In the past, PPK has been able to establish a submittal/ review time line with the Planning Department in order to reduce the time required to obtain approvals.

PPK shall also present the project design to the ARC and Village Board and respond to questions on behalf of the design team. The Owner shall also be present to speak on behalf fo the Public Works Department and the reasons that the design supports the project requirements.

Should the Public Works Department be able to modify this timing, PPK and our consultants will work to meet the more aggressive schedule obtained.

Phase III: Construction Documentation
Based on the approvals received during Phase II, PPK shall prepare construction documents in preparation for bidding to general contractors and building permit submission. Construction documents shall include drawings and specifications which outline the building design and general project requirements to be completed by the contractor.

PPK and our consultants will meet with staff to review proposed materials and system alternatives required to achieve the project objectives. At least two review sets shall be provided to staff during this phase for comments by staff.

PPK shall also consult with the Public Works Staff on any parts of the project that may be completed by the Village Staff should this be desired or done in an effort to reduce the cost of construction.
PPK shall prepare sets of documents of the completed plans to assist the Public Works Staff in the Bidding/ Permit Phase.

We anticipate this phase to be completed in 4 weeks after the approval of Phase II Zoning Approval Process.

Phase IV: Bidding/ Permit Phase
PPK shall assist the Owner in delivering bid documents to the interested contractors. This will be via electronic distribution via a selected website or reproduction company.

PPK shall participate in a pre-bid meeting with contractors to review the project, the bid requirements and other items which may be asked during the meeting.

PPK and our consultants shall provide responses to contractor request for information (RFI) and issue any addendums that may be required.

PPK shall participate in the bid opening and provide a bid review/ recommendation to the Public Works Staff of the lowest qualified bidder.

PPK anticipates this phase to be completed in approximately 3 weeks.

Phase V: Construction Administration
PPK shall assist the Owner in the administration of the construction contract and review shop drawing submittals and participate in project progress meetings.

PPK shall review contractor payment applications and confirm payment requests are in line with completed construction.

PPK shall review contractor initiated change order request for accuracy and relevance based on the project documents.

PPK shall issue substantial completion documents and prepare final punch list for owner/ contractor review. Upon completion PPK shall review the final payment application.

PROFESSIONAL FEES

PPK proposes the following "Hourly Not to Exceed" fee for the scope of work outlined above in Phases I thru V of **Thirty Eight Thousand Two Hundred Dollars ($38,200.00)** plus the cost of reimbursable project expenses. PPK would prefer to contract for the project on a lump sum basis as this is the method in which most projects are completed.

Should additional services be requested by the Owner, PPK shall invoice for such services at the hourly rates of PPK and our consulting engineers included in this proposal.

A breakdown of the fee proposal is listed below by Phase and team member for your review. The hours indicated in this proposal are figured at a rate of $100/hour for all consultants as we look at these projects in terms of fixed fee work. However, should the scope of work be modified where additional services would apply our design team would then use the hourly rates indicated within this proposal.

Phase	Team Member	Hours	Cost Not to Exceed
I	PPK Architects	68	$ 6,800
	WMA	15	$ 1,500
	JWA	10	$ 1,000
	W-T	4	$ 400
II	PPK Architects	35	$ 3,500
III	PPK Architects	80	$ 8,000
	WMA Civil Eng.	39	$ 3,900
	JWA Struct. Eng	40	$ 4,000
	W-T MEP Eng.	26	$ 2,600
IV	PPK Architects	16	$ 1,600
V	PPK Architects	40	$ 4,000
	JWA	5	$ 500
	W-T Eng.	4	$ 400

PPK shall invoice the Owner monthly based on the hours/ completed for each phase not to exceed the indicated amount. In addition to base fee compensation, we will invoice for reimbursable expenses at 1.15 times direct expense. These expenses include, but are not limited to travel, project fees paid on behalf of the Owner and printing/delivery charges.

Any additional work outside the Scope of Services as outlined above will be billed as Additional Services at our hourly billing rates. The definition of Additional Services is outlined in the Owner-Architect Agreement, AIA-B151. A copy of our current billing rates is noted below for your information.

HOURLY RATES - 2013

PPK Architects, P.C.

Principal	$185/ hr
Project Mgr/ Project Architect	$130/ hr
Intern Architect	$90/ hr
Clerical	$50/ hr

W-T Engineering

Principal	$150/ hr
Project Manager	$140/ hr
Project Engineer	$125/ hr
Cad Technician	$100/ hr
Administrative	$60/ hr

JWA Structural Eng.

Principal	$150/ hr
Project Engineer	$135/ hr

WMA Civil Eng.

Principal/ Profess. Eng.	$150/hr
Project Engineer	$120/hr
Surveyor	$150/hr

Payments are net thirty days. Invoices sixty days past due will be subject to an interest charge of one and one-half percent per month.

PROJECT TIMELINE

PPK Architects has a vast amount of experience in designing projects and completing various zoning approvals from the Village of Glen Ellyn. We estimate the following schedule to be the minimum required to complete this project for the fee proposed.

Proposals due:	July 15, 2013
Village Board Approval:	July 22, 2013
Schematic Design:	Aug 9, 2013
ARC Zoning Application	Aug 19, 2013 (includes time for Owner review of Sch. Design and application preparation)
ARC Meeting	Sept 11, 2013 (pending PD review, public notice)
Village Board Mtg	Sept 23, 2013 (pending ARC approval 9/11/13)
CD Owner Review	Oct 16, 2013 (1 week review)
CD Phase Complete	Nov 1
Issue for Bid	Nov 4, 2013
Bids Due	Nov 25, 2013
Village Board App.	Dec 9, 2013
Construction begins:	Dec 16, 2013 (estimated 6 month construction schedule)

The schedule outlined above is based on regular schedule meeting times for the ARC and Village Board and does not allow for revisions to design requested by ARC or Village Board meeting comments. The schedule also recognizes that team members will require time to schedule staffing based on the outcome of required meetings and results.

Time line anticipates receiving bids from contractors prior to Thanksgiving holiday and time to review and recommendation in time for distribution of Village Board packets for the first meeting in December 2013.

Construction start will be weather dependent and project will require hauling of excavation spoils which may be difficult in winter if weather does not allow for earthwork.

PROJECT CLARIFICATIONS

This proposal is for architectural concept design and does not include and engineering services or other services unless indicated. The following assumptions clarify our Scope of Work:

A. The following items are <u>not</u> included in this proposal:

1. Full time on site project representation.
2. More than 2 revisions to the concept design in Phase I.
3. Alternate bid items that require drawings revisions or additional drawings to outline the extent

of the alternate bid requirements.

4. Phased construction documents.
5. Participation in more than 12 construction progress meetings by PPK Architects.
6. Participation in more than 2 construction progress meetings by any consulting engineers.
7. Design of Fire Sprinkler system - to be design / build responsibility of the General Contractor. PPK / Consultants shall prepare performance specifications only.

C. Services to be provided by other consultants contracting directly with you include:

1. Topographic/ Utility Survey: Alternate cost proposal of $4,500
2. Geo technical engineering: soils investigation
3. Traffic Study - not anticipated to be required
4. Security / paging system, telecommunications / data systems design
5. Landscape Design.

D. Miscellaneous Clarifications

1. If Phases I thru IV of the services covered by this Proposal has not been completed within twelve (6) months of the date of this Proposal and the construction phase portion of Basic Services covered by this Proposal have not been completed within eighteen (18) months of the date of this proposal, through no fault of PPK, the amounts of compensation set forth in this Proposal shall be equitably adjusted.
2. PPK Architects and our consultants will stop work on the project if fees for services are not paid in a timely manner. Notification will be sent on invoices greater than 30 days past due and we reserve the right to stop work seven days after this notification. In the event of a cessation of professional services, during the process, we cannot assure you that we will commence immediately upon resolution of unpaid invoices.
3. Owner shall not require PPK or it's consultants to obtain additional insurance without additional compensation. Copies of current insurance limits are provided separately.

We appreciate the opportunity to work with you on this very important project. Please do not hesitate to call, if you have any further questions or require additional information regarding this proposal.

If the terms of this agreement meet with your approval, please sign below and return one copy of this letter of proposal for our records along with a retainer of One Thousand Dollars to start on Phase 1. We will forward a Standard Owner-Architect Agreement AIA B101 for your review and signature. We look forward to hearing from you and to the completion of this project.

Respectfully submitted by,

PERKINS PRYDE + KENNEDY ARCHITECTS, P.C.

Craig R. Pryde, AIA, LEED AP
Principal

Authorization of Proposal

PPK Architects is authorized to proceed with the scope of work outlined in this proposal and incur expenses related to the project. PPK shall also prepare and submit an AIA Owner - Architect Agreement for signature which incorporates the services and fees into such contract for signature by the representative of the Village of Glen Ellyn authorized to sign such contracts.

Phase I through V: Schematic Design through Construction Administration

Approved by: **VILLAGE OF GLEN ELLYN**

Authorized Representative:

[Signature] [Date]

Alternate Cost for Topographic/ Utility Survey - Additional Fee of $4,500.00

WMA has prepared a separate fee proposal to the Village of Glen Ellyn for survey work related to this project.

Approved by: **VILLAGE OF GLEN ELLYN**

Authorized Representative:

[Signature] [Date]

A-12

MEMORANDUM

TO: Mark Franz, Village Manager

FROM: Al Stonitsch, Assistant Village Manager

DATE: July 17, 2013

RE: **Prevailing Wage Act**

Background

On June 24, 2013, the Village Board approved an ordinance (#6140) adopting the Prevailing Wage rates pursuant to the State's statutory requirements ***(Attachment 1)***. As a follow up, the Board requested additional background information from staff regarding the Prevailing Wage Act.

The Prevailing Wage Act ("the Act") was first enacted by the State of Illinois in 1941, and requires that public entities establish a minimum prevailing rate of pay (i.e. hourly cash wage plus fringe benefits) for certain laborers, workers, and mechanics as defined by statute ***(Attachment 2).*** In short, the Act requires contractors and subcontractors to pay workers that are employed on public works construction projects the minimum prevailing rate of pay[1] that is established in the county where the actual work is performed. The Act defines "Public Works" as "all fixed works constructed or demolished by any public body, or paid for wholly or in part out of public funds".

