



Agenda
Village of Glen Ellyn
Regular Meeting
Monday, February 24, 2020
7:00 PM
Glen Ellyn Civic Center, 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 The 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.

A. Call to Order

B. Pledge of Allegiance

C. Roll Call

D. Presentation

1. A moment of silence will be observed in honor of former Village President Frank Wiedner and former Chief of Police Howard Thiele.
2. Glen Ellyn Chamber Executive Director Dawn Smith, Glen Ellyn Alliance Executive Director Carol White and McAninch Arts Center Director Diana Martinez will provide an update on the Frida Kahlo 2020 Exhibit.
3. Glen Ellyn Public Library Executive Director Dawn Bussey will provide an update on the 2020 Census.

E. Audience Participation

1. Open:

Members of the public are welcome to speak to any item not specifically listed on tonight's agenda for up to (3) 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, their topic and the group, if any, they are representing prior to addressing the Village Board. Individuals wishing to address the Board shall exercise proper decorum and respect for the proceedings and the business of the Village Board, and shall refrain from abusive demeanor and language. The practice of ceding time to other speakers shall be prohibited, except in the discretion of the presiding officer of the meeting. Public officials are not obligated to respond to questions.

F. 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:

Motion to approve the following items including Payroll and Vouchers totaling \$3,112,148.71. These agenda items have been reviewed by the Management Team & Village Attorney and are consistent with the Village's purchasing policy (Trustee Thompson):

1. Total Expenditures (Payroll and Vouchers) - \$1,866,460.07
2. Total Expenditures (Payroll and Vouchers) - \$1,245,688.64
3. January 21, 2020 Regular Village Board Workshop Meeting Minutes
4. January 27, 2020 Regular Village Board Meeting Minutes
5. Approve a Facade Award in the amount of \$15,000 to Marinella Italian Restaurant for improvements proposed to the property located at 548 Duane Street to be expensed to the Central Business District TIF Fund (Economic Development Coordinator Goyal)
6. Resolution No. 20-02, A Resolution to Endorse the Legislation Action Program of the DuPage Mayors and Managers Conference for the 2020 Legislative Session (Village Manager Franz)
7. Approve a Waiver of the Duty to Install Sidewalk for the Property Owner at 645 Forest Ave. (Public Works Director Hansen)
8. Authorize the Village Manager to execute an engagement letter for audit services with Lauterbach and Amen, LLP, of Naperville, Illinois, for the Village's Fiscal Year 2019 Audit in the amount of \$38,315.00 to be expensed to the General Fund, Central Business District TIF Fund, Roosevelt Road TIF Fund, and Police Pension Fund (Finance Director Coyle)
9. Ordinance No. 6763, An Ordinance Amending the Budget for the Fiscal Year Ending December 31, 2020, to Provide Funds for Prior Year Projects, Encumbrances and Capital Improvements (Finance Director Coyle)
10. Ordinance No. 6764-VC, An Ordinance To Amend Section (9-5-8) (Schedule H; Parking Limits) Of The Village Code Of The Village Of Glen Ellyn, Illinois Regarding Commercial Loading, Unloading And Customer Pick-Up At The Northeast Corner Of Main Street At Hillside Avenue (Police Chief Norton)

G. Sale of Property at 825 N. Main Street (Economic Development Coordinator Goyal) (Trustee Enright)

1. Motion to open a public hearing regarding the sale of 825 N. Main Street
2. Motion to close a public hearing regarding the sale of 825 N. Main Street
3. Brief Report from the 825 N. Main Street Work Group (Tim Elliott)

4. Ordinance No. 6765, An Ordinance Authorizing the Village to Enter a Contract for the Sale of 825 N. Main Street

H. Public Hearing for the Annexation Agreement for 1S750 Milton Avenue (Presented by Community Development Director Springer) (Trustee Enright)

1. Motion to open a public hearing to consider an Annexation Agreement for the property located at 1S750 Milton Avenue
2. Motion to close the public hearing to consider an Annexation Agreement for the property located at 1S750 Milton Avenue
3. Ordinance No. 6766, An Ordinance Approving an Annexation Agreement for the Property Located at 1S750 Milton Avenue (Proposed Address: 380 S. Milton Avenue) Glen Ellyn, IL 60137

I. Annexation and Zoning of 1S750 Milton Avenue (Presented by Community Development Director Springer) (Trustee Enright)

1. Ordinance No. 6767, An Ordinance Annexing and Zoning Property Located at 1S750 Milton Avenue (Proposed Address: 380 S. Milton Avenue) Glen Ellyn, IL 60137

J. Reminders

1. A Village Board Meeting is scheduled for Monday, March 9, 2020 at 7:00 p.m. in the Galligan Board Room of the Glen Ellyn Civic Center.
2. A Village Board Workshop is scheduled for Monday, March 16, 2020 at 7:00 p.m. in the Galligan Board Room of the Glen Ellyn Civic Center.

K. Other Business

- L. Motion to adjourn to Executive Session for the review and potential release of Executive Session minutes pursuant to 5 ILCS 102/2 (C)(21), discussion regarding the purchase or lease of real property pursuant to 5 ILCS 120/2 (C)(5) and discussion regarding setting the price for sale or lease of public property pursuant to 5 ILCS 120/2 (C)(6) without returning to open session thereafter.**



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

Meeting: 02/24/20 07:00 PM
Department: Glen Ellyn Village Board
Department Head: Christina Coyle
Category: Vouchers
Prepared By: Lindsey Kaminsky

SCHEDULED

AGENDA ITEM (ID # 4354)

DOC ID: 4354

Total Expenditures (Payroll and Vouchers) - \$1,866,460.07

Please see the attached report.

ATTACHMENTS:

- Vouchers 2020-02-10 (PDF)

**Approval of Vouchers
For the Village Board Meeting on February 10, 2020**

EXPENDITURES:

Accounts Payable Warrant 0120-4	\$649,877.24	
Accounts Payable Warrant 0120-5	\$647,871.09	
Sub-Total	\$1,297,748.33	Warrant Total <u>\$1,297,748.33</u>

PAYROLL EXPENDITURES**January 31, 2020**

Net Employee Payroll Checks	\$351,331.02	
<u>Employee & Employer Payroll Deductions:</u>		
Employee Deductions*	\$161,555.53	
IMRF - Employer contribution	\$27,350.56	
Social Security/Medicare Tax Withheld - Employer portion	\$28,474.63	
Total Payroll	<u>\$568,711.74</u>	<u>\$568,711.74</u>

GRAND TOTAL \$1,866,460.07

* 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.

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
2 3M COMPANY											
104138 INVOICE:9406485010		01/15/2020		0120-5 CHECKDATE:01/31/2020	238891	1,853.92	1,853.92	01/29/2020	INV	PD	SIGN FAB MATERIALS, STREET DIV
13 ACCURATE OFFICE SUPPLY CO.											
103861 INVOICE:501608		01/06/2020		0120-4 CHECKDATE:01/24/2020	238799	20.85	20.85	01/23/2020	INV	PD	CUSTOM STAMP
52 SOUTH WEST INDUSTRIES INC											
103858 INVOICE:22140-J1T5		01/01/2020		0120-5 CHECKDATE:01/31/2020	238895	204.97	204.97	01/23/2020	INV	PD	MONTHLY MAINTENANCE - JAN 2020
65 AT&T											
103859 INVOICE:01-04-20 6430		01/04/2020		0120-4 CHECKDATE:01/24/2020	238802	109.47	109.47	01/23/2020	INV	PD	SCADA INTERNET ACCESS
175 COMMONWEALTH EDISON COMPANY											
103772 INVOICE:01-09-20 7584		01/09/2020		0120-4 CHECKDATE:01/24/2020	238813	213.87	213.87	01/16/2020	INV	PD	7584020116 12/19 & 1/20
104166 INVOICE:01-10-20 2000		01/10/2020		0120-5 CHECKDATE:01/31/2020	238910	1,433.74	1,433.74	01/28/2020	INV	PD	5373072000 01/20 COM ED
104167 INVOICE:01-10-20 5040		01/10/2020		0120-5 CHECKDATE:01/31/2020	238910	815.42	815.42	01/28/2020	INV	PD	3965055040 01/20 COM ED
103956 INVOICE:01-10-20 6178		01/10/2020		0120-4 CHECKDATE:01/24/2020	238813	71.42	71.42	01/24/2020	INV	PD	4338096178 01/20 COM ED
104163 INVOICE:01-13-20 1031		01/13/2019		0120-5 CHECKDATE:01/31/2020	238910	1,065.68	1,065.68	01/27/2020	INV	PD	0018071031 12/19 COM ED
104161 INVOICE:01-13-20 2014		01/13/2020		0120-5 CHECKDATE:01/31/2020	238910	107.84	107.84	01/27/2020	INV	PD	4593032014 12/19 COM ED
104160 INVOICE:01-13-20 2016		01/13/2020		0120-5 CHECKDATE:01/31/2020	238910	111.15	111.15	01/27/2020	INV	PD	2215042016 12/19 COM ED
104168 INVOICE:01-13-20 3011		01/13/2020		0120-5 CHECKDATE:01/31/2020	238910	117.30	117.30	01/28/2020	INV	PD	5897103011 01/20 COM ED
104159 INVOICE:01-13-20 6104		01/13/2020		0120-5 CHECKDATE:01/31/2020	238910	115.63	115.63	01/27/2020	INV	PD	0213156104 12/19 COM ED
104158 INVOICE:01-13-20 9091		01/13/2020		0120-5 CHECKDATE:01/31/2020	238910	76.70	76.70	01/27/2020	INV	PD	1773149091 12/19 COMED
104162 INVOICE:01-16-20 6025		01/16/2020		0120-5 CHECKDATE:01/31/2020	238909	23.70	23.70	01/27/2020	INV	PD	0175026025 12/19 COM ED
104165 INVOICE:01-16-20 7007		01/16/2020		0120-5 CHECKDATE:01/31/2020	238909	502.59	502.59	01/28/2020	INV	PD	4145057007 01/20 COM ED
103955 INVOICE:01-17-20 6157		01/17/2020		0120-4 CHECKDATE:01/24/2020	238812	58.59	58.59	01/24/2020	INV	PD	5996086157 01/20 COM ED
						4,713.63					
204 DAILY HERALD											
103869 INVOICE:39031		01/04/2020		0120-4 CHECKDATE:01/24/2020	238816	89.70	89.70	01/23/2020	INV	PD	PUBLIC NOTICE