The Village of Glen Ellyn, as a public entity, is required by law to:

- ✓ Adopt an ordinance every year in June establishing the Prevailing Wage rates, and publish the adoption thereof in a local newspaper, as well as placing a copy of the signed ordinance on file with both the Illinois Department of Labor ("IDOL") and the Secretary of State
- ✓ Explicitly include in bid specifications the requirement for contractors to pay the Prevailing Wage rates in effect for all laborers, workers, and mechanics for each craft or type of worker needed to execute the contract
- ✓ Require monthly certified payrolls from the contractor, and maintain them on file (and make copies available under the Freedom of Information Act) for a minimum of three years

Issues

The Act continues to pose fiscal challenges for Illinois municipalities due to the increased contractual costs that result from the Act. The Village's Capital Improvement Projects (CIP) have included prevailing wage rates for many years, which has resulted in increased contract costs. The costs escalation, however, has become more acute over the last several years, as IDOL has expanded the definition of "public works" contracts to include work that was traditionally considered "maintenance", as opposed to "construction", as defined under the Act. This has posed fiscal challenges among some local governments, because the Prevailing Wage requirements can result in

1 The Illinois Department of Labor publishes the prevailing wages by County.

anywhere from a 25 to 50 percent increase to the overall contract costs, thereby reducing the municipality's purchasing power.

Despite the recent economic downturn and the fiscal pressures faced by municipalities, there continues to be efforts down state to further expand the Act, which would likely result in increased contract costs for municipalities. The most recent example is House Bill 924 ("HB 924"), which according the DuPage Mayors and Managers Conference (DMMC)[2] would have amended the Illinois Prevailing Wage Act to impose certain "responsible bidder" requirements found within the Illinois Procurement Code. The most burdensome requirement of "responsible bidder" provided that eligible contractors would be required to participate in federally approved apprenticeship and training programs. Participation in such programs can be costly, and smaller contractors have reported various challenges with these programs. The imposition of "responsible bidder" requirements, according to the DMMC, would likely deter many smaller contractors from bidding local public works projects. Smaller projects, which are common for municipalities, already receive a limited number of bids under Prevailing Wage requirements. The "responsible bidder" provision, therefore, would likely reduce competition and increase project costs for local taxpayers. Thankfully, through the efforts of the DMMC and the Illinois Municipal League (IML)[3], HB 924 failed to receive a vote in the Senate.

Despite several expansions of the Act over the years, there have been some recent IDOL determinations that have actually favored municipalities. Last May, for example, IDOL changed its position regarding prevailing wage requirements for tree work ***(Attachment 3).*** Specifically, tree removals, tree trimming, and stump grinding were ruled to be exempt from the requirements of the Act.

Staff, in partnership with the DMMC and the IML, will continue to monitor the legislative initiatives concerning the Act, and keep the Board apprised of any material changes thereto.

Action Requested

None; this is informational only.

Attachments

1) June 24, 2013 Board Memo and Ordinance re: Prevailing Wage Act
2) Prevailing Wage Act
3) May 10, 2013-IDOL's clarification regarding Landscaping projects and Prevailing Wage Act requirements

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[2] The DuPage Mayors and Managers Conference, of which the Village of Glen Ellyn is a member, is a council of 33 municipal governments located in DuPage County. The membership is comprised of both elected and appointed officials, all of whom are dedicated to addressing municipal public policy issues on behalf of its municipal members (www.dmmc-cog.org).

[3] The Illinois Municipal League's governing body is comprised of Mayors and Village Presidents, and was established in the early 1900's to serve as the downstate public policy advocate for Illinois municipalities. The Village of Glen Ellyn is an active member.

ATTACHMENT

1

A-6D

MEMORANDUM

TO: Mark Franz, Village Manager

FROM: Albert Stonitsch – Assistant Village Manager
Patti Underhill – Administrative Services Coordinator

DATE: June 19, 2013

RE: Prevailing Wage Ordinance

Background

Prevailing wages must be used for government contracts. Prevailing wage is defined as the hourly wage, usual benefits and overtime, paid to the majority of workers within a particular trade or occupation depending upon the labor market location within the state. It is a statutory requirement that the Village adopt a prevailing wage ordinance on an annual basis for any Village department that might be engaged in "public works" projects, including Public Works, Recreation and Facilities Maintenance. This ordinance establishes wages at various levels depending upon the labor market location within the state.

Recommendation

Adoption of the ordinance

Action Requested

Adoption of the ordinance

Attachments

Ordinance
Exhibit A - Prevailing wages – June 2013 – for various labor classifications
Exhibit B – Draft public notice to be published

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Ordinance No. _____

An Ordinance of the Village of Glen Ellyn,
DuPage County, Illinois,
Ascertaining the Prevailing Rate of Wages for Laborers,
Workmen, and Mechanics Employed by Contractors Performing
Public Works for the Village

Whereas, the State of Illinois has enacted "An Act regulating wages of laborers, mechanics and other workers employed in any public works by the state, county, city, or any public body or any political subdivision or by anyone under contract for public works," approved June 26, 1941, as amended, being Chapter 820 ILCS 130/1-12, Illinois Compiled Statutes; and

Whereas, the aforesaid Act requires that the Village of Glen Ellyn, Illinois, investigate and ascertain the prevailing rate of wages as defined in said Act for laborers, mechanics, and other workers in the locality of DuPage County employed in performing construction of public works for 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: To the extent and as required by "An Act regulating wages of laborers, mechanics, and other workers employed in any public works by the state, county, city or any public body or any political subdivision or by anyone under contract for public works," approved

June 26, 1941, as amended, the general prevailing rate of wages in this locality for laborers, mechanics, and other workers engaged in construction of public works coming under the jurisdiction of the Village of Glen Ellyn is hereby ascertained to be the same as the prevailing rate of wages for construction work in the DuPage County area as determined by the Illinois Department of Labor for June 2013, a copy of that determination being attached hereto as Exhibit "A" and incorporated herein by reference. The definition of any terms appearing in this Ordinance which are also used in the aforesaid Act shall be the same as in said Act.

Section Two: Nothing herein shall be construed to apply said general prevailing rate of wages as herein ascertained to any work or employment except public works of the Village of Glen Ellyn to the extent required by the aforesaid Act.

Section Three: The Village Clerk shall publicly post or keep available for inspection by any interested party in the main office of the Village of Glen Ellyn this determination of such prevailing rate of wage.

Section Four: The Village Clerk shall mail a copy of this determination to any employer and to any association of employers and to any person or association of employees who have filed, or file their names and addresses, requesting copies of any determination stating the particular rates and the particular class of workers whose wages will be affected by such rates.

Section Five: The Village Clerk shall promptly file a certified copy of this Ordinance with both the Secretary of State Index Division and the Department of Labor of the State of Illinois.

Section Six: The Village Clerk shall cause a notice to be published in a newspaper of general circulation within the area that the determination of prevailing wages has been made. Said notice shall conform substantially to the notice attached hereto as Exhibit "B." Such publication shall constitute notice that this is the determination of the Village of Glen Ellyn and is effective.

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

Ayes:

Nays:

Absent:

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

_____
Village President of the
Village of Glen Ellyn, Illinois

Attest:

_____
Village Clerk of the
Village of Glen Ellyn, Illinois

(Published in pamphlet form and posted this _____ day of _____.)

EXHIBIT "A"

Du Page County Prevailing Wage for June 2013

(See explanation of column headings at bottom of wages)