VILLAGE OF GLEN ELLYN

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
103870		01/04/2020		0120-4	238816	94.30	94.30	01/23/2020	INV	PD	PUBLIC NOTICE
INVOICE:39035											
						184.00					
241 DU-COMM											
103890		01/01/2020		0120-5	238918	37,163.75	37,163.75	01/23/2020	INV	PD	FIRE QUARTERLY SHARES 2/1/20-4
INVOICE:17037											
103872		01/01/2020		0120-5	238918	111,551.75	111,551.75	01/23/2020	INV	PD	DUCOMM QUARTERLY SHARES 2/1/20
INVOICE:17038											
103891		01/01/2020		0120-4	238818	1,861.08	1,861.08	01/23/2020	INV	PD	FIRE FACILITY OPERATING COSTS
INVOICE:17081											
103871		01/01/2020		0120-5	238918	5,586.29	5,586.29	01/23/2020	INV	PD	DUCOMM FACILITY OPERATING COST
INVOICE:17082											
						156,162.87					
262 DUPAGE WATER COMMISSION											
DPWC-133		12/31/2019		0120-4	24002	306,405.47	306,405.47	01/17/2020	DIR	PD	WATER COSTS 11/30/19 - 12/31/1
INVOICE:DPWC-149											
280 EMERGENCY MEDICAL PRODUCTS INC											
104033		09/12/2019		0120-5	238919	110.55	110.55	01/27/2020	INV	PD	GOGGLES - PD
INVOICE:2100633											
104034		09/16/2019		0120-5	238919	110.55	110.55	01/27/2020	INV	PD	GOOGLES - PD
INVOICE:2101466											
						221.10					
291 EUCLID BEVERAGE, LLC											
103981		01/09/2010		0120-5	238922	680.00	680.00	01/27/2020	INV	PD	BEVERAGES
INVOICE:W-11876481											
310 FLAGS USA INC.											
104139		01/24/2020		0120-5	238924	727.00	727.00	01/29/2020	INV	PD	12 FLAGS
INVOICE:77146											
311 THE TERRAMAR GROUP, INC											
103875		01/02/2020		0120-4	238826	47.37	47.37	01/23/2020	INV	PD	RADIO FACEPLATES PD #001
INVOICE:74013											
103876		01/03/2020		0120-4	238826	19.67	19.67	01/23/2020	INV	PD	RADIO FACEPLATES PD #001
INVOICE:74021											
						67.04					
348 GLEN ELLYN CHAMBER OF COMMERCE											
104130		01/02/2020		0120-5	238927	100.00	100.00	01/29/2020	INV	PD	VILLAGE LINKS
INVOICE:18084											
103879		01/07/2020		0120-5	238927	3,325.00	3,325.00	01/23/2020	INV	PD	LONGEVITY AWARD GIFT CERTIFICA
INVOICE:18494											
103882		01/14/2020		0120-4	238830	25.00	25.00	01/23/2020	INV	PD	JANUARY LUNCHEON - D.MCGINLEY
INVOICE:18581											

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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
355 GLEN ELLYN PUBLIC LIBRARY						3,450.00					
PPRT-117		01/30/2020		0120-5	24051	4,843.95	4,843.95	01/30/2020	DIR	PD	PPRT TO LIBRARY 12/19
INVOICE:PPRT-136						CHECKDATE:01/30/2020					
360 GLENBARD W. W. TREATMENT PLT.											
104177		01/30/2020		0120-5	24062	295,006.50	295,006.50	01/30/2020	DIR	PD	GWA FLOW BILL 12/19
INVOICE:104177						CHECKDATE:01/30/2020					
368 GRACE LUTHERAN CHURCH											
968949		01/17/2020		0120-4	238832	320.00	320.00	01/17/2020	INV	PD	CUSTODIAL/TELECOM
INVOICE:GRACE-100						CHECKDATE:01/24/2020					
370 GRAYBAR ELECTRIC COMPANY INC											
103880		01/03/2020		0120-4	238835	2,258.35	2,258.35	01/23/2020	INV	PD	LIGHTING CONTACTORS
INVOICE:9313941866						CHECKDATE:01/24/2020					
414 ILLINOIS DEPT. OF REVENUE											
ST-1-156		01/20/2020		0120-5	24052	12,851.00	12,851.00	01/30/2020	DIR	PD	LINKS SALES TAX 12/19
INVOICE:ST-1-173						CHECKDATE:01/30/2020					
425 ILLINOIS SECTION AWWA											
103895		01/09/2020		0120-4	238842	360.00	360.00	01/23/2020	INV	PD	FACILITIES WORKSHOP- J.HUBSKY
INVOICE:200048095						CHECKDATE:01/24/2020					
103898		01/09/2020		0120-4	238842	36.00	36.00	01/23/2020	INV	PD	TRAINING FACILITIES - C.WEIGLA
INVOICE:200048106						CHECKDATE:01/24/2020					
104016		01/15/2020		0120-5	238933	250.00	250.00	01/27/2020	INV	PD	WATERCON CONFERENCE
INVOICE:200048274						CHECKDATE:01/31/2020					
426 ILLINOIS STATE POLICE						646.00					
103856		01/22/2020		0120-5	238934	600.00	600.00	01/23/2020	INV	PD	VEHICLE SEIZURE CLAIM CASE 19M
INVOICE:103856						CHECKDATE:01/31/2020					
103910		01/21/2020		0120-5	238934	600.00	600.00	01/23/2020	INV	PD	VEHICLE SEIZURE CASE #19MR0979
INVOICE:103910						CHECKDATE:01/31/2020					
500 JULIE, INC.						1,200.00					
103899		01/08/2020		0120-5	238939	7,061.06	7,061.06	01/23/2020	INV	PD	JULIE NOTIFICATIONS ANNUAL CHR
INVOICE:2020-0645						CHECKDATE:01/31/2020					
546 LEN'S ACE HARDWARE, INC.											
103904		01/06/2020		0120-4	238856	12.45	12.45	01/23/2020	INV	PD	KEYS
INVOICE:93504						CHECKDATE:01/24/2020					
103824		01/06/2020		0120-4	238851	2.24	2.24	01/21/2020	INV	PD	SINGLE CUT KEY

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE:93512			CHECKDATE:01/24/2020									
103900		01/08/2020		0120-4	238853	16.18		16.18	01/23/2020	INV	PD	MOPHEADS
INVOICE:93535			CHECKDATE:01/24/2020									
103903		01/08/2020		0120-4	238855	21.56		21.56	01/23/2020	INV	PD	BULBS
INVOICE:93548			CHECKDATE:01/24/2020									
103902		01/09/2020		0120-4	238854	13.45		13.45	01/23/2020	INV	PD	KEYS
INVOICE:93555			CHECKDATE:01/24/2020									
103825		01/10/2020		0120-4	238852	10.77		10.77	01/21/2020	INV	PD	CLOROX CLEANER
INVOICE:93583			CHECKDATE:01/24/2020									
103901		01/14/2020		0120-4	238850	25.15		25.15	01/23/2020	INV	PD	HARDWARE SUPPLIES
INVOICE:93621			CHECKDATE:01/24/2020									
104017		01/14/2020		0120-5	238943	23.39		23.39	01/27/2020	INV	PD	MISC SUPP STREETS
INVOICE:93631			CHECKDATE:01/31/2020									
104018		01/16/2020		0120-5	238944	2.68		2.68	01/27/2020	INV	PD	BOLTS FOR SEWER BASKET
INVOICE:93663			CHECKDATE:01/31/2020									
595 MENARDS, INC.						127.87						
104110		01/06/2020		0120-5	238945	24.79		24.79	01/29/2020	INV	PD	NEWTON CD DETECTOR
INVOICE:33920			CHECKDATE:01/31/2020									
104111		01/15/2020		0120-5	238945	79.01		79.01	01/29/2020	INV	PD	MATERIALS FOR SHELF
INVOICE:34522			CHECKDATE:01/31/2020									
612 KONICA MINOLTA BUSINESS SOLUTIONS INC						103.80						
104132		01/20/2020		0120-5	238940	302.50		302.50	01/29/2020	INV	PD	LEASE
INVOICE:34752805			CHECKDATE:01/31/2020									
103906		01/02/2020		0120-5	238941	197.00		197.00	01/23/2020	INV	PD	2020 LEASE CONTRACT 25536826
INVOICE:66373553			CHECKDATE:01/31/2020									
103938		01/14/2020		0120-4	238848	230.00		230.00	01/23/2020	INV	PD	PD 1ST FLOOR COPIER LEASE
INVOICE:9006421540			CHECKDATE:01/24/2020									
635 NATIONAL ELEVATOR INSPECTION SVCS INC						729.50						
104023		01/09/2020		0120-5	238949	370.00		370.00	01/27/2020	INV	PD	INSPECTION ROYAL GLEN
INVOICE:0375482			CHECKDATE:01/31/2020									
104022		01/10/2020		0120-5	238949	120.00		120.00	01/27/2020	INV	PD	ELEVATOR SAFETY TEST
INVOICE:0375490			CHECKDATE:01/31/2020									
104115		01/10/2020		0120-5	238949	2,290.00		2,290.00	01/29/2020	INV	PD	ELEVATOR MAINTENANCE
INVOICE:375497			CHECKDATE:01/31/2020									
104114		01/14/2020		0120-5	238949	620.00		620.00	01/29/2020	INV	PD	ELEVATOR MAINTENANCE
INVOICE:375546			CHECKDATE:01/31/2020									
104113		01/15/2020		0120-5	238949	340.00		340.00	01/29/2020	INV	PD	ELEVATOR INSPECTIONS
INVOICE:375687			CHECKDATE:01/31/2020									
651 NORTHERN ILLINOIS GAS COMPANY						3,740.00						
103954		01/09/2020		0120-4	238863	236.24		236.24	01/24/2020	INV	PD	33-46-52-10004 01/20 NICOR
INVOICE:01-09-20 3346			CHECKDATE:01/24/2020									
104157		01/09/2020		0120-5	238951	120.48		120.48	01/27/2020	INV	PD	65-16-52-10009 12/19 NICOR
INVOICE:01-09-20 6516			CHECKDATE:01/31/2020									