Trade Name	RG	TYP	C	Base	FRMAN	M-F>8	OSA	OSH	H/W	Pensn	Vac	Trng
ASBESTOS ABT-GEN		ALL		36.200	36.700	1.5	1.5	2.0	12.78	9.020	0.000	0.500
ASBESTOS ABT-MEC		BLD		34.160	36.660	1.5	1.5	2.0	10.82	10.66	0.000	0.720
BOILERMAKER		BLD		43.450	47.360	2.0	2.0	2.0	6.970	14.66	0.000	0.350
BRICK MASON		BLD		40.680	44.750	1.5	1.5	2.0	9.550	12.00	0.000	0.970
CARPENTER		ALL		42.520	44.520	1.5	1.5	2.0	13.29	12.75	0.000	0.630
CEMENT MASON		ALL		38.000	40.000	2.0	1.5	2.0	8.950	16.35	0.000	0.380
CERAMIC TILE FNSHER		BLD		34.440	0.000	2.0	1.5	2.0	9.700	6.930	0.000	0.610
COMMUNICATION TECH		BLD		32.650	34.750	1.5	1.5	2.0	9.250	14.46	0.400	0.610
ELECTRIC PWR EQMT OP		ALL		36.610	49.750	1.5	1.5	2.0	5.000	11.35	0.000	0.270
ELECTRIC PWR GRNDMAN		ALL		28.310	49.750	1.5	1.5	2.0	5.000	8.780	0.000	0.210
ELECTRIC PWR LINEMAN		ALL		43.830	49.750	1.5	1.5	2.0	5.000	13.58	0.000	0.330
ELECTRIC PWR TRK DRV		ALL		29.310	49.750	1.5	1.5	2.0	5.000	9.090	0.000	0.220
ELECTRICIAN		BLD		36.200	39.820	1.5	1.5	2.0	9.250	16.27	4.380	0.680
ELEVATOR CONSTRUCTOR		BLD		49.080	55.215	2.0	2.0	2.0	11.88	12.71	3.930	0.600
FENCE ERECTOR	NE	ALL		34.840	36.840	1.5	1.5	2.0	12.86	10.67	0.000	0.300
FENCE ERECTOR	W	ALL		44.950	47.200	2.0	2.0	2.0	8.890	17.69	0.000	0.400
GLAZIER		BLD		39.500	41.000	1.5	2.0	2.0	11.99	14.30	0.000	0.840
HT/FROST INSULATOR		BLD		45.550	48.050	1.5	1.5	2.0	10.82	11.86	0.000	0.720
IRON WORKER	E	ALL		40.750	42.750	2.0	2.0	2.0	13.20	19.09	0.000	0.350
IRON WORKER	W	ALL		44.950	47.200	2.0	2.0	2.0	8.890	17.69	0.000	0.400
LABORER		ALL		37.000	37.750	1.5	1.5	2.0	13.38	9.520	0.000	0.500
LATHER		ALL		42.520	44.520	1.5	1.5	2.0	13.29	12.75	0.000	0.630
MACHINIST		BLD		43.550	46.050	1.5	1.5	2.0	6.130	8.950	1.850	0.000
MARBLE FINISHERS		ALL		29.700	0.000	1.5	1.5	2.0	9.550	11.75	0.000	0.620
MARBLE MASON		BLD		39.880	43.870	1.5	1.5	2.0	9.550	11.75	0.000	0.730
MATERIAL TESTER I		ALL		27.000	0.000	1.5	1.5	2.0	13.38	9.520	0.000	0.500
MATERIALS TESTER II		ALL		32.000	0.000	1.5	1.5	2.0	13.38	9.520	0.000	0.500
MILLWRIGHT		ALL		42.520	44.520	1.5	1.5	2.0	13.29	12.75	0.000	0.630
OPERATING ENGINEER		BLD	1	46.100	50.100	2.0	2.0	2.0	16.60	11.05	1.900	1.250
OPERATING ENGINEER		BLD	2	44.800	50.100	2.0	2.0	2.0	16.60	11.05	1.900	1.250
OPERATING ENGINEER		BLD	3	42.250	50.100	2.0	2.0	2.0	16.60	11.05	1.900	1.250
OPERATING ENGINEER		BLD	4	40.500	50.100	2.0	2.0	2.0	16.60	11.05	1.900	1.250
OPERATING ENGINEER		BLD	5	49.850	50.100	2.0	2.0	2.0	16.60	11.05	1.900	1.250
OPERATING ENGINEER		BLD	6	47.100	50.100	2.0	2.0	2.0	16.60	11.05	1.900	1.250
OPERATING ENGINEER		BLD	7	49.100	50.100	2.0	2.0	2.0	16.60	11.05	1.900	1.250
OPERATING ENGINEER		HWY	1	44.300	48.300	1.5	1.5	2.0	16.60	11.05	1.900	1.250
OPERATING ENGINEER		HWY	2	43.750	48.300	1.5	1.5	2.0	16.60	11.05	1.900	1.250
OPERATING ENGINEER		HWY	3	41.700	48.300	1.5	1.5	2.0	16.60	11.05	1.900	1.250
OPERATING ENGINEER		HWY	4	40.300	48.300	1.5	1.5	2.0	16.60	11.05	1.900	1.250
OPERATING ENGINEER		HWY	5	39.100	48.300	1.5	1.5	2.0	16.60	11.05	1.900	1.250
OPERATING ENGINEER		HWY	6	47.300	48.300	1.5	1.5	2.0	16.60	11.05	1.900	1.250
OPERATING ENGINEER		HWY	7	45.300	48.300	1.5	1.5	2.0	16.60	11.05	1.900	1.250
ORNAMNTL IRON WORKER	E	ALL		42.900	45.400	2.0	2.0	2.0	13.11	16.40	0.000	0.600
ORNAMNTL IRON WORKER	W	ALL		44.950	47.200	2.0	2.0	2.0	8.890	17.69	0.000	0.400
PAINTER		ALL		40.880	42.880	1.5	1.5	1.5	9.650	8.200	0.000	1.250
PAINTER SIGNS		BLD		33.920	38.090	1.5	1.5	1.5	2.600	2.710	0.000	0.000
PILEDRIVER		ALL		42.520	44.520	1.5	1.5	2.0	13.29	12.75	0.000	0.630
PIPEFITTER		BLD		41.200	43.200	1.5	1.5	2.0	9.750	17.09	0.000	1.710
PLASTERER		BLD		40.080	42.480	1.5	1.5	2.0	9.550	12.30	0.000	0.990
PLUMBER		BLD		41.200	43.200	1.5	1.5	2.0	9.750	17.09	0.000	1.710
ROOFER		BLD		38.350	41.350	1.5	1.5	2.0	8.280	8.770	0.000	0.430
SHEETMETAL WORKER		BLD		42.510	44.510	1.5	1.5	2.0	10.04	12.01	0.000	0.780
SPRINKLER FITTER		BLD		49.200	51.200	1.5	1.5	2.0	10.25	8.350	0.000	0.450
STEEL ERECTOR	E	ALL		40.750	42.750	2.0	2.0	2.0	13.20	19.09	0.000	0.350
STEEL ERECTOR	W	ALL		44.950	47.200	2.0	2.0	2.0	8.890	17.69	0.000	0.400

STONE MASON	BLD		40.680	44.750	1.5	1.5	2.0	9.550	12.00	0.000	0.970
TERRAZZO FINISHER	BLD		35.510	0.000	1.5	1.5	2.0	9.700	9.320	0.000	0.400
TERRAZZO MASON	BLD		39.370	42.370	1.5	1.5	2.0	9.700	10.66	0.000	0.550
TILE MASON	BLD		41.430	45.430	2.0	1.5	2.0	9.700	8.640	0.000	0.710
TRAFFIC SAFETY WRKR	HWY		28.250	29.850	1.5	1.5	2.0	4.896	4.175	0.000	0.000
TRUCK DRIVER	ALL	1	32.550	33.100	1.5	1.5	2.0	6.500	4.350	0.000	0.150
TRUCK DRIVER	ALL	2	32.700	33.100	1.5	1.5	2.0	6.500	4.350	0.000	0.150
TRUCK DRIVER	ALL	3	32.900	33.100	1.5	1.5	2.0	6.500	4.350	0.000	0.150
TRUCK DRIVER	ALL	4	33.100	33.100	1.5	1.5	2.0	6.500	4.350	0.000	0.150
TUCKPOINTER	BLD		40.950	41.950	1.5	1.5	2.0	8.180	10.82	0.000	0.940

Legend:
- RG (Region)
- TYP (Trade Type - All,Highway,Building,Floating,Oil & Chip,Rivers)
- C (Class)
- Base (Base Wage Rate)
- FRMAN (Foreman Rate)
- M-F>8 (OT required for any hour greater than 8 worked each day, Mon through Fri.
- OSA (Overtime (OT) is required for every hour worked on Saturday)
- OSH (Overtime is required for every hour worked on Sunday and Holidays)
- H/W (Health & Welfare Insurance)
- Pensn (Pension)
- Vac (Vacation)
- Trng (Training)

Explanations

DUPAGE COUNTY

IRON WORKERS AND FENCE ERECTOR (WEST) - West of Route 53.

The following list is considered as those days for which holiday rates of wages for work performed apply: New Years Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day, Christmas Day and Veterans Day in some classifications/counties. Generally, any of these holidays which fall on a Sunday is celebrated on the following Monday. This then makes work performed on that Monday payable at the appropriate overtime rate for holiday pay. Common practice in a given local may alter certain days of celebration. If in doubt, please check with IDOL.

EXPLANATION OF CLASSES

ASBESTOS - GENERAL - removal of asbestos material/mold and hazardous materials from any place in a building, including mechanical systems where those mechanical systems are to be removed. This includes the removal of asbestos materials/mold and hazardous materials from ductwork or pipes in a building when the building is to be demolished at the time or at some close future date.

ASBESTOS - MECHANICAL - removal of asbestos material from mechanical systems, such as pipes, ducts, and boilers, where the mechanical systems are to remain.

TRAFFIC SAFETY - work associated with barricades, horses and drums used to reduce lane usage on highway work, the installation and removal of temporary lane markings, and the installation and removal of temporary road signs.

CERAMIC TILE FINISHER

The grouting, cleaning, and polishing of all classes of tile, whether

for interior or exterior purposes, all burned, glazed or unglazed products; all composition materials, granite tiles, warning detectable-tiles, cement tiles, epoxy composite materials, pavers, glass, mosaics, fiberglass, and all substitute materials, for tile made in tile-like units; all mixtures in tile like form of cement, metals, and other materials that are for and intended for use as a finished floor surface, stair treads, promenade roofs, walks, walls, ceilings, swimming pools, and all other places where tile is to form a finished interior or exterior. The mixing of all setting mortars including but not limited to thin-set mortars, epoxies, wall mud, and any other sand and cement mixtures or adhesives when used in the preparation, installation, repair, or maintenance of tile and/or similar materials. The handling and unloading of all sand, cement, lime, tile, fixtures, equipment, adhesives, or any other materials to be used in the preparation, installation, repair, or maintenance of tile and/or similar materials. Ceramic Tile Finishers shall fill all joints and voids regardless of method on all tile work, particularly and especially after installation of said tile work. Application of any and all protective coverings to all types of tile installations including, but not be limited to, all soap compounds, paper products, tapes, and all polyethylene coverings, plywood, masonite, cardboard, and any new type of products that may be used to protect tile installations, Blastrac equipment, and all floor scarifying equipment used in preparing floors to receive tile. The clean up and removal of all waste and materials. All demolition of existing tile floors and walls to be re-tiled.

COMMUNICATIONS TECHNICIAN

Low voltage installation, maintenance and removal of telecommunication facilities (voice, sound, data and video) including telephone and data inside wire, interconnect, terminal equipment, central offices, PABX, fiber optic cable and equipment, micro waves, V-SAT, bypass, CATV, WAN (wide area networks), LAN (local area networks), and ISDN (integrated system digital network), pulling of wire in raceways, but not the installation of raceways.

MARBLE FINISHER

Loading and unloading trucks, distribution of all materials (all stone, sand, etc.), stocking of floors with material, performing all rigging for heavy work, the handling of all material that may be needed for the installation of such materials, building of scaffolding, polishing if needed, patching, waxing of material if damaged, pointing up, caulking, grouting and cleaning of marble, holding water on diamond or Carborundum blade or saw for setters cutting, use of tub saw or any other saw needed for preparation of material, drilling of holes for wires that anchor material set by setters, mixing up of molding plaster for installation of material, mixing up thin set for the installation of material, mixing up of sand to cement for the installation of material and such other work as may be required in helping a Marble Setter in the handling of all material in the erection or installation of interior marble, slate, travertine, art marble, serpentine, alberene stone, blue stone, granite and other stones (meaning as to stone any foreign or domestic materials as are specified and used in building interiors and exteriors and customarily known as stone in the trade), carrara, sanionyx, vitrolite and similar opaque glass and the laying of all marble tile, terrazzo tile, slate tile and precast tile, steps, risers treads, base, or any other materials that may be used as substitutes for any of the aforementioned materials and which are used on interior and exterior which are installed in a similar manner.

MATERIAL TESTER I: Hand coring and drilling for testing of materials; field inspection of uncured concrete and asphalt.

MATERIAL TESTER II: Field inspection of welds, structural steel, fireproofing, masonry, soil, facade, reinforcing steel, formwork, cured concrete, and concrete and asphalt batch plants; adjusting proportions of bituminous mixtures.

OPERATING ENGINEER - BUILDING

Class 1. Asphalt Plant; Asphalt Spreader; Autograde; Backhoes with Caisson Attachment; Batch Plant; Benoto (requires Two Engineers); Boiler and Throttle Valve; Caisson Rigs; Central Redi-Mix Plant; Combination Back Hoe Front End-loader Machine; Compressor and Throttle Valve; Concrete Breaker (Truck Mounted); Concrete Conveyor; Concrete Conveyor (Truck Mounted); Concrete Paver Over 27E cu. ft; Concrete Paver 27E cu. ft. and Under: Concrete Placer; Concrete Placing Boom; Concrete Pump (Truck Mounted); Concrete Tower; Cranes, All; Cranes, Hammerhead; Cranes, (GCI and similar Type); Creter Crane; Spider Crane; Crusher, Stone, etc.; Derricks, All; Derricks, Traveling; Formless Curb and Gutter Machine; Grader, Elevating; Grouting Machines; Heavy Duty Self-Propelled Transporter or Prime Mover; Highlift Shovels or Front Endloader 2-1/4 yd. and over; Hoists, Elevators, outside type rack and pinion and similar machines; Hoists, One, Two and Three Drum; Hoists, Two Tugger One Floor; Hydraulic Backhoes; Hydraulic Boom Trucks; Hydro Vac (and similar equipment); Locomotives, All; Motor Patrol; Lubrication Technician; Manipulators; Pile Drivers and Skid Rig; Post Hole Digger; Pre-Stress Machine; Pump Cretes Dual Ram; Pump Cretes: Squeeze Cretes-Screw Type Pumps; Gypsum Bulker and Pump; Raised and Blind Hole Drill; Roto Mill Grinder; Scoops - Tractor Drawn; Slip-Form Paver; Straddle Buggies; Operation of Tie Back Machine; Tournapull; Tractor with Boom and Side Boom; Trenching Machines.

Class 2. Boilers; Broom, All Power Propelled; Bulldozers; Concrete Mixer (Two Bag and Over); Conveyor, Portable; Forklift Trucks; Highlift Shovels or Front Endloaders under 2-1/4 yd.; Hoists, Automatic; Hoists, Inside Elevators; Hoists, Sewer Dragging Machine; Hoists, Tugger Single Drum; Laser Screed; Rock Drill (Self-Propelled); Rock Drill (Truck Mounted); Rollers, All; Steam Generators; Tractors, All; Tractor Drawn Vibratory Roller; Winch Trucks with "A" Frame.

Class 3. Air Compressor; Combination Small Equipment Operator; Generators; Heaters, Mechanical; Hoists, Inside Elevators (remodeling or renovation work); Hydraulic Power Units (Pile Driving, Extracting, and Drilling); Pumps, over 3" (1 to 3 not to exceed a total of 300 ft.); Low Boys; Pumps, Well Points; Welding Machines (2 through 5); Winches, 4 Small Electric Drill Winches.

Class 4. Bobcats and/or other Skid Steer Loaders; Oilers; and Brick Forklift.

Class 5. Assistant Craft Foreman.

Class 6. Gradall.

Class 7. Mechanics; Welders.

OPERATING ENGINEERS - HIGHWAY CONSTRUCTION

Class 1. Asphalt Plant; Asphalt Heater and Planer Combination; Asphalt Heater Scarfire; Asphalt Spreader; Autograder/GOMACO or other similar type machines: ABG Paver; Backhoes with Caisson Attachment; Ballast Regulator; Belt Loader; Caisson Rigs; Car Dumper; Central Redi-Mix Plant; Combination Backhoe Front Endloader Machine, (1 cu. yd. Backhoe Bucket or over or with attachments); Concrete Breaker (Truck Mounted); Concrete Conveyor; Concrete Paver over 27E cu. ft.; Concrete Placer; Concrete Tube Float; Cranes, all attachments; Cranes, Tower Cranes of all types: Creter Crane: Spider Crane; Crusher, Stone, etc.; Derricks, All; Derrick Boats; Derricks, Traveling; Dredges; Elevators, Outside type Rack & Pinion and Similar Machines; Formless Curb and Gutter Machine; Grader, Elevating; Grader, Motor Grader, Motor Patrol, Auto Patrol, Form Grader, Pull Grader, Subgrader; Guard Rail Post Driver Truck Mounted; Hoists, One, Two and Three Drum; Heavy Duty Self-Propelled Transporter or Prime Mover; Hydraulic Backhoes; Backhoes with shear attachments up to 40' of boom reach; Lubrication Technician; Manipulators; Mucking Machine; Pile Drivers and Skid Rig; Pre-Stress Machine; Pump Cretes Dual Ram; Rock Drill - Crawler or Skid Rig; Rock Drill - Truck Mounted; Rock/Track Tamper; Roto Mill Grinder; Slip-Form Paver; Snow Melters; Soil Test Drill Rig (Truck Mounted); Straddle Buggies; Hydraulic Telescoping Form (Tunnel); Operation of Tieback Machine; Tractor Drawn Belt Loader; Tractor Drawn Belt Loader (with attached pusher - two engineers); Tractor with Boom; Tractaire with Attachments; Traffic Barrier Transfer Machine; Trenching; Truck Mounted Concrete Pump with Boom; Raised or Blind Hole Drills (Tunnel Shaft); Underground Boring and/or Mining Machines 5 ft. in diameter and over tunnel, etc; Underground Boring and/or Mining Machines under 5 ft. in diameter; Wheel Excavator; Widener (APSCO).

Class 2. Batch Plant; Bituminous Mixer; Boiler and Throttle Valve; Bulldozers; Car Loader Trailing Conveyors; Combination Backhoe Front Endloader Machine (Less than 1 cu. yd. Backhoe Bucket or over or with attachments); Compressor and Throttle Valve; Compressor, Common Receiver (3); Concrete Breaker or Hydro Hammer; Concrete Grinding Machine; Concrete Mixer or Paver 7S Series to and including 27 cu. ft.; Concrete Spreader; Concrete Curing Machine, Burlap Machine, Belting Machine and Sealing Machine; Concrete Wheel Saw; Conveyor Muck Cars (Haglund or Similar Type); Drills, All; Finishing Machine - Concrete; Highlift Shovels or Front Endloader; Hoist - Sewer Dragging Machine; Hydraulic Boom Trucks (All Attachments); Hydro-Blaster; Hydro Excavating (excluding hose work); Laser Screed; All Locomotives, Dinky; Off-Road Hauling Units (including articulating) Non Self-Loading Ejection Dump; Pump Cretes: Squeeze Cretes - Screw Type Pumps, Gypsum Bulker and Pump; Roller, Asphalt; Rotary Snow Plows; Rototiller, Seaman, etc., self-propelled; Self-Propelled Compactor; Spreader - Chip - Stone, etc.; Scraper - Single/Twin Engine/Push and Pull; Scraper - Prime Mover in Tandem (Regardless of Size); Tractors pulling attachments, Sheeps Foot, Disc, Compactor, etc.; Tug Boats.

Class 3. Boilers; Brooms, All Power Propelled; Cement Supply Tender; Compressor, Common Receiver (2); Concrete Mixer (Two Bag and Over); Conveyor, Portable; Farm-Type Tractors Used for Mowing, Seeding, etc.; Forklift Trucks; Grouting Machine; Hoists, Automatic; Hoists, All Elevators; Hoists, Tugger Single Drum; Jeep Diggers; Low Boys; Pipe Jacking Machines; Post-Hole Digger; Power Saw, Concrete Power Driven; Pug Mills; Rollers, other than Asphalt; Seed and Straw Blower; Steam Generators; Stump Machine; Winch Trucks with "A" Frame; Work Boats; Tamper-Form-Motor Driven.

Class 4. Air Compressor; Combination - Small Equipment Operator; Directional Boring Machine; Generators; Heaters, Mechanical; Hydraulic Power Unit (Pile Driving, Extracting, or Drilling); Light Plants, All

(1 through 5); Pumps, over 3" (1 to 3 not to exceed a total of 300 ft.); Pumps, Well Points; Vacuum Trucks (excluding hose work); Welding Machines (2 through 5); Winches, 4 Small Electric Drill Winches.

Class 5. SkidSteer Loader (all); Brick Forklifts; Oilers.

Class 6. Field Mechanics and Field Welders

Class 7. Dowell Machine with Air Compressor; Gradall and machines of like nature.

TRUCK DRIVER - BUILDING, HEAVY AND HIGHWAY CONSTRUCTION

Class 1. Two or three Axle Trucks. A-frame Truck when used for transportation purposes; Air Compressors and Welding Machines, including those pulled by cars, pick-up trucks and tractors; Ambulances; Batch Gate Lockers; Batch Hopperman; Car and Truck Washers; Carry-alls; Fork Lifts and Hoisters; Helpers; Mechanics Helpers and Greasers; Oil Distributors 2-man operation; Pavement Breakers; Pole Trailer, up to 40 feet; Power Mower Tractors; Self-propelled Chip Spreader; Skipman; Slurry Trucks, 2-man operation; Slurry Truck Conveyor Operation, 2 or 3 man; Teamsters; Unskilled Dumpman; and Truck Drivers hauling warning lights, barricades, and portable toilets on the job site.

Class 2. Four axle trucks; Dump Crets and Adgetors under 7 yards; Dumpsters, Track Trucks, Euclids, Hug Bottom Dump Turnapulls or Turnatrailers when pulling other than self-loading equipment or similar equipment under 16 cubic yards; Mixer Trucks under 7 yeards; Ready-mix Plant Hopper Operator, and Winch Trucks, 2 Axles.