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
104171		01/16/2020		0120-5	238951	138.53		138.53	01/28/2020	INV	PD	28-61-60-10006 01/20 NICOR
INVOICE:01-16-20 2861			CHECKDATE:01/31/2020									
104174		01/16/2020		0120-5	238951	41.05		41.05	01/27/2020	INV	PD	73-43-95-02235 12/19 NICOR
INVOICE:01-16-20 7343			CHECKDATE:01/31/2020									
104173		01/16/2020		0120-5	238951	18.67		18.67	01/27/2020	INV	PD	86-07-35-90647 12/19 NICOR
INVOICE:01-16-20 8607			CHECKDATE:01/31/2020									
104175		01/20/2020		0120-5	238951	840.07		840.07	01/27/2020	INV	PD	07-07-64-15582 12/19 NICOR
INVOICE:01-20-20 0707			CHECKDATE:01/31/2020									
104170		01/20/2020		0120-5	238951	357.85		357.85	01/28/2020	INV	PD	14-78-54-45330 01/20 NICOR
INVOICE:01-20-20 1478			CHECKDATE:01/31/2020									
103951		11/07/2019		0120-4	238863	60.52		60.52	01/24/2020	INV	PD	65-16-52-10009 11/19 NICOR
INVOICE:11-07-19 6516			CHECKDATE:01/24/2020									
103953		01/09/2020		0120-4	238863	105.59		105.59	01/24/2020	INV	PD	65-16-52-10009 01/20 NICOR
INVOICE:12-09-19 6516			CHECKDATE:01/24/2020									
103950		12/09/2019		0120-4	238863	227.30		227.30	01/24/2020	INV	PD	33-46-52-10004 12/19 NICOR
INVOICE:12-09-20 3346			CHECKDATE:01/24/2020									
						2,146.30						
659 NORTHWESTERN UNIV.												
103785		12/13/2019		0120-4	238864	5,500.00		5,500.00	01/16/2020	INV	PD	TRAINING COURSES - P.D.
INVOICE:14976			CHECKDATE:01/24/2020									
103855		12/19/2019		0120-4	238864	2,000.00		2,000.00	01/21/2020	INV	PD	2020 TRAINING CLASSES (2) PEOP
INVOICE:15023			CHECKDATE:01/24/2020									
						7,500.00						
665 O'HARE TRUCK/TOWING SERVICE, INC.												
104032		12/26/2019		0120-5	238952	156.50		156.50	01/27/2020	INV	PD	TOWING - ARREST P.D.
INVOICE:213437-1			CHECKDATE:01/31/2020									
103919		01/02/2020		0120-4	238865	156.50		156.50	01/23/2020	INV	PD	TOWING SERVICES P.D.
INVOICE:213773-1			CHECKDATE:01/24/2020									
						313.00						
670 DAVID B COULTER												
104024		01/08/2020		0120-5	238955	348.75		348.75	01/27/2020	INV	PD	PW TREE PRESERVATION SVCS
INVOICE:01072020			CHECKDATE:01/31/2020									
676 PACKEY WEBB FORD, INC.												
103921		01/06/2020		0120-4	238868	6.87		6.87	01/23/2020	INV	PD	PD #011 OIL PRESSURE SWITCH
INVOICE:149380			CHECKDATE:01/24/2020									
103923		01/07/2020		0120-4	238868	164.08		164.08	01/23/2020	INV	PD	PD #008 CLOCK SPRING
INVOICE:149400			CHECKDATE:01/24/2020									
103924		01/14/2020		0120-4	238868	959.44		959.44	01/23/2020	INV	PD	PD #007 BODY PARTS
INVOICE:149476			CHECKDATE:01/24/2020									
						1,130.39						
700 THE PITNEY BOWES BANK INC												
104116		01/10/2020		0120-5	238958	496.23		496.23	01/29/2020	INV	PD	LEASE PUBLIC WORKS
INVOICE:3103668203			CHECKDATE:01/31/2020									
738 RAY O'HERRON CO. INC.												

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
103966		12/26/2019		0120-5	238953	318.00		318.00	01/27/2020	INV	PD	UNIFORMS
INVOICE:1971741-IN			CHECKDATE:01/31/2020									
103967		12/27/2019		0120-5	238953	54.00		54.00	01/27/2020	INV	PD	UNIFORM EMBR
INVOICE:1971968-IN			CHECKDATE:01/31/2020									
104073		01/10/2020		0120-5	238953	102.75		102.75	01/27/2020	INV	PD	DRUG KITS
INVOICE:2001896-IN			CHECKDATE:01/31/2020									
104028		01/10/2020		0120-5	238953	25.90		25.90	01/27/2020	INV	PD	UNIFORM
INVOICE:2001897-IN			CHECKDATE:01/31/2020									
104072		01/13/2020		0120-5	238953	124.61		124.61	01/27/2020	INV	PD	UNIFORM
INVOICE:2002328-IN			CHECKDATE:01/31/2020									
						625.26						
763 ROSENTHAL BROS., INC.												
104026		01/15/2020		0120-5	238959	50.00		50.00	01/27/2020	INV	PD	AGENCY FEE, E COOKE BOND
INVOICE:8401			CHECKDATE:01/31/2020									
103930		01/17/2020		0120-4	238871	50.00		50.00	01/23/2020	INV	PD	AGENCY FEE; NOTARY BOND
INVOICE:8453			CHECKDATE:01/24/2020									
						100.00						
765 RUSS'S PLUMBING & SEWER INC												
104025		01/20/2020		0120-5	238960	416.00		416.00	01/27/2020	INV	PD	PLUMBING SVCS FIRE STATION ONE
INVOICE:5949			CHECKDATE:01/31/2020									
826 SUBURBAN DOOR CHECK & LOCK SERVICE INC												
103933		01/02/2020		0120-4	238878	21.00		21.00	01/23/2020	INV	PD	RE-KEY AND MASTER
INVOICE:IN521987			CHECKDATE:01/24/2020									
103941		01/02/2020		0120-5	238968	277.50		277.50	01/23/2020	INV	PD	INSTALL LATCH LOCK
INVOICE:IN522060			CHECKDATE:01/31/2020									
						298.50						
865 ACUSHNET COMPANY												
103973		01/14/2020		0120-5	238973	48.55		48.55	01/27/2020	INV	PD	SHOP INVENTORY
INVOICE:908576984			CHECKDATE:01/31/2020									
104128		01/20/2020		0120-5	238974	150.00		150.00	01/29/2020	INV	PD	MID SIZE BAG
INVOICE:908590849			CHECKDATE:01/31/2020									
104129		01/20/2020		0120-5	238974	138.07		138.07	01/29/2020	INV	PD	PANTS
INVOICE:908593166			CHECKDATE:01/31/2020									
						336.62						
870 TOUR EDGE GOLF MFG INC												
103838		01/09/2020		0120-4	238881	48.18		48.18	01/21/2020	INV	PD	GOLF SUPPLIES
INVOICE:IN-01322516			CHECKDATE:01/24/2020									
872 TRAFFIC CONTROL & PROTECTION INC												
103943		01/09/2020		0120-4	238883	892.00		892.00	01/23/2020	INV	PD	ALUMINUM SIGN SUPPLIES
INVOICE:103071			CHECKDATE:01/24/2020									
104079		01/16/2020		0120-5	238976	756.60		756.60	01/27/2020	INV	PD	SIGN SUPPLIES
INVOICE:103117			CHECKDATE:01/31/2020									