Class 3. Five axle trucks; Dump Crets and Adgetors 7 yards and over; Dumpsters, Track Trucks, Euclids, Hug Bottom Dump Turnatrailers or turnapulls when pulling other than self-loading equipment or similar equipment over 16 cubic yards; Explosives and/or Fission Material Trucks; Mixer Trucks 7 yards or over; Mobile Cranes while in transit; Oil Distributors, 1-man operation; Pole Trailer, over 40 feet; Pole and Expandable Trailers hauling material over 50 feet long; Slurry trucks, 1-man operation; Winch trucks, 3 axles or more; Mechanic--Truck Welder and Truck Painter.

Class 4. Six axle trucks; Dual-purpose vehicles, such as mounted crane trucks with hoist and accessories; Foreman; Master Mechanic; Self-loading equipment like P.B. and trucks with scoops on the front.

TERRAZZO FINISHER

The handling of sand, cement, marble chips, and all other materials that may be used by the Mosaic Terrazzo Mechanic, and the mixing, grinding, grouting, cleaning and sealing of all Marble, Mosaic, and Terrazzo work, floors, base, stairs, and wainscoting by hand or machine, and in addition, assisting and aiding Marble, Masonic, and Terrazzo Mechanics.

Other Classifications of Work:

For definitions of classifications not otherwise set out, the Department generally has on file such definitions which are available.

If a task to be performed is not subject to one of the classifications of pay set out, the Department will upon being contacted state which neighboring county has such a classification and provide such rate, such rate being deemed to exist by reference in this document. If no neighboring county rate applies to the task, the Department shall undertake a special determination, such special determination being then deemed to have existed under this determination. If a project requires these, or any classification not listed, please contact IDOL at 217-782-1710 for wage rates or clarifications.

LANDSCAPING

Landscaping work falls under the existing classifications for laborer, operating engineer and truck driver. The work performed by landscape plantsman and landscape laborer is covered by the existing classification of laborer. The work performed by landscape operators (regardless of equipment used or its size) is covered by the classifications of operating engineer. The work performed by landscape truck drivers (regardless of size of truck driven) is covered by the classifications of truck driver.

EXHIBIT B

Prevailing Wage Notice

The President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, adopted Ordinance No. _____ ascertaining the prevailing rate of wages in accordance with the Prevailing Wage Act, 820 ILCS 130/1, *et seq.*, at a meeting of the Village Board on the 24th day of June, 2013. Said ordinance lists the applicable prevailing rate of wages in this locality for laborers, mechanics, and other workers engaged in the construction of public works coming under the jurisdiction of the Village of Glen Ellyn, which is the same as determined by the Illinois Department of Labor for DuPage County for June, 2010. The original ordinance is a part of the official records of the Village of Glen Ellyn and is on file and available for examination in the office of the Village Clerk of the Village of Glen Ellyn, 535 Duane Street, Glen Ellyn, Illinois 60137.

Dated the 25th day of June, 2013.

Catherine Galvin
Village Clerk
Village of Glen Ellyn, Illinois

ATTACHMENT

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Information maintained by the Legislative Reference Bureau
Updating the database of the Illinois Compiled Statutes (ILCS) is an ongoing process. Recent laws may not yet be included in the ILCS database, but they are found on this site as Public Acts soon after they become law. For information concerning the relationship between statutes and Public Acts, refer to the Guide.

Because the statute database is maintained primarily for legislative drafting purposes, statutory changes are sometimes included in the statute database before they take effect. If the source note at the end of a Section of the statutes includes a Public Act that has not yet taken effect, the version of the law that is currently in effect may have already been removed from the database and you should refer to that Public Act to see the changes made to the current law.

EMPLOYMENT
(820 ILCS 130/) Prevailing Wage Act.

(820 ILCS 130/0.01) (from Ch. 48, par. 39s-0.01)
Sec. 0.01. Short title. This Act may be cited as the Prevailing Wage Act.
(Source: P.A. 86-1324.)

(820 ILCS 130/1) (from Ch. 48, par. 39s-1)
Sec. 1. It is the policy of the State of Illinois that a wage of no less than the general prevailing hourly rate as paid for work of a similar character in the locality in which the work is performed, shall be paid to all laborers, workers and mechanics employed by or on behalf of any and all public bodies engaged in public works.
(Source: P.A. 83-443.)

(820 ILCS 130/2) (from Ch. 48, par. 39s-2)
Sec. 2. This Act applies to the wages of laborers, mechanics and other workers employed in any public works, as hereinafter defined, by any public body and to anyone under contracts for public works. This includes any maintenance, repair, assembly, or disassembly work performed on equipment whether owned, leased, or rented.

As used in this Act, unless the context indicates otherwise:

"Public works" means all fixed works constructed or demolished by any public body, or paid for wholly or in part out of public funds. "Public works" as defined herein includes all projects financed in whole or in part with bonds, grants, loans, or other funds made available by or through the State or any of its political subdivisions, including but not limited to: bonds issued under the Industrial Project Revenue Bond Act (Article 11, Division 74 of the Illinois Municipal Code), the Industrial Building Revenue Bond Act, the Illinois Finance Authority Act, the Illinois Sports Facilities Authority Act, or the Build Illinois Bond Act; loans or other funds made available pursuant to the Build Illinois Act; or funds from the Fund for Illinois' Future under Section 6z-47 of the State Finance Act, funds for school construction under Section 5 of the General Obligation Bond Act, funds authorized under Section 3 of the School Construction Bond Act, funds for school infrastructure under Section 6z-45 of the State Finance Act, and funds for transportation purposes under Section 4 of the General Obligation Bond Act. "Public works" also includes (i) all projects financed in whole or in part with funds from the Department of Commerce and Economic Opportunity under the Illinois Renewable Fuels Development Program Act for which there is no project labor agreement; (ii) all work performed pursuant to a public private agreement under the Public Private Agreements for the Illiana Expressway Act; and (iii) all projects undertaken under a public-private agreement under the Public-Private Partnerships for Transportation Act. "Public works" also includes all projects at leased facility property used for airport purposes under Section 35 of the Local Government Facility Lease Act. "Public works" also includes the construction of a new wind power facility by a business designated as a High

Impact Business under Section 5.5(a)(3)(E) of the Illinois Enterprise Zone Act. "Public works" does not include work done directly by any public utility company, whether or not done under public supervision or direction, or paid for wholly or in part out of public funds. "Public works" does not include projects undertaken by the owner at an owner-occupied single-family residence or at an owner-occupied unit of a multi-family residence.

"Construction" means all work on public works involving laborers, workers or mechanics. This includes any maintenance, repair, assembly, or disassembly work performed on equipment whether owned, leased, or rented.

"Locality" means the county where the physical work upon public works is performed, except (1) that if there is not available in the county a sufficient number of competent skilled laborers, workers and mechanics to construct the public works efficiently and properly, "locality" includes any other county nearest the one in which the work or construction is to be performed and from which such persons may be obtained in sufficient numbers to perform the work and (2) that, with respect to contracts for highway work with the Department of Transportation of this State, "locality" may at the discretion of the Secretary of the Department of Transportation be construed to include two or more adjacent counties from which workers may be accessible for work on such construction.

"Public body" means the State or any officer, board or commission of the State or any political subdivision or department thereof, or any institution supported in whole or in part by public funds, and includes every county, city, town, village, township, school district, irrigation, utility, reclamation improvement or other district and every other political subdivision, district or municipality of the state whether such political subdivision, municipality or district operates under a special charter or not.

The terms "general prevailing rate of hourly wages", "general prevailing rate of wages" or "prevailing rate of wages" when used in this Act mean the hourly cash wages plus fringe benefits for training and apprenticeship programs approved by the U.S. Department of Labor, Bureau of Apprenticeship and Training, health and welfare, insurance, vacations and pensions paid generally, in the locality in which the work is being performed, to employees engaged in work of a similar character on public works.

(Source: P.A. 96-28, eff. 7-1-09; 96-58, eff. 1-1-10; 96-186, eff. 1-1-10; 96-913, eff. 6-9-10; 96-1000, eff. 7-2-10; 97-502, eff. 8-23-11.)

(820 ILCS 130/3) (from Ch. 48, par. 39s-3)

Sec. 3. Not less than the general prevailing rate of hourly wages for work of a similar character on public works in the locality in which the work is performed, and not less than the general prevailing rate of hourly wages for legal holiday and overtime work, shall be paid to all laborers, workers and mechanics employed by or on behalf of any public body engaged in the construction or demolition of public works. This includes any maintenance, repair, assembly, or disassembly work performed on equipment whether owned, leased, or rented. Only such laborers, workers and mechanics as are directly employed by contractors or subcontractors in actual construction work on the site of the building or construction job, and laborers, workers and mechanics engaged in the transportation of materials and equipment to or from the site, but not including the transportation by the sellers and suppliers or the manufacture or processing of materials or equipment, in the execution of any contract or contracts for public works with any public body shall be deemed to be employed upon public works. The wage for a tradesman performing maintenance is equivalent to that of a tradesman engaged in construction or demolition.

(Source: P.A. 95-341, eff. 8-21-07; 96-186, eff. 1-1-10.)

(820 ILCS 130/4) (from Ch. 48, par. 39s-4)

Sec. 4. Ascertaining prevailing wage.

(a) The public body awarding any contract for public work or otherwise

undertaking any public works, shall ascertain the general prevailing rate of hourly wages in the locality in which the work is to be performed, for each craft or type of worker or mechanic needed to execute the contract, and where the public body performs the work without letting a contract therefor, shall ascertain the prevailing rate of wages on a per hour basis in the locality, and such public body shall specify in the resolution or ordinance and in the call for bids for the contract, that the general prevailing rate of wages in the locality for each craft or type of worker or mechanic needed to execute the contract or perform such work, also the general prevailing rate for legal holiday and overtime work, as ascertained by the public body or by the Department of Labor shall be paid for each craft or type of worker needed to execute the contract or to perform such work, and it shall be mandatory upon the contractor to whom the contract is awarded and upon any subcontractor under him, and where the public body performs the work, upon the public body, to pay not less than the specified rates to all laborers, workers and mechanics employed by them in the execution of the contract or such work; provided, however, that if the public body desires that the Department of Labor ascertain the prevailing rate of wages, it shall notify the Department of Labor to ascertain the general prevailing rate of hourly wages for work under contract, or for work performed by a public body without letting a contract as required in the locality in which the work is to be performed, for each craft or type of worker or mechanic needed to execute the contract or project or work to be performed. Upon such notification the Department of Labor shall ascertain such general prevailing rate of wages, and certify the prevailing wage to such public body.