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
884 U.S. FOODSERVICE, INC.						1,648.60					
104006		01/17/2020		0120-5	238979	27.07	27.07	01/27/2020	INV	PD	FOOD RESALE
INVOICE:1002000				CHECKDATE:01/31/2020							
104120		01/18/2020		0120-5	238979	318.81	318.81	01/29/2020	INV	PD	DRY GOODS
INVOICE:1010839				CHECKDATE:01/31/2020							
104004		01/20/2020		0120-5	238979	88.02	88.02	01/27/2020	INV	PD	FOOD RESALE
INVOICE:1011360				CHECKDATE:01/31/2020							
104121		01/21/2020		0120-5	238979	2,229.17	2,229.17	01/29/2020	INV	PD	FOOD RESALE
INVOICE:1075870				CHECKDATE:01/31/2020							
104122		01/21/2020		0120-5	238979	30.99	30.99	01/29/2020	INV	PD	SUPPLIES
INVOICE:1096342				CHECKDATE:01/31/2020							
104123		01/23/2020		0120-5	238979	77.36	77.36	01/29/2020	INV	PD	FOOD RESALE
INVOICE:1176631				CHECKDATE:01/31/2020							
104124		01/24/2020		0120-5	238979	66.24	66.24	01/29/2020	INV	PD	DRY GOODS
INVOICE:1210221				CHECKDATE:01/31/2020							
104125		01/24/2020		0120-5	238979	1,532.75	1,532.75	01/29/2020	INV	PD	FOOD RESALE, DRY GOODS
INVOICE:1210224				CHECKDATE:01/31/2020							
104119		01/25/2020		0120-5	238979	78.60	78.60	01/29/2020	INV	PD	FOOD RESALE
INVOICE:1231886				CHECKDATE:01/31/2020							
104118		01/25/2020		0120-5	238979	135.36	135.36	01/29/2020	INV	PD	BEVERAGE SUPPLIES
INVOICE:1232546				CHECKDATE:01/31/2020							
104008		01/13/2020		0120-5	238979	-40.16	-40.16	01/13/2020	CRM	PD	CREDIT
INVOICE:2965653				CHECKDATE:01/31/2020							
103733		12/30/2019		0120-5	238979	-126.85	-126.85	12/30/2019	CRM	PD	REFUND - FOOD RESALE
INVOICE:2971119				CHECKDATE:01/31/2020							
103732		12/31/2019		0120-5	238979	-314.90	-314.90	12/31/2019	CRM	PD	CREDIT - FOOD RESALE
INVOICE:2978432				CHECKDATE:01/31/2020							
103734		11/29/2019		0120-5	238979	-6,000.00	-6,000.00	11/29/2019	CRM	PD	CONTRACT AGREEMENT CREDIT 1 OF
INVOICE:2983914				CHECKDATE:01/31/2020							
103712		12/31/2019		0120-5	238979	719.70	719.70	01/14/2020	INV	PD	FOOD RESALE
INVOICE:463566				CHECKDATE:01/31/2020							
103846		01/03/2020		0120-5	238979	1,293.07	1,293.07	01/21/2020	INV	PD	FOOD RESALE
INVOICE:531731				CHECKDATE:01/31/2020							
103845		01/04/2020		0120-5	238979	33.83	33.83	01/21/2020	INV	PD	FOOD RESALE
INVOICE:556926				CHECKDATE:01/31/2020							
103839		01/04/2020		0120-5	238979	20.69	20.69	01/21/2020	INV	PD	BOAR BRISL WOOD BRUSH
INVOICE:561626				CHECKDATE:01/31/2020							
103842		01/07/2020		0120-5	238979	1,224.51	1,224.51	01/21/2020	INV	PD	FOOD RESALE
INVOICE:632668				CHECKDATE:01/31/2020							
103840		01/07/2020		0120-5	238979	77.06	77.06	01/21/2020	INV	PD	BEVERAGES
INVOICE:644036				CHECKDATE:01/31/2020							
103944		01/09/2020		0120-5	238979	27.78	27.78	01/23/2020	INV	PD	FOOD RESALE
INVOICE:733246				CHECKDATE:01/31/2020							
103843		01/10/2020		0120-5	238979	1,797.05	1,797.05	01/21/2020	INV	PD	FOOD RESALE
INVOICE:764868				CHECKDATE:01/31/2020							
103841		01/10/2020		0120-5	238979	120.43	120.43	01/21/2020	INV	PD	FOOD RESALE
INVOICE:773462				CHECKDATE:01/31/2020							
103844		01/11/2020		0120-5	238979	73.65	73.65	01/21/2020	INV	PD	FOOD RESALE
INVOICE:784504				CHECKDATE:01/31/2020							
104007		01/14/2020		0120-5	238979	1,763.91	1,763.91	01/27/2020	INV	PD	FOOD RESALE
INVOICE:859727				CHECKDATE:01/31/2020							
104005		01/17/2020		0120-5	238979	2,468.05	2,468.05	01/27/2020	INV	PD	FOOD RESALE

VILLAGE OF GLEN ELLYN



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE:981689					CHECKDATE:01/31/2020	7,722.19					
900 UNIVERSITY OF ILLINOIS-GAR											
103962		01/09/2020		0120-5	238935	464.00	464.00	01/27/2020	INV	PD	TRAINING
INVOICE:UPIN9887					CHECKDATE:01/31/2020						
915 VERIZON WIRELESS SERVICES LLC											
103769		12/01/2019		0120-4	238884	1,131.72	1,131.72	01/16/2020	INV	PD	887125807-01 12/19 VERIZON
INVOICE:9843349761					CHECKDATE:01/24/2020						
103957		01/01/2020		0120-4	238885	974.10	974.10	01/24/2020	INV	PD	887125807-00001 12/19 VERIZON
INVOICE:9845428965					CHECKDATE:01/24/2020						
104126		01/16/2020		0120-5	238981	704.23	704.23	01/29/2020	INV	PD	580459997-01 DEC/JAN VERIZON
INVOICE:9846466491					CHECKDATE:01/31/2020						
922 VILLAGE OF GLEN ELLYN											
968079		01/17/2020		0120-5	24053	2,256.11	2,256.11	01/30/2020	DIR	PD	FOOD & BEVERAGE TAX 12/19
INVOICE:F&B-10					CHECKDATE:01/30/2020						
929 W.W. GRAINGER INC											
104098		01/03/2020		0120-5	238928	15.20	15.20	01/29/2020	INV	PD	PULLER,FUSE
INVOICE:9399133900					CHECKDATE:01/31/2020						
104015		01/07/2020		0120-5	238928	88.36	88.36	01/27/2020	INV	PD	SUPPLIES - STREETS
INVOICE:9402957196					CHECKDATE:01/31/2020						
940 ARAMARK											
103971		01/01/2020		0120-5	238897	699.06	699.06	01/27/2020	INV	PD	FOOD RESALE SUPPLIES
INVOICE:2082352651					CHECKDATE:01/31/2020						
103972		01/15/2020		0120-5	238897	712.06	712.06	01/27/2020	INV	PD	FOOD RESALE SUPPLIES
INVOICE:2082371856					CHECKDATE:01/31/2020						
1001 CHICAGOLAND PAVING, INC.											
103810	20170060	10/11/2019		0120-5	238905	5,000.00	5,000.00	01/17/2020	INV	PD	2017 PARKING LOT/ROADWAY PROGR
INVOICE:177603-F					CHECKDATE:01/31/2020						
1007 TYLER TECHNOLOGIES, INC.											
103942		01/02/2020		0120-5	238978	128.94	128.94	01/23/2020	INV	PD	TAX FORMS
INVOICE:41774					CHECKDATE:01/31/2020						
1076 CINTAS CORPORATION NO 2											
103960		12/30/2019		0120-4	238810	497.27	497.27	01/24/2020	INV	PD	CLEANING SUPPLIES
INVOICE:4038758566					CHECKDATE:01/24/2020						
103979		01/13/2020		0120-5	238907	448.63	448.63	01/27/2020	INV	PD	SUPPLIES
INVOICE:4039869810					CHECKDATE:01/31/2020						

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VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
104010		01/23/2020		0120-5	238907	78.94		78.94	01/27/2020	INV	PD	TRAFFIC MATS
INVOICE:4040871260 CHECKDATE:01/31/2020												
103980		01/08/2020		0120-5	238906	167.22		167.22	01/27/2020	INV	PD	FIRST AID SUPPLIES
INVOICE:5015717134 CHECKDATE:01/31/2020												
1078 EQUIFAX INFORMATION SVCS LLC						1,192.06						
104143		01/18/2020		0120-5	238921	26.00		26.00	01/29/2020	INV	PD	INFORMATION SERVICES PD
INVOICE:5695241 CHECKDATE:01/31/2020												
1082 MUNICIPAL INS COOPERATIVE AGENCY												
103914		01/14/2020		0120-4	238861	4,853.00		4,853.00	01/23/2020	INV	PD	SQUAD #9 TOTALED CLAIM# L00289
INVOICE:2894610 050911 CHECKDATE:01/24/2020												
1127 JAMES J BENES AND ASSOCIATES, INC.												
104031	20190051	12/31/2019		0120-5	238937	2,192.04		2,192.04	01/27/2020	INV	PD	ENG SVCS BAKER HILL ACCESS PRJ
INVOICE:06 CHECKDATE:01/31/2020												
103784		12/31/2019		0120-4	238845	922.28		922.28	01/16/2020	INV	PD	ENGINEERING SERVICES PROJECT 1
INVOICE:103784 CHECKDATE:01/24/2020												
1190 HD SUPPLY FACILITIES MAINT LTD.						3,114.32						
104117		01/07/2020		0120-5	238980	352.35		352.35	01/29/2020	INV	PD	VAC TRAP FOR SEWER CLEANING
INVOICE:108023 CHECKDATE:01/31/2020												
1207 CIVILTECH ENGINEERING, INC.												
104011	20190058	01/13/2020		0120-5	238908	51,959.12		51,959.12	01/27/2020	INV	PD	PHASE II ENG - CBD STREETSCAPE
INVOICE:48451 CHECKDATE:01/31/2020												
1458 OFFICE DEPOT, INC												
103917		01/03/2020		0120-4	238866	99.46		99.46	01/23/2020	INV	PD	OFFICE SUPPLIES
INVOICE:423180974001 CHECKDATE:01/24/2020												
103918		01/03/2020		0120-4	238866	61.19		61.19	01/23/2020	INV	PD	OFFICE SUPPLIES
INVOICE:423451126001 CHECKDATE:01/24/2020												
103920		01/10/2020		0120-5	238954	132.03		132.03	01/23/2020	INV	PD	OFFICE SUPPLIES
INVOICE:426923210001 CHECKDATE:01/31/2020												
1949 CARD IMAGING						292.68						
104136		01/22/2020		0120-5	238902	1,816.00		1,816.00	01/29/2020	INV	PD	REPLACEMENT ID CARD PRINTER
INVOICE:118638 CHECKDATE:01/31/2020												
2007 AHEAD INC.												
103995		01/14/2020		0120-5	238894	1,119.94		1,119.94	01/27/2020	INV	PD	CLOTHING RESALE
INVOICE:INV0439288 CHECKDATE:01/31/2020												
2017 ELLIOTT AUTO SUPPLY COMPANY, INC												