(a-1) The public body or other entity awarding the contract shall cause to be inserted in the project specifications and the contract a stipulation to the effect that not less than the prevailing rate of wages as found by the public body or Department of Labor or determined by the court on review shall be paid to all laborers, workers and mechanics performing work under the contract.

(a-2) When a public body or other entity covered by this Act has awarded work to a contractor without a public bid, contract or project specification, such public body or other entity shall comply with subsection (a-1) by providing the contractor with written notice on the purchase order related to the work to be done or on a separate document indicating that not less than the prevailing rate of wages as found by the public body or Department of Labor or determined by the court on review shall be paid to all laborers, workers, and mechanics performing work on the project.

(a-3) Where a complaint is made and the Department of Labor determines that a violation occurred, the Department of Labor shall determine if proper written notice under this Section 4 was given. If proper written notice was not provided to the contractor by the public body or other entity, the Department of Labor shall order the public body or other entity to pay any interest, penalties or fines that would have been owed by the contractor if proper written notice were provided. The failure by a public body or other entity to provide written notice does not relieve the contractor of the duty to comply with the prevailing wage rate, nor of the obligation to pay any back wages, as determined under this Act. For the purposes of this subsection, back wages shall be limited to the difference between the actual amount paid and the prevailing rate of wages required to be paid for the project. The failure of a public body or other entity to provide written notice under this Section 4 does not diminish the right of a laborer, worker, or mechanic to the prevailing rate of wages as determined under this Act.

(b) It shall also be mandatory upon the contractor to whom the contract is awarded to insert into each subcontract and into the project specifications for each subcontract a written stipulation to the effect that not less than the prevailing rate of wages shall be paid to all laborers, workers, and mechanics performing work under the contract. It shall also be mandatory upon each subcontractor to cause to be inserted into each lower tiered subcontract and into the project specifications for each lower tiered subcontract a stipulation to the effect that not less than the prevailing rate of wages shall be paid to all laborers, workers, and mechanics performing work under the contract. A contractor

or subcontractor who fails to comply with this subsection (b) is in violation of this Act.

(b-1) When a contractor has awarded work to a subcontractor without a contract or contract specification, the contractor shall comply with subsection (b) by providing a subcontractor with a written statement indicating that not less than the prevailing rate of wages shall be paid to all laborers, workers, and mechanics performing work on the project. A contractor or subcontractor who fails to comply with this subsection (b-1) is in violation of this Act.

(b-2) Where a complaint is made and the Department of Labor determines that a violation has occurred, the Department of Labor shall determine if proper written notice under this Section 4 was given. If proper written notice was not provided to the subcontractor by the contractor, the Department of Labor shall order the contractor to pay any interest, penalties, or fines that would have been owed by the subcontractor if proper written notice were provided. The failure by a contractor to provide written notice to a subcontractor does not relieve the subcontractor of the duty to comply with the prevailing wage rate, nor of the obligation to pay any back wages, as determined under this Act. For the purposes of this subsection, back wages shall be limited to the difference between the actual amount paid and the prevailing rate of wages required for the project. However, if proper written notice was not provided to the contractor by the public body or other entity under this Section 4, the Department of Labor shall order the public body or other entity to pay any interest, penalties, or fines that would have been owed by the subcontractor if proper written notice were provided. The failure by a public body or other entity to provide written notice does not relieve the subcontractor of the duty to comply with the prevailing wage rate, nor of the obligation to pay any back wages, as determined under this Act. For the purposes of this subsection, back wages shall be limited to the difference between the actual amount paid and the prevailing rate of wages required for the project. The failure to provide written notice by a public body, other entity, or contractor does not diminish the right of a laborer, worker, or mechanic to the prevailing rate of wages as determined under this Act.

(c) A public body or other entity shall also require in all contractor's and subcontractor's bonds that the contractor or subcontractor include such provision as will guarantee the faithful performance of such prevailing wage clause as provided by contract or other written instrument. All bid specifications shall list the specified rates to all laborers, workers and mechanics in the locality for each craft or type of worker or mechanic needed to execute the contract.

(d) If the Department of Labor revises the prevailing rate of hourly wages to be paid by the public body or other entity, the revised rate shall apply to such contract, and the public body or other entity shall be responsible to notify the contractor and each subcontractor, of the revised rate.

The public body or other entity shall discharge its duty to notify of the revised rates by inserting a written stipulation in all contracts or other written instruments that states the prevailing rate of wages are revised by the Department of Labor and are available on the Department's official website. This shall be deemed to be proper notification of any rate changes under this subsection.

(e) Two or more investigatory hearings under this Section on the issue of establishing a new prevailing wage classification for a particular craft or type of worker shall be consolidated in a single hearing before the Department. Such consolidation shall occur whether each separate investigatory hearing is conducted by a public body or the Department. The party requesting a consolidated investigatory hearing shall have the burden of establishing that there is no existing prevailing wage classification for the particular craft or type of worker in any of the localities under consideration.

(f) It shall be mandatory upon the contractor or construction manager to whom a contract for public works is awarded to post, at a location on the project site of the public works that is easily accessible to the workers engaged on the project, the prevailing wage rates for each craft or type of worker or mechanic needed to execute the contract or project or work to be performed. In lieu of posting on the project site of the public works, a contractor which has a business

location where laborers, workers, and mechanics regularly visit may: (1) post in a conspicuous location at that business the current prevailing wage rates for each county in which the contractor is performing work; or (2) provide such laborer, worker, or mechanic engaged on the public works project a written notice indicating the prevailing wage rates for the public works project. A failure to post or provide a prevailing wage rate as required by this Section is a violation of this Act.
(Source: P.A. 96-437, eff. 1-1-10; 97-964, eff. 1-1-13.)

(820 ILCS 130/5) (from Ch. 48, par. 39s-5)
Sec. 5. Certified payroll.
(a) Any contractor and each subcontractor who participates in public works shall:

(1) make and keep, for a period of not less than 3 years from the date of the last payment on a contract or subcontract for public works, records of all laborers, mechanics, and other workers employed by them on the project; the records shall include each worker's name, address, telephone number when available, social security number, classification or classifications, the hourly wages paid in each pay period, the number of hours worked each day, and the starting and ending times of work each day; and

(2) no later than the tenth day of each calendar month file a certified payroll for the immediately preceding month with the public body in charge of the project. A certified payroll must be filed for only those calendar months during which construction on a public works project has occurred. The certified payroll shall consist of a complete copy of the records identified in paragraph (1) of this subsection (a), but may exclude the starting and ending times of work each day. The certified payroll shall be accompanied by a statement signed by the contractor or subcontractor or an officer, employee, or agent of the contractor or subcontractor which avers that: (i) he or she has examined the certified payroll records required to be submitted by the Act and such records are true and accurate; (ii) the hourly rate paid to each worker is not less than the general prevailing rate of hourly wages required by this Act; and (iii) the contractor or subcontractor is aware that filing a certified payroll that he or she knows to be false is a Class A misdemeanor. A general contractor is not prohibited from relying on the certification of a lower tier subcontractor, provided the general contractor does not knowingly rely upon a subcontractor's false certification. Any contractor or subcontractor subject to this Act and any officer, employee, or agent of such contractor or subcontractor whose duty as such officer, employee, or agent it is to file such certified payroll who willfully fails to file such a certified payroll on or before the date such certified payroll is required by this paragraph to be filed and any person who willfully files a false certified payroll that is false as to any material fact is in violation of this Act and guilty of a Class A misdemeanor. The public body in charge of the project shall keep the records submitted in accordance with this paragraph (2) of subsection (a) for a period of not less than 3 years from the date of the last payment for work on

a contract or subcontract for public works. The records submitted in accordance with this paragraph (2) of subsection (a) shall be considered public records, except an employee's address, telephone number, and social security number, and made available in accordance with the Freedom of Information Act. The public body shall accept any reasonable submissions by the contractor that meet the requirements of this Section.

(b) Upon 7 business days' notice, the contractor and each subcontractor shall make available for inspection and copying at a location within this State during reasonable hours, the records identified in paragraph (1) of subsection (a) of this Section to the public body in charge of the project, its officers and agents, the Director of Labor and his deputies and agents, and to federal, State, or local law enforcement agencies and prosecutors.

(Source: P.A. 97-571, eff. 1-1-12.)

(820 ILCS 130/6) (from Ch. 48, par. 39s-6)

Sec. 6. Any officer, agent or representative of any public body who wilfully violates, or willfully fails to comply with, any of the provisions of this Act, and any contractor or subcontractor, and any officer, employee, or agent thereof, who as such officer, employee, or agent, has a duty to create, keep, maintain, or produce any record or document required by this Act to be created, kept, maintained, or produced who willfully fails to create, keep, maintain, or produce such record or document as or when required by this Act, is guilty of a Class A misdemeanor.

The Department of Labor shall inquire diligently as to any violation of this Act, shall institute actions for penalties herein prescribed, and shall enforce generally the provisions of this Act. The Attorney General shall prosecute such cases upon complaint by the Department or any interested person.

(Source: P.A. 97-571, eff. 1-1-12.)

(820 ILCS 130/7) (from Ch. 48, par. 39s-7)

Sec. 7. The finding of the public body awarding the contract or authorizing the work or the Department of Labor ascertaining and declaring the general prevailing rate of hourly wages shall be final for all purposes of the contract for public work then being considered, unless reviewed under the provisions of this Act. Nothing in this Act, however, shall be construed to prohibit the payment to any laborer, worker or mechanic employed on any public work, as aforesaid, of more than the prevailing rate of wages; provided further that nothing in this Act shall be construed to limit the hours of work which may be performed by any person in any particular period of time.

(Source: P.A. 81-992.)

(820 ILCS 130/8) (from Ch. 48, par. 39s-8)

Sec. 8. In the event the public body authorizing the work or the Department of Labor is unable to ascertain the prevailing rate of wage of any class of work required to be performed under the proposed contract, it is the duty of the Department of Labor where the determination of said prevailing rate has been referred to it to so notify the public body authorizing the proposed work, and it is the duty of the public body in either case to state the fact of inability to ascertain said prevailing rate in its resolution, ordinance or notice for bids in which event the clause specifying the prevailing wage as to such class of work may be excluded from the contract unless such wage may be determined by the court on appeal as provided by this Act.

(Source: Laws 1957, p. 2662.)

(820 ILCS 130/9) (from Ch. 48, par. 39s-9)

Sec. 9. To effectuate the purpose and policy of this Act each public body shall, during the month of June of each calendar year, investigate and ascertain the prevailing rate of wages as defined in this Act and publicly post or keep available for inspection by any interested party in the main office of such public body its determination of such prevailing rate of wage and shall promptly file, no later than July 15 of each year, a certified copy thereof in the office of the Secretary of State at Springfield and the office of the Illinois Department of Labor.

The Department of Labor shall during the month of June of each calendar year, investigate and ascertain the prevailing rate of wages for each county in the State. If a public body does not investigate and ascertain the prevailing rate of wages during the month of June as required by the previous paragraph, then the prevailing rate of wages for that public body shall be the rate as determined by the Department under this paragraph for the county in which such public body is located.

Where the Department of Labor ascertains the prevailing rate of wages, it is the duty of the Department of Labor within 30 days after receiving a notice from the public body authorizing the proposed work, to conduct an investigation to ascertain the prevailing rate of wages as defined in this Act and such investigation shall be conducted in the locality in which the work is to be performed. The Department of Labor shall send a certified copy of its findings to the public body authorizing the work and keep a record of its findings available for inspection by any interested party in the office of the Department of Labor at Springfield.

The public body except for the Department of Transportation with respect to highway contracts shall within 30 days after filing with the Secretary of State, or the Department of Labor shall within 30 days after filing with such public body, publish in a newspaper of general circulation within the area that the determination is effective, a notice of its determination and shall promptly mail a copy of its determination to any employer, and to any association of employers and to any person or association of employees who have filed their names and addresses, requesting copies of any determination stating the particular rates and the particular class of workers whose wages will be affected by such rates.

At any time within 30 days after the Department of Labor has published on its official web site a prevailing wage schedule, any person affected thereby may object in writing to the determination or such part thereof as they may deem objectionable by filing a written notice with the public body or Department of Labor, whichever has made such determination, stating the specified grounds of the objection. It shall thereafter be the duty of the public body or Department of Labor to set a date for a hearing on the objection after giving written notice to the objectors at least 10 days before the date of the hearing and said notice shall state the time and place of such hearing. Such hearing by a public body shall be held within 45 days after the objection is filed, and shall not be postponed or reset for a later date except upon the consent, in writing, of all the objectors and the public body. If such hearing is not held by the public body within the time herein specified, the Department of Labor may, upon request of the objectors, conduct the hearing on behalf of the public body.

The public body or Department of Labor, whichever has made such determination, is authorized in its discretion to hear each written objection filed separately or consolidate for hearing any one or more written objections filed with them. At such hearing the public body or Department of Labor shall introduce in evidence the investigation it instituted which formed the basis of its determination, and the public body or Department of Labor, or any interested objectors may thereafter introduce such evidence as is material to the issue. Thereafter, the public body or Department of Labor, must rule upon the written objection and make such final determination as it believes the evidence warrants, and promptly file a certified copy of its final determination with such public body and the Secretary of State,

and serve a copy by personal service or registered mail on all parties to the proceedings. The final determination by the Department of Labor or a public body shall be rendered within 30 days after the conclusion of the hearing.

If proceedings to review judicially the final determination of the public body or Department of Labor are not instituted as hereafter provided, such determination shall be final and binding.

The provisions of the Administrative Review Law, and all amendments and modifications thereof, and the rules adopted pursuant thereto, shall apply to and govern all proceedings for the judicial review of final administrative decisions of any public body or the Department of Labor hereunder. The term "administrative decision" is defined as in Section 3-101 of the Code of Civil Procedure.

Appeals from all final orders and judgments entered by the court in review of the final administrative decision of the public body or Department of Labor, may be taken by any party to the action.

Any proceeding in any court affecting a determination of the Department of Labor or public body shall have priority in hearing and determination over all other civil proceedings pending in said court, except election contests.

In all reviews or appeals under this Act, it shall be the duty of the Attorney General to represent the Department of Labor, and defend its determination. The Attorney General shall not represent any public body, except the State, in any such review or appeal.

(Source: P.A. 93-38, eff. 6-1-04.)

(820 ILCS 130/10) (from Ch. 48, par. 39s-10)

Sec. 10. The presiding officer of the public body, or his or her authorized representative and the Director of the Department of Labor, or his or her authorized representative may interview workers, administer oaths, take or cause to be taken the depositions of witnesses, and require by subpoena the attendance and testimony of witnesses, and the production of all books, records, and other evidence relative to the matter under investigation or hearing. Such subpoena shall be signed and issued by such presiding officer or his or her authorized representative, or the Director or his or her authorized representative.

Upon request by the Director of Labor or his or her deputies or agents, records shall be copied and submitted for evidence at no cost to the Department of Labor. Every employer upon request shall furnish to the Director or his or her authorized representative, on demand, a sworn statement of the accuracy of the records. Any employer who refuses to furnish a sworn statement of the records is in violation of this Act.

In case of failure of any person to comply with any subpoena lawfully issued under this section or on the refusal of any witness to produce evidence or to testify to any matter regarding which he or she may be lawfully interrogated, it is the duty of any circuit court, upon application of such presiding officer or his or her authorized representative, or the Director or his or her authorized representative, to compel obedience by proceedings for contempt, as in the case of disobedience of the requirements of a subpoena issued by such court or a refusal to testify therein. Such presiding officer and the Director may certify to official acts.

(Source: P.A. 93-38, eff. 6-1-04.)

(820 ILCS 130/11) (from Ch. 48, par. 39s-11)

Sec. 11. No public works project shall be instituted unless the provisions of this Act have been complied with. The provisions of this Act shall not be applicable to Federal construction projects which require a prevailing wage determination by the United States Secretary of Labor. The Illinois Department of Labor represented by the Attorney General is empowered to sue for injunctive relief against the awarding of any contract or the continuation of work under any contract for public works at a time when the prevailing wage prerequisites have not been met. Any contract for public works awarded at a time when the prevailing

wage prerequisites had not been met shall be void as against public policy and the contractor is prohibited from recovering any damages for the voiding of the contract or pursuant to the terms of the contract. The contractor is limited to a claim for amounts actually paid for labor and materials supplied to the public body. Where objections to a determination of the prevailing rate of wages or a court action relative thereto is pending, the public body shall not continue work on the project unless sufficient funds are available to pay increased wages if such are finally determined or unless the Department of Labor certifies such determination of the prevailing rate of wages as correct.

Any laborer, worker or mechanic employed by the contractor or by any subcontractor under him who is paid for his services in a sum less than the stipulated rates for work done under such contract, shall have a right of action for whatever difference there may be between the amount so paid, and the rates provided by the contract together with costs and such reasonable attorney's fees as shall be allowed by the court. Such contractor or subcontractor shall also be liable to the Department of Labor for 20% of such underpayments and shall be additionally liable to the laborer, worker or mechanic for punitive damages in the amount of 2% of the amount of any such penalty to the State for underpayments for each month following the date of payment during which such underpayments remain unpaid. Where a second or subsequent action to recover underpayments is brought against a contractor or subcontractor and the contractor or subcontractor is found liable for underpayments to any laborer, worker, or mechanic, the contractor or subcontractor shall also be liable to the Department of Labor for 50% of the underpayments payable as a result of the second or subsequent action, and shall be additionally liable for 5% of the amount of any such penalty to the State for underpayments for each month following the date of payment during which the underpayments remain unpaid. The Department shall also have a right of action on behalf of any individual who has a right of action under this Section. An action brought to recover same shall be deemed to be a suit for wages, and any and all judgments entered therein shall have the same force and effect as other judgments for wages. At the request of any laborer, workman or mechanic employed by the contractor or by any subcontractor under him who is paid less than the prevailing wage rate required by this Act, the Department of Labor may take an assignment of such wage claim in trust for the assigning laborer, workman or mechanic and may bring any legal action necessary to collect such claim, and the contractor or subcontractor shall be required to pay the costs incurred in collecting such claim.

(Source: P.A. 94-488, eff. 1-1-06.)

(820 ILCS 130/11a) (from Ch. 48, par. 39s-11a)

Sec. 11a. The Director of the Department of Labor shall publish in the Illinois Register no less often than once each calendar quarter a list of contractors or subcontractors found to have disregarded their obligations to employees under this Act. The Department of Labor shall determine the contractors or subcontractors who, on 2 separate occasions within 5 years, have been determined to have violated the provisions of this Act. Upon such determination the Department shall notify the violating contractor or subcontractor. Such contractor or subcontractor shall then have 10 working days to request a hearing by the Department on the alleged violations. Failure to respond within the 10 working day period shall result in automatic and immediate placement and publication on the list. If the contractor or subcontractor requests a hearing within the 10 working day period, the Director shall set a hearing on the alleged violations. Such hearing shall take place no later than 45 calendar days after the receipt by the Department of Labor of the request for a hearing. The Department of Labor is empowered to promulgate, adopt, amend and rescind rules and regulations to govern the hearing procedure. No contract shall be awarded to a contractor or subcontractor appearing on the list, or to any firm, corporation, partnership or association in which such contractor or subcontractor has an interest until 4 years have elapsed from the date of publication of the list containing the name of

such contractor or subcontractor.

A contractor or subcontractor convicted or found guilty under Section 5 or 6 of this Act shall be subject to an automatic and immediate debarment, thereafter prohibited from participating in any public works project for 4 years, with no right to a hearing.

(Source: P.A. 97-571, eff. 1-1-12.)

(820 ILCS 130/11b)

Sec. 11b. Discharge or discipline of "whistle blowers" prohibited.

(a) No person shall discharge, discipline, or in any other way discriminate against, or cause to be discharged, disciplined, or discriminated against, any employee or any authorized representative of employees by reason of the fact that the employee or representative has filed, instituted, or caused to be filed or instituted any proceeding under this Act, or has testified or is about to testify in any proceeding resulting from the administration or enforcement of this Act, or offers any evidence of any violation of this Act.