VILLAGE OF GLEN ELLYN



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
103382		12/11/2019		0120-4	238824	-47.00		-47.00	12/11/2019	CRM	PD	CREDIT - BATTERIES
INVOICE:61-460208				CHECKDATE:01/24/2020								
103874		01/07/2020		0120-4	238824	102.88		102.88	01/23/2020	INV	PD	FILTERS; BRAKE PADS
INVOICE:61-462602				CHECKDATE:01/24/2020								
						55.88						
2021 A-RELIABLE PRINTING												
103860		01/08/2020		0120-4	238798	140.00		140.00	01/23/2020	INV	PD	BINDER COVERS
INVOICE:22127				CHECKDATE:01/24/2020								
104135		01/20/2020		0120-5	238892	44.00		44.00	01/29/2020	INV	PD	PRINTING SERVICES
INVOICE:22159				CHECKDATE:01/31/2020								
						184.00						
2177 DUPAGE CO SENIOR POLICE MGMT ASSN												
103939		01/20/2020		0120-4	238819	125.00		125.00	01/23/2020	INV	PD	ANNUAL MEMBERSHIP - J.TERRANOV
INVOICE:103939				CHECKDATE:01/24/2020								
2324 HARRIS MOTOR SPORTS, INC.												
103820		01/02/2020		0120-4	238837	2,501.66		2,501.66	01/21/2020	INV	PD	INSTALLMENT ON SEASONAL LEASE
INVOICE:02-250795				CHECKDATE:01/24/2020								
2405 SIGN IDENTITY, INC												
103857		01/10/2020		0120-4	238875	3,563.70		3,563.70	01/23/2020	INV	PD	VILLAGE RENOVATON/ SIGNS 50% D
INVOICE:2001003A				CHECKDATE:01/24/2020								
2687 STAPLES CONTRACT & COMMERCIAL, INC.												
104075		01/09/2020		0120-5	238965	52.63		52.63	01/27/2020	INV	PD	OFFICE SUPPLIES
INVOICE:3435778190				CHECKDATE:01/31/2020								
2699 COMPASS MINERALS AMERICA INC												
104013	20190046	01/13/2020		0120-5	238912	16,495.77		16,495.77	01/27/2020	INV	PD	REGULAR BULK ROCK SALT
INVOICE:572845				CHECKDATE:01/31/2020								
2937 SUPERIOR ASPHALT MATERIALS, LLC												
103965		12/23/2019		0120-5	238971	1,505.00		1,505.00	01/27/2020	INV	PD	TEMP PATCH ASPHALT
INVOICE:20200002				CHECKDATE:01/31/2020								
3037 COZZINI BROS INC.												
103816		01/02/2020		0120-4	238815	27.00		27.00	01/21/2020	INV	PD	KNIFE SERVICE
INVOICE:C7494174				CHECKDATE:01/24/2020								
103829		01/09/2020		0120-4	238815	82.00		82.00	01/21/2020	INV	PD	KNIFE SERVICE; CAN OPENER
INVOICE:C7541771				CHECKDATE:01/24/2020								
103977		01/16/2020		0120-5	238915	27.00		27.00	01/27/2020	INV	PD	KNIFE SERVICE
INVOICE:C7573054				CHECKDATE:01/31/2020								
104090		01/23/2020		0120-5	238915	27.00		27.00	01/29/2020	INV	PD	KNIFE SERVICE
INVOICE:C7606672				CHECKDATE:01/31/2020								



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
3152 EMPIRE COOLER SERVICE INC.						163.00						
103969		12/26/2019		0120-5	238920	105.00	105.00	01/27/2020	INV	PD		SERVICE ON BIN STAT
INVOICE:0000311567		CHECKDATE:01/31/2020										
3471 NFC CO. INC.												
103961		12/24/2019		0120-4	238862	195.00	195.00	01/24/2020	INV	PD		OXYGEN, NITROGEN TANKS
INVOICE:130007		CHECKDATE:01/24/2020										
3580 TRUGREEN LIMITED PARTNERSHIP												
104080		01/09/2020		0120-5	238977	798.00	798.00	01/27/2020	INV	PD		ICE MELT PALLETS
INVOICE:114916899		CHECKDATE:01/31/2020										
3636 LANDS' END INC.												
104019		01/09/2020		0120-5	238942	182.83	182.83	01/27/2020	INV	PD		UNIFORMS
INVOICE:SIN8159682		CHECKDATE:01/31/2020										
3861 GRANT & POWER LANDSCAPING												
103851		12/23/2019		0120-4	238834	1,000.00	1,000.00	01/21/2020	INV	PD		RESTORATION REFUND - 706 LENOX
INVOICE:103851		CHECKDATE:01/24/2020										
3995 WAREHOUSE DIRECT OFFICE PRODUCTS												
103946		01/06/2020		0120-4	238887	56.63	56.63	01/23/2020	INV	PD		OFFICE SUPPLIES
INVOICE:4536149		CHECKDATE:01/24/2020										
103947		01/08/2020		0120-4	238887	50.95	50.95	01/23/2020	INV	PD		COFFEE; CREAMER
INVOICE:4538690		CHECKDATE:01/24/2020										
104082		01/13/2020		0120-5	238982	338.96	338.96	01/27/2020	INV	PD		HARDFLR CLEANER
INVOICE:4544694-0		CHECKDATE:01/31/2020										
104081		01/17/2020		0120-5	238982	50.94	50.94	01/27/2020	INV	PD		OFFICE SUPPLIES
INVOICE:4550565-0		CHECKDATE:01/31/2020										
						497.48						
4547 CORE & MAIN LP												
104012		01/15/2020		0120-5	238914	315.00	315.00	01/27/2020	INV	PD		HYDRANT REPAIR O-RINGS
INVOICE:L720552		CHECKDATE:01/31/2020										
104085		01/17/2020		0120-5	238914	170.00	170.00	01/29/2020	INV	PD		REPLACEMENT HOSE FOR STREET SW
INVOICE:L783583		CHECKDATE:01/31/2020										
						485.00						
5109 SOUTH SIDE CONTROL SUPPLY, CO.												
103934		01/06/2020		0120-4	238877	66.95	66.95	01/23/2020	INV	PD		FIRE STATION #1 BAY AREA
INVOICE:S100599415.001		CHECKDATE:01/24/2020										
5615 AXON ENTERPRISE, INC												
104144		01/16/2020		0120-5	238898	975.00	975.00	01/29/2020	INV	PD		TACTICAL SUPPLIES

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE:SI-1634996			CHECKDATE:01/31/2020								
5758	SWAHM										
7247107		01/17/2020		0120-4	24003	229,964.14	229,964.14	01/17/2020	DIR	PD	SWAHM INSURANCE PAYMENT
INVOICE:SWAHM-132			CHECKDATE:01/17/2020								
5803	ILLINOIS ASSN OF PROPERTY & EVIDENCE MGR										
103893		01/01/2020		0120-4	238841	35.00	35.00	01/23/2020	INV	PD	ANNUAL MEMBERSHIP W.BRUNO
INVOICE:57554			CHECKDATE:01/24/2020								
103894		01/01/2020		0120-4	238841	35.00	35.00	01/23/2020	INV	PD	ANNUAL MEMBERSHIP J.TERRANOVA
INVOICE:57555			CHECKDATE:01/24/2020								
5944	PARVIN-CLAUSS SIGN CO, INC					70.00					
104133		01/10/2020		0120-5	238956	287.76	287.76	01/29/2020	INV	PD	SERVICE CALL
INVOICE:84342			CHECKDATE:01/31/2020								
5988	HR SIMPLIFIED										
103864		01/10/2020		0120-5	238932	148.54	148.54	01/23/2020	INV	PD	HR NOTIFICATIONS
INVOICE:63689			CHECKDATE:01/31/2020								
5990	EARTH CARE, INC.										
103852		01/07/2020		0120-4	238821	300.00	300.00	01/21/2020	INV	PD	RESTORATION REFUND - 541 HILL
INVOICE:103852			CHECKDATE:01/24/2020								
6043	CHICAGO PARTS & SOUND LLC										
103867		01/14/2020		0120-4	238809	85.82	85.82	01/23/2020	INV	PD	FILTERS
INVOICE:1-0125815			CHECKDATE:01/24/2020								
6044	TRI-TECH FORENSICS INC										
104142		01/17/2020		0120-5	238950	325.57	325.57	01/29/2020	INV	PD	FORENSIC SUPPLIES
INVOICE:219574			CHECKDATE:01/31/2020								
6093	SCHAMBERGER BROTHERS, INC										
104001		01/03/2020		0120-5	238961	352.00	352.00	01/27/2020	INV	PD	BEVERAGES
INVOICE:426917			CHECKDATE:01/31/2020								
104002		01/10/2020		0120-5	238961	220.00	220.00	01/27/2020	INV	PD	BEVERAGES
INVOICE:427063			CHECKDATE:01/31/2020								
103999		01/17/2020		0120-5	238961	486.00	486.00	01/27/2020	INV	PD	BEVERAGES
INVOICE:427189			CHECKDATE:01/31/2020								
6221	GRANICUS, LLC					1,058.00					
103878		01/01/2020		0120-5	238929	870.98	870.98	01/23/2020	INV	PD	CIVIC STREAMING;AGENDA & MINUT
INVOICE:122053			CHECKDATE:01/31/2020								

VILLAGE OF GLEN ELLYN



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
6405 HIGHLAND BAKING CO												
104106		12/29/2019		0120-5	238931	49.64		49.64	01/29/2020	INV	PD	FOOD RESALE
INVOICE:2211204		CHECKDATE:01/31/2020										
104105		01/02/2020		0120-5	238931	18.41		18.41	01/29/2020	INV	PD	FOOD RESALE
INVOICE:2213774		CHECKDATE:01/31/2020										
103821		01/03/2020		0120-4	238838	22.12		22.12	01/21/2020	INV	PD	FOOD RESALE
INVOICE:2214791		CHECKDATE:01/24/2020										
103822		01/04/2020		0120-4	238838	23.23		23.23	01/21/2020	INV	PD	FOOD RESALE
INVOICE:2215705		CHECKDATE:01/24/2020										
103833		01/05/2020		0120-4	238838	26.69		26.69	01/21/2020	INV	PD	FOOD RESALE
INVOICE:2216087		CHECKDATE:01/24/2020										
103834		01/07/2020		0120-4	238838	39.03		39.03	01/21/2020	INV	PD	FOOD RESALE
INVOICE:2217441		CHECKDATE:01/24/2020										
103835		01/08/2020		0120-4	238838	52.62		52.62	01/21/2020	INV	PD	FOOD RESALE
INVOICE:2218456		CHECKDATE:01/24/2020										
103836		01/09/2020		0120-4	238838	37.74		37.74	01/21/2020	INV	PD	FOOD RESALE
INVOICE:2219381		CHECKDATE:01/24/2020										
103837		01/10/2020		0120-4	238838	26.58		26.58	01/21/2020	INV	PD	FOOD RESALE
INVOICE:2220283		CHECKDATE:01/24/2020										
103994		01/12/2020		0120-5	238931	15.45		15.45	01/27/2020	INV	PD	FOOD RESALE
INVOICE:2221650		CHECKDATE:01/31/2020										
103993		01/14/2020		0120-5	238931	35.60		35.60	01/27/2020	INV	PD	FOOD RESALE
INVOICE:2223052		CHECKDATE:01/31/2020										
103992		01/15/2020		0120-5	238931	19.78		19.78	01/27/2020	INV	PD	FOOD RESALE
INVOICE:2224096		CHECKDATE:01/31/2020										
103991		01/16/2020		0120-5	238931	23.19		23.19	01/27/2020	INV	PD	FOOD RESALE
INVOICE:2225039		CHECKDATE:01/31/2020										
103990		01/17/2020		0120-5	238931	107.16		107.16	01/27/2020	INV	PD	FOOD RESALE
INVOICE:2226049		CHECKDATE:01/31/2020										
103989		01/18/2020		0120-5	238931	24.68		24.68	01/27/2020	INV	PD	FOOD RESALE
INVOICE:2227133		CHECKDATE:01/31/2020										
104107		01/19/2020		0120-5	238931	28.25		28.25	01/29/2020	INV	PD	FOOD RESALE
INVOICE:2227392		CHECKDATE:01/31/2020										
104108		01/21/2020		0120-5	238931	28.57		28.57	01/29/2020	INV	PD	FOOD RESALE
INVOICE:2228521		CHECKDATE:01/31/2020										
104109		01/23/2020		0120-5	238931	44.74		44.74	01/29/2020	INV	PD	FOOD RESALE
INVOICE:2230766		CHECKDATE:01/31/2020										
104104		01/26/2020		0120-5	238931	37.80		37.80	01/29/2020	INV	PD	FOOD RESALE
INVOICE:2233104		CHECKDATE:01/31/2020										
						661.28						
6552 PROVANTAGE CORPORATION												
103927		01/07/2020		0120-4	238870	72.00		72.00	01/23/2020	INV	PD	ANNUAL CONTRACT PD FIREWALL
INVOICE:8503243		CHECKDATE:01/24/2020										
6603 CHRISTINE MILLER												
104172		01/21/2020		0120-5	238947	108.25		108.25	01/28/2020	INV	PD	REIMBURSE-FLOWERS FUNERAL
INVOICE:104172		CHECKDATE:01/31/2020										
6828 KPRG AND ASSOCIATES, INC												
103907		01/08/2020		0120-4	238849	788.64		788.64	01/23/2020	INV	PD	ENVIRONMENTAL CONSULTATION CC

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE:12547											
CHECKDATE:01/24/2020											
6831 CLARK BAIRD SMITH LLP/FKA-SGDB LAW FIRM LLP											
103778		12/31/2019		0120-4	238811	3,450.00	3,450.00	01/16/2020	INV	PD	LEGAL SERVICES DEC 19 - FILE
INVOICE:12153											
CHECKDATE:01/24/2020											
6832 POWER UP BATTERIES LLC											
103958		12/16/2019		0120-4	238803	4.95	4.95	01/24/2020	INV	PD	BATTERIES
INVOICE:P22187390											
CHECKDATE:01/24/2020											
104140		01/24/2020		0120-5	238899	16.75	16.75	01/29/2020	INV	PD	BATTERIES
INVOICE:P23545171											
CHECKDATE:01/31/2020											
						21.70					
6900 INNOVENTIONS, INC											
103935		01/07/2020		0120-4	238874	232.95	232.95	01/23/2020	INV	PD	(2) KICKSTANDS
INVOICE:01-07-20											
CHECKDATE:01/24/2020											
6974 CUTTER & BUCK											
104137		01/15/2020		0120-5	238916	1,106.66	1,106.66	01/29/2020	INV	PD	PRODUCT RESALE
INVOICE:0095059599											
CHECKDATE:01/31/2020											
7274 BRIDGE COMMUNITIES, INC.											
103813		01/14/2020		0120-4	238804	67.75	67.75	01/21/2020	INV	PD	DONATION FROM RESERVE 22
INVOICE:103813											
CHECKDATE:01/24/2020											
7281 GLEN ELLYN FOOD PANTRY, INC.											
103814		01/14/2020		0120-4	238831	67.75	67.75	01/21/2020	INV	PD	DONATION FROM RESERVE 22
INVOICE:103814											
CHECKDATE:01/24/2020											
7600 STUEVER & SONS, INC											
103963		08/28/2019		0120-5	238967	179.00	179.00	01/27/2020	INV	PD	BEER LINE CLEANING
INVOICE:286510											
CHECKDATE:01/31/2020											
103996		01/02/2020		0120-5	238967	160.00	160.00	01/27/2020	INV	PD	BEER LINE CLEANING
INVOICE:300679											
CHECKDATE:01/31/2020											
103997		01/15/2020		0120-5	238967	160.00	160.00	01/27/2020	INV	PD	BEER LINE CLEANING
INVOICE:303718											
						499.00					
7711 WINDY CITY DISTRIBUTION COMPANY											
104009		01/09/2020		0120-5	238983	495.50	495.50	01/13/2020	INV	PD	BEVERAGES
INVOICE:403632											
CHECKDATE:01/31/2020											
7749 PAYMENT SERVICE NETWORK, INC											
6592146		01/30/2020		0120-5	24054	475.95	475.95	01/30/2020	DIR	PD	CUST ONLINE BANKING FEE - 12/1
INVOICE:PSN-86											
CHECKDATE:01/30/2020											

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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
7756 EDWIN HANCOCK ENGINEERING CO											
103783	20190049	11/29/2019		0120-4	238836	8,175.00	8,175.00	01/16/2020	INV	PD	ENG SVCS SCCE ROADWAY IMPROV
INVOICE:19-0992		CHECKDATE:01/24/2020									
103970	20190049	12/16/2019		0120-5	238930	2,200.00	2,200.00	01/27/2020	INV	PD	ENG SVCS SCCE ROADWAY IMPROV
INVOICE:19-1030		CHECKDATE:01/31/2020									
						10,375.00					
7850 PEOPLE'S RESOURCE CENTER											
103811		01/14/2020		0120-4	238869	67.75	67.75	01/21/2020	INV	PD	DONATION FROM RESERVE 22
INVOICE:103811		CHECKDATE:01/24/2020									
7991 JOHN M GEBEL											
103849		12/23/2019		0120-4	238827	2,000.00	2,000.00	01/21/2020	INV	PD	RESTORATION REFUND - 428 DAWN
INVOICE:103849		CHECKDATE:01/24/2020									
8152 MICHAEL/SARAH PACINI											
103922		01/14/2020		0120-4	238867	2,600.00	2,600.00	01/23/2020	INV	PD	COST SHARE PROGRAM - 314 N MON
INVOICE:103922		CHECKDATE:01/24/2020									
8502 NEW CHICAGO WHOLESALE BAKERY, INC											
103978		01/17/2020		0120-5	238903	121.55	121.55	01/27/2020	INV	PD	FOOD RESALE
INVOICE:366569		CHECKDATE:01/31/2020									
104086		01/22/2020		0120-5	238903	169.55	169.55	01/29/2020	INV	PD	FOOD RESALE
INVOICE:366708		CHECKDATE:01/31/2020									
						291.10					
8554 IH2 PROPERTY ILLINOIS											
103759		01/15/2020		0120-4	238840	20.67	20.67	01/15/2020	INV	PD	REFUND WATER DEPOSIT
INVOICE:103759		CHECKDATE:01/24/2020									
8565 WIDEOPENWEST FINANCE LLC											
103949		01/03/2020		0120-4	238889	56.75	56.75	01/23/2020	INV	PD	014635006 PUBLIC INTERNET 01/2
INVOICE:01-03-20 5006		CHECKDATE:01/24/2020									
104127		01/15/2020		0120-5	238984	133.50	133.50	01/29/2020	INV	PD	13896527 PUBLIC WIFI
INVOICE:13896527 2020		CHECKDATE:01/31/2020									
						190.25					
8689 RUSH TRUCK CENTERS OF ILLINOIS, INC											
103928		01/08/2020		0120-4	238872	63.90	63.90	01/23/2020	INV	PD	PW #202 MIRROR HOLDER
INVOICE:3017880512		CHECKDATE:01/24/2020									
8854 KEITH DUVAL											
103915		01/10/2020		0120-4	238820	110.68	110.68	01/23/2020	INV	PD	UNIFORM REIMBURSEMENT
INVOICE:103915		CHECKDATE:01/24/2020									
9078 TYCO FIRE & SECURITY MANAGEMENT, INC											