(b) Any employee or a representative of employees who believes that he has been discharged, disciplined, or otherwise discriminated against by any person in violation of subsection (a) of this Section may, within 30 days after the alleged violation occurs, apply to the Director of Labor for a review of the discharge, discipline, or alleged discrimination. A copy of the application shall be sent to the person who allegedly committed the violation, who shall be the respondent. Upon receipt of an application, the Director shall cause such investigation to be made as he or she deems appropriate. The investigation shall provide an opportunity for a public hearing at the request of any party to the review to enable the parties to present information relating to the alleged violation. The parties shall be given written notice of the time and place of the hearing at least 5 days before the hearing. Upon receiving the report of the investigation, the Director shall make findings of fact. If the Director finds that a violation did occur, he or she shall issue a decision incorporating his or her findings and requiring the party committing the violation to take such affirmative action to abate the violation as the Director deems appropriate, including, but not limited to, the rehiring or reinstatement of the employee or representative of employees to his or her former position and compensating him or her for the time he or she was unemployed. The party committing the violation shall also be liable to the Department of Labor for a penalty of $5,000 for each violation of this Section. If the Director finds that there was no violation, he or she shall issue an order denying the application. An order issued by the Director under this Section shall be subject to judicial review under the Administrative Review Law.

(c) The Director shall adopt rules implementing this Section in accordance with the Illinois Administrative Procedure Act.

(Source: P.A. 94-488, eff. 1-1-06.)

(820 ILCS 130/12) (from Ch. 48, par. 39s-12)

Sec. 12. If any section, sentence, clause or part of this act, is for any reason held to be unconstitutional, such decision shall not affect the remaining portions of this act. The General Assembly hereby declares that it would have passed this Act, and each section, sentence, clause, or part thereof, irrespective of the fact that one or more sections, sentences, clauses, or parts might be declared unconstitutional.

(Source: Laws 1941, vol. 1, p. 703.)

ATTACHMENT

3

ILLINOIS DEPARTMENT OF LABOR

Pat Quinn
Governor

Joseph Costigan
Director

May 10, 2013

David Bennett
Executive Director
Metropolitan Mayors Caucus
233 South Wacker Drive, Suite 800
Chicago, IL 60606

Dear Mr. Bennett:

Enclosed is a copy of the Department's final Questions and Answers regarding Landscaping which will be posted on our website. The Department believes these Questions and Answers address majority of issues raised. While there still will remain certain situations which may need to be examined on a case by case basis, we believe that the vast majority of situations should be resolved.

We thank you for your time and input on these issues.

Sincerely,

Joseph Costigan
Director

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LANDSCAPE
QUESTIONS AND ANSWERS

Many questions have been posed to the Department regarding the application of the Prevailing Wage Act in the counties of Cook, Lake, McHenry, DuPage, Kane, Will, Kendall, Boone and Grundy to work involving landscape (e.g. plants, bulbs, seeds, bushes, shrubs etc, dirt, organic materials, sod, and nonorganic materials used in connection with landscape) and the issues relating to modifications to real estate because of the uniqueness of the work and materials involved. In response to the above referenced inquiries regarding work in these counties and comments received from concerned persons, the Department believes it is appropriate to set forth certain questions and answers, which illustrate the Department's position as a matter of its enforcement policy to issues involving landscape work and the application of the Prevailing Wage Act.

Nothing set forth below should be interpreted as a change in the Department's view regarding traditional "hardscape work" (by way of example and not limitation "work associated with building, making, forming, demolishing brick or concrete paths or walk ways, fountains, concrete or masonry planters or retaining walls") that some might consider or refer to as falling under "landscape work." The Department has considered this work to have fallen under the Prevailing Wage Act and remains covered work under the Prevailing Wage Act.

Where examples are given, they should be considered as examples only to help provide guidance and should not be considered all encompassing.

1. Question: Is work in connection with landscape work covered under the Prevailing Wage Act?

Answer: Real estate is considered by the Department as a fixed work to which the Prevailing Wage Act applies. Work performed in connection with landscape is covered work depending upon the nature of the work.

2. Question: What established classification of employees under the Prevailing Wage Act covers those employees who perform landscape work, which falls under the coverage of the Prevailing Wage Act?

Answer: For the purpose of the Prevailing Wage Act, the Department of Labor does not recognize the classification of "landscape plantsman," "landscape laborer" "landscape helper" "landscape installer" "landscape operator" or "landscape truck driver." Work performed by persons who sometimes may be called "landscape plantsman" or "landscape laborer" is covered by the classification of laborer. Work performed by persons sometimes referred to as "landscape operator" is covered by the classification of operator and work performed by persons sometimes call "landscape truckdriver" is covered by the classification of truckdriver. Neither bids nor contracts nor acceptances on landscape work covered by the Prevailing Wage Act should be based upon rates of pay

other than that those associated with the classifications of laborers, operator, or truckdriver the Department has published.

3. Question: What are examples of landscape work that is covered under the Prevailing Wage Act when performed in connection with other work covered under the Prevailing Wage Act?

Answer: All work involving the installation or removal of landscape materials in conjunction with or as part of work which is otherwise covered under the Prevailing Wage Act is also work covered by the Prevailing Wage Act. For example only, and not by way of limitation; 1) original installation of landscape materials in connection with covered work involving buildings or structures; 2) landscape work in conjunction with covered work involving any road, boulevard, street, highway, bridge project, sewer or underground project; 3) lawn and landscape restoration performed in conjunction with covered work involving trenches and manholes, pipes, cables and conduits; 4) preparation of and landscaping of approaches associated with covered work performed in connection with shafts, tunnels, subways, and sewers; 5) landscaping of an old or new site in conjunction with covered work involving underpinning, lagging, bracing, propping r shoring; 6) landscaping in connection with covered work involving earthmoving and grading; 7) landscaping in connection with covered work performed at a park or preserve.

Even if the landscaping is to be performed after completion of the covered project, if it is an integral part of the overall project, it is deemed being performed in conjunction with or part of the project. The passage of time is not determinative. For example a municipality builds a new city hall, and the landscaping is to occur a year later or in stages over years, the landscape is an integral part of the overall project and is covered.

4. Question: When is landscape work no longer, considered to be performed in conjunction with or as part of a project otherwise covered under the Prevailing Wage Act?

Answer: Landscape work is no longer considered to be performed in conjunction with or as part of a project when the architect, project manager, or other appropriate authorized representative issues a certificate of substantial completion to the landscape contractor or other document reflecting substantial completion, such as final payment, which under the contract is to be made upon completion of work. If the manager refuses to issue such a certificate, then when the installation and or removal of all materials as required in the contract has been completed, subsequent work is no longer considered in conjunction with or part of the project For example, after planting a tree or shrub, the initial edging, mulch application and watering and continued mulching, watering, edging, trimming of already installed materials while the contractor is at the job site performing work under the contract, is work performed in conjunction with and/or part of a project since it is work integral to the covered activities. However, if the contractor has fulfilled the installation/removal work required under the contract and left the project, and the contractor has to return months later to replace an installed plant that has died or is required to water the plants, the replacement would not be deemed work in conjunction

with or part of a project since it is not integral to the covered activities Thus, continued watering or pruning or mulching after the substantial completion is no longer work performed in conjunction with or as part of a covered project.

5. Question: Can work associated with landscape work by itself be considered work covered under the Prevailing Wage Act?

Answer: When landscape work changes the nature, function, or character of the real estate, although no other covered work such as "hardscape" is involved, the work is covered work under the Prevailing Wage Act. For example, and not by way of limitation, covered work under the Prevailing Wage Act would include projects involving earthmoving and grading; converting a vacant lot by the planting of trees, flowers, shrubs, or sod-grass; removing all trees on a lot and the replacing of trees by the planting of shrubs, grass or the making of a nature park; or the removal of trees and vegetation to leave the lot as a vacant lot so as to make the lot ready for construction.

6. Question: What are examples of work associated with landscaping that is not covered work when it is not done in conjunction with or part of covered work or does not fall within the scope of the work described in Question 5?

Answer Lawn mowing or grass cutting; line trimming; edging; weeding; cultivating beds; mulch application; bed preparation using soil amendments; core aeration; sweeping and blowing of landscape materials; pruning, planting, removal or replacement of shrubs, plants, and flowers; pruning of trees and replacement of trees that are planted as a replacement due to the removal of diseased or irreparably damaged trees, or trees that constitute a hazard; non-substantive replacement of sod, the removal of diseased or irreparably damaged trees or trees that are a hazard; seeding, including the preparation and application of erosion control blanket, application of fertilizer, herbicide, pesticide, fungicide; aquatic applications, raking, watering of trees, shrubs, plants, flowers, bulbs, seeds and sod; grooming; dividing plants; dead-leafing; sweeping; trash pick-up and removal of landscape litter; holiday light and seasonal decoration installation excluding the electrical connections if any.

A-13

MEMORANDUM

TO: Mark Franz, Village Manager

FROM: Matt Pekarek, Recreation Director Matt Pekarek.

DATE: July 15, 2013

RE: The Maude Group – Presentation on Restaurant Naming

Background

In 2011 we consulted with the National Golf Foundation on various aspects of the proposed facility improvements at the Village Links golf course. The National Golf Foundation recommended, and staff concurred, that the new restaurant business should be rebranded with a new name and identity.

In 2012 we solicited suggestions on potential names for the new restaurant from the staff, the Master Plan Steering Committee, the Recreation Commission and the Village Board. We also received some suggestions from members of the public. We assembled a long list of suggestions, many of which were brainstorming ideas. We conducted two meetings to discuss these ideas. All parties were invited to participate in both meetings. Both meetings were well attended by staff and the Recreation Commission. It was clear that we were not going to reach even a minority consensus on a name that would be favorably supported. We concluded that the next step would be to enlist professional marketing assistance.

Earlier this year we hired The Maude Group LLC of Glen Ellyn to provide assistance in marketing the new Village Links. One of their assignments is to help name the new restaurant business. We provided them with the entire list of potential names suggested in our two meetings and met with them to answer questions and give them feedback on our existing name/logo. They asked us questions about our business, our target customers, and the new facility. They have been researching potential names and how such names would fit into an integrated marketing program.

The Maude Group is planning on making a presentation on a name for the new business at the Monday July 22, 2013 Village Board meeting. The Recreation Commission, Steering Committee et al. are invited to attend the meeting or watch on cable TV.

Actions Requested

This presentation is for information only. No action is required by the Village Board.