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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
104134 INVOICE:33717573		01/11/2020		0120-5	238938	138.00		138.00	01/29/2020	INV	PD	QUARTERLY BILLING
9084 STATE INDUSTRIAL PRODUCTS CORPORATION												
104077 INVOICE:901329299		01/10/2020		0120-5	238966	706.52		706.52	01/27/2020	INV	PD	CLEANING PRODUCTS
9751 KLF ENTERPRISES												
103905 INVOICE:INV-019783	20190039	01/02/2020		0120-4	238847	4,240.00		4,240.00	01/23/2020	INV	PD	MATERIAL HAULING SERVICES
9766 HEARTLAND												
982667 INVOICE:HEARTLAND R226		12/31/2019		0120-5	24057	3,498.87		3,498.87	01/30/2020	DIR	PD	LINKS CREDIT CARD FEES - FOOD
6387650 INVOICE:HEARTLAND-51		12/31/2019		0120-5	24055	2,548.82		2,548.82	01/30/2020	DIR	PD	CREDIT CARD FEES - VILLAGE 12/
9513810 INVOICE:HEARTLANDLINKS-12		12/31/2019		0120-5	24056	345.53		345.53	01/30/2020	DIR	PD	LINKS CREDIT CARD FEES - GOLF
						6,393.22						
9777 LIFELINE TRAINING LTD												
103866 INVOICE:78654		01/13/2020		0120-4	238806	359.00		359.00	01/23/2020	INV	PD	TRAINING P.D.
9832 SUNICE USA INC												
104074 INVOICE:U9592740		01/15/2020		0120-5	238970	1,406.63		1,406.63	01/27/2020	INV	PD	RESALE CLOTHING
9879 BREAKTHRU BEVERAGE ILLINOIS, LLC												
103974 INVOICE:334619909		01/09/2020		0120-5	238900	209.38		209.38	01/27/2020	INV	PD	BEVERAGES
9916 JEFFREY C DAVIES												
103873 INVOICE:752		01/06/2020		0120-4	238822	600.00		600.00	01/23/2020	INV	PD	ANNUAL SOFTWARE MAINTENANCE
10104 SUPREME LOBSTER CO												
104003 INVOICE:6821494		01/17/2020		0120-5	238972	351.32		351.32	01/27/2020	INV	PD	FOOD RESALE
10159 MIDAMERICAN TECHNOLOGY												
104112 INVOICE:13932		01/10/2020		0120-5	238946	323.00		323.00	01/29/2020	INV	PD	REPAIRS TO WATER LINE LOCATOR
10181 SOUTHERN GLAZER'S WINE AND SPIRITS, LLC												



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
103998		01/09/2020		0120-5	238963	551.23		551.23	01/27/2020	INV	PD	BEVERAGES
INVOICE:3026407			CHECKDATE:01/31/2020									
104000		01/16/2020		0120-5	238963	601.00		601.00	01/27/2020	INV	PD	BEVERAGES
INVOICE:3036057			CHECKDATE:01/31/2020									
10373 HISTORIC PALM LLC						1,152.23						
104178		01/01/2020		0120-5	238911	2,208.74		2,208.74	01/27/2020	INV	PD	MONTHLY JANITORIAL SERVICE 01/
INVOICE:66406			CHECKDATE:01/31/2020									
10456 IMPACT NETWORKING, LLC												
103896		01/13/2020		0120-5	238936	335.00		335.00	01/23/2020	INV	PD	COPY PAPER
INVOICE:1666922			CHECKDATE:01/31/2020									
10477 TPI BUILDING CODE CONSULTANTS, INC												
103730		12/30/2019		0120-4	238882	29,484.48		29,484.48	01/14/2020	INV	PD	INSPECTIONS,REVIEWS,PERMITS DE
INVOICE:201912			CHECKDATE:01/24/2020									
10805 DCG ROOFING SOLUTIONS INC												
103868		01/02/2020		0120-5	238917	522.00		522.00	01/23/2020	INV	PD	REPAIR ROOF ABOVE CC WORKOUT R
INVOICE:3175			CHECKDATE:01/31/2020									
104091		01/20/2020		0120-5	238917	941.00		941.00	01/29/2020	INV	PD	ROOFING SERVICES
INVOICE:3186			CHECKDATE:01/31/2020									
						1,463.00						
10823 PEST MANAGEMENT SERVICES, INC												
103926		01/22/2020		0120-5	238957	349.00		349.00	01/23/2020	INV	PD	PEST CONTROL VARIOUS DEPTS
INVOICE:27448			CHECKDATE:01/31/2020									
10850 ANGELO GELATO ITALIANO, INC												
104083		01/23/2020		0120-5	238896	144.00		144.00	01/29/2020	INV	PD	FOOD RESALE
INVOICE:159752			CHECKDATE:01/31/2020									
10865 CHICAGO FIRE & BURGLAR DETECTION INC												
103865		01/15/2020		0120-4	238808	89.95		89.95	01/23/2020	INV	PD	ALARM MONITORING 2/1/20-4/30/2
INVOICE:R52352			CHECKDATE:01/24/2020									
10906 MIDCO INC												
103912		01/07/2020		0120-4	238859	570.00		570.00	01/23/2020	INV	PD	DVR RECORDING SYSTEM REPAIR P.
INVOICE:341393			CHECKDATE:01/24/2020									
10952 CONSUMERS PACKING COMPANY												
103826		01/07/2020		0120-4	238814	540.19		540.19	01/21/2020	INV	PD	FOOD RESALE
INVOICE:361144			CHECKDATE:01/24/2020									
103827		01/09/2020		0120-4	238814	643.01		643.01	01/21/2020	INV	PD	FOOD RESALE

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VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE:361239			CHECKDATE:01/24/2020									
103976		01/14/2020		0120-5	238913	590.93		590.93	01/27/2020	INV	PD	FOOD RESALE
INVOICE:361339			CHECKDATE:01/31/2020									
103975		01/17/2020		0120-5	238913	636.17		636.17	01/27/2020	INV	PD	FOOD RESALE
INVOICE:361479			CHECKDATE:01/31/2020									
104089		01/21/2020		0120-5	238913	915.31		915.31	01/29/2020	INV	PD	FOOD RESALE
INVOICE:361531			CHECKDATE:01/31/2020									
						3,325.61						
10966 MUNICIPAL CODE CORPORATION												
104021		01/14/2020		0120-5	238948	550.00		550.00	01/27/2020	INV	PD	ONLINE CODE HOSTING
INVOICE:00338636			CHECKDATE:01/31/2020									
103913		01/07/2020		0120-5	238948	610.00		610.00	01/23/2020	INV	PD	CODE OF ORDINANCES UPDATES P.D
INVOICE:338160			CHECKDATE:01/31/2020									
						1,160.00						
11079 MATRIX PAYMENT SYSTEMS												
9439512		12/31/2019		0120-5	24058	26.89		26.89	01/30/2020	DIR	PD	CC PROCESSOR VEHICLE STICKERS
INVOICE:MATRIX-20			CHECKDATE:01/30/2020									
11226 SUN DATA SUPPLY, INC												
103937		01/02/2020		0120-4	238879	45.90		45.90	01/23/2020	INV	PD	PRINTER TONER - FINANCE
INVOICE:INV0148529			CHECKDATE:01/24/2020									
103964		12/31/2019		0120-5	238969	46.90		46.90	01/27/2020	INV	PD	TONER CARTRIDGE
INVOICE:INV0148517			CHECKDATE:01/31/2020									
						92.80						
11334 EURO USA MIDWEST LLC												
104094		12/18/2019		0120-5	238923	281.80		281.80	01/29/2020	INV	PD	FOOD RESALE
INVOICE:508072-00			CHECKDATE:01/31/2020									
103817		01/03/2020		0120-4	238823	273.89		273.89	01/21/2020	INV	PD	FOOD RESALE
INVOICE:511144			CHECKDATE:01/24/2020									
103828		01/09/2020		0120-4	238823	536.02		536.02	01/21/2020	INV	PD	FOOD RESALE
INVOICE:512321			CHECKDATE:01/24/2020									
103982		01/14/2020		0120-5	238923	216.41		216.41	01/27/2020	INV	PD	FOOD RESALE
INVOICE:512846-00			CHECKDATE:01/31/2020									
104095		01/21/2020		0120-5	238923	273.36		273.36	01/29/2020	INV	PD	FOOD RESALE
INVOICE:514284-00			CHECKDATE:01/31/2020									
104096		01/21/2020		0120-5	238923	102.28		102.28	01/29/2020	INV	PD	FOOD RESALE
INVOICE:514722-00			CHECKDATE:01/31/2020									
104097		01/23/2020		0120-5	238923	295.37		295.37	01/29/2020	INV	PD	FOOD RESALE
INVOICE:515230-00			CHECKDATE:01/31/2020									
104093		01/25/2020		0120-5	238923	132.37		132.37	01/29/2020	INV	PD	FOOD RESALE
INVOICE:515591-00			CHECKDATE:01/31/2020									
						2,111.50						
11355 TOWN FENCE												
104027		01/16/2020		0120-5	238975	1,650.00		1,650.00	01/27/2020	INV	PD	INSTALLED ENCLOSURE WITH GATE
INVOICE:1			CHECKDATE:01/31/2020									



VILLAGE OF GLEN ELLYN

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
11449 MARSH USA INC											
103909 INVOICE:276842941217		01/10/2020		0120-4	238857	4,676.00	4,676.00	01/23/2020	INV	PD	ANNUAL UNDERGROUND STORAGE TAN
		CHECKDATE:01/24/2020									
11490 MIDWEST IMPORTS, LTD											
103823 INVOICE:346503		01/02/2020		0120-4	238860	164.28	164.28	01/21/2020	INV	PD	FOOD RESALE
		CHECKDATE:01/24/2020									
11514 AMY MCKENNA											
103911 INVOICE:103911		01/20/2020		0120-4	238858	77.85	77.85	01/23/2020	INV	PD	REIMBURSE IAEP SEMINAR & MEMBE
		CHECKDATE:01/24/2020									
11538 INTERNATIONAL ASSOC FOR PROPERTY & EVIDENCE											
103892 INVOICE:M20-28512		01/01/2020		0120-4	238839	50.00	50.00	01/23/2020	INV	PD	ANNUAL MEMBERSHIP - W.BRUNO
		CHECKDATE:01/24/2020									
103884 INVOICE:M20-C594486		01/08/2020		0120-4	238839	50.00	50.00	01/23/2020	INV	PD	ANNUAL MEMBERSHIP - J.TERRANOV
		CHECKDATE:01/24/2020				100.00					
11562 SHIFT4 PAYMENTS											
9590210 INVOICE:SHIFT4-12		01/10/2020		0120-5	24059	81.12	81.12	01/30/2020	DIR	PD	LINKS CREDIT CARD FEES 12/19
		CHECKDATE:01/30/2020									
11588 GAS DEPOT INC											
103881 INVOICE:77131-1		01/13/2020		0120-5	238925	17,097.15	17,097.15	01/23/2020	INV	PD	UNLEADED GAS
		CHECKDATE:01/31/2020									
11715 DAY ROBERT & MORRISON, PC											
103298 INVOICE:NOV 2019		11/30/2019		0120-4	238817	6,285.90	6,285.90	12/27/2019	INV	PD	LEGAL
		CHECKDATE:01/24/2020									
11732 BRINK'S INCORPORATED											
103862 INVOICE:10993994		01/01/2020		0120-5	238901	365.50	365.50	01/23/2020	INV	PD	BANKING SERVICES
		CHECKDATE:01/31/2020									
103959 INVOICE:3059805		12/31/2019		0120-4	238805	35.45	35.45	01/24/2020	INV	PD	BANKING SERVICES
		CHECKDATE:01/24/2020				400.95					
11817 MATTHEW SAITTA											
103940 INVOICE:103940		01/20/2020		0120-4	238873	50.00	50.00	01/23/2020	INV	PD	PER DIEM TRAINING P.D. 1/6-10/
		CHECKDATE:01/24/2020									
11828 GET FRESH PRODUCE											
103819 INVOICE:3424154		01/03/2020		0120-4	238828	194.20	194.20	01/21/2020	INV	PD	FOOD RESALE
		CHECKDATE:01/24/2020									

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
103818		01/03/2020		0120-4	238828	51.75		51.75	01/21/2020	INV	PD	FOOD RESALE
INVOICE:3424592			CHECKDATE:01/24/2020									
103832		01/04/2020		0120-4	238828	220.80		220.80	01/21/2020	INV	PD	FOOD RESALE
INVOICE:3425305			CHECKDATE:01/24/2020									
103831		01/09/2020		0120-4	238828	232.10		232.10	01/21/2020	INV	PD	FOOD RESALE
INVOICE:3429475			CHECKDATE:01/24/2020									
103830		01/10/2020		0120-4	238828	304.80		304.80	01/21/2020	INV	PD	FOOD RESALE
INVOICE:3430661			CHECKDATE:01/24/2020									
103987		01/14/2020		0120-5	238926	319.18		319.18	01/27/2020	INV	PD	FOOD RESALE
INVOICE:3433046			CHECKDATE:01/31/2020									
103988		01/14/2020		0120-5	238926	20.75		20.75	01/27/2020	INV	PD	FOOD RESALE
INVOICE:3433113			CHECKDATE:01/31/2020									
103985		01/15/2020		0120-5	238926	7.25		7.25	01/27/2020	INV	PD	FOOD RESALE
INVOICE:3434423			CHECKDATE:01/31/2020									
103986		01/15/2020		0120-5	238926	215.93		215.93	01/27/2020	INV	PD	FOOD RESALE
INVOICE:3435128			CHECKDATE:01/31/2020									
103984		01/17/2020		0120-5	238926	296.25		296.25	01/27/2020	INV	PD	FOOD RESALE
INVOICE:3437246			CHECKDATE:01/31/2020									
103983		01/18/2020		0120-5	238926	294.25		294.25	01/27/2020	INV	PD	FOOD RESALE
INVOICE:3438447			CHECKDATE:01/31/2020									
104101		01/21/2020		0120-5	238926	259.25		259.25	01/29/2020	INV	PD	FOOD RESALE
INVOICE:3439469			CHECKDATE:01/31/2020									
104100		01/21/2020		0120-5	238926	20.75		20.75	01/29/2020	INV	PD	FOOD RESALE
INVOICE:3439643			CHECKDATE:01/31/2020									
104102		01/22/2020		0120-5	238926	228.25		228.25	01/29/2020	INV	PD	FOOD RESALE
INVOICE:3441600			CHECKDATE:01/31/2020									
104087		01/23/2020		0120-5	238926	253.08		253.08	01/29/2020	INV	PD	FOOD RESALE
INVOICE:344256			CHECKDATE:01/31/2020									
104099		01/25/2020		0120-5	238926	218.65		218.65	01/29/2020	INV	PD	FOOD RESALE
INVOICE:344488			CHECKDATE:01/31/2020									
						3,137.24						
11884 FIRST COMMUNICATIONS, LLC												
103877		01/06/2020		0120-4	238825	515.53		515.53	01/23/2020	INV	PD	PD PHONE SERVICE
INVOICE:118907513			CHECKDATE:01/24/2020									
11933 ACTION HEATING & AIR, INC												
104029		12/18/2019		0120-5	238893	330.00		330.00	01/27/2020	INV	PD	BOILER CLEAN/CHECK
INVOICE:66858			CHECKDATE:01/31/2020									
103815		01/02/2020		0120-4	238800	5,585.00		5,585.00	01/21/2020	INV	PD	FURNACE INSTALL SECOND FLR ATT
INVOICE:67210			CHECKDATE:01/24/2020									
						5,915.00						
11942 AL WARREN OIL CO INC												
103889		01/13/2020		0120-4	238801	528.85		528.85	01/23/2020	INV	PD	DIESEL EXHAUST FLUID
INVOICE:W1282627			CHECKDATE:01/24/2020									
11945 NICHOLAS / KASSANDRA GRAHAM												
103755		01/15/2020		0120-4	238833	23.59		23.59	01/15/2020	INV	PD	REFUND WATER DEPOSIT
INVOICE:103755			CHECKDATE:01/24/2020									

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
11946 GENEVIEVE JOHNSTON												
103756		01/15/2020		0120-4	238846	124.01		124.01	01/15/2020	INV	PD	REFUND WATER DEPOSIT
INVOICE:103756 CHECKDATE:01/24/2020												
11947 CHRIS J. JACKSON												
103757		01/15/2020		0120-4	238843	27.73		27.73	01/15/2020	INV	PD	REFUND WATER DEPOSIT
INVOICE:103757 CHECKDATE:01/24/2020												
11948 SAMUEL TEPPER												
103758		01/15/2020		0120-4	238880	35.50		35.50	01/15/2020	INV	PD	REFUND WATER DEPOSIT
INVOICE:103758 CHECKDATE:01/24/2020												
11950 WHEATON YOUNG LIFE												
103812		01/14/2020		0120-4	238888	67.75		67.75	01/21/2020	INV	PD	DONATION FROM RESERVE 22
INVOICE:103812 CHECKDATE:01/24/2020												
11951 ANTHONY GIAOPELLI												
103850		01/13/2020		0120-4	238829	1,000.00		1,000.00	01/21/2020	INV	PD	RESTORATION REFUND - 670 PLUMT
INVOICE:103850 CHECKDATE:01/24/2020												
11952 CYNTHIA S. CHEITEC												
103853		12/18/2019		0120-4	238807	1,000.00		1,000.00	01/21/2020	INV	PD	RESTORATION REFUND - 361 WOODS
INVOICE:103853 CHECKDATE:01/24/2020												
11953 SITE SERVICES LLC												
103854		01/07/2020		0120-4	238876	2,000.00		2,000.00	01/21/2020	INV	PD	RESTORATION REFUND - 880 ROOSE
INVOICE:103854 CHECKDATE:01/24/2020												
11954 CHICAGOLAND AGENCY												
103863		01/10/2020		0120-5	238904	2,550.00		2,550.00	01/23/2020	INV	PD	REFUND FOR VOIDED STAMP/CLOSIN
INVOICE:103863 CHECKDATE:01/31/2020												
11955 EDITH JACO												
103897		01/06/2020		0120-4	238844	25.00		25.00	01/23/2020	INV	PD	REFUND ALARM PERMIT REGISTRATI
INVOICE:103897 CHECKDATE:01/24/2020												
11956 VETERAN'S TOWING & RECOVERY												
103929		01/03/2020		0120-4	238886	175.00		175.00	01/23/2020	INV	PD	TOWING SEIZED VEHICLE P.D.
INVOICE:18126 CHECKDATE:01/24/2020												
11957 JOHN SKROBOT												
103931		01/08/2020		0120-5	238962	440.00		440.00	01/23/2020	INV	PD	RESTORATION REFUND - 530 PENNS
INVOICE:103931 CHECKDATE:01/31/2020												

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
11958 SPECIALTY TRENCHLESS PRODUCTS, INC											
104078 INVOICE:1091		01/10/2020		0120-5	238964	1,400.00	1,400.00	01/27/2020	INV	PD	SEWER TV TRAINING; MARSTON, ME
				CHECKDATE:01/31/2020							
11959 SHERRI WOZNIAK											
103948 INVOICE:103948		01/14/2020		0120-4	238890	1,412.50	1,412.50	01/23/2020	INV	PD	COST SHARE PROGRAM - 260 S LAM
				CHECKDATE:01/24/2020							
						1,412.50					
322 INVOICES						1,297,748.33					

** END OF REPORT - Generated by Lori Thomas **



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

Meeting: 02/24/20 07:00 PM
Department: Finance
Department Head: Christina Coyle
Category: Vouchers
Prepared By: Lori Thomas

SCHEDULED

AGENDA ITEM (ID # 4368)

DOC ID: 4368

Total Expenditures (Payroll and Vouchers) - \$1,245,688.64

Please see the attached report.

ATTACHMENTS:

- Vouchers 2020-02-24 (PDF)

Approval of Vouchers
For the Village Board Meeting on February 24, 2020

EXPENDITURES:

Accounts Payable Warrant 0120-6	\$38,419.43	
Accounts Payable Warrant 0220-1	\$371,832.87	
Accounts Payable Warrant 0220-2	\$286,420.57	
Sub-Total	\$696,672.87	Warrant Total <u>\$696,672.87</u>

PAYROLL EXPENDITURES**February 14, 2020**

Net Employee Payroll Checks	\$338,582.01	
<u>Employee & Employer Payroll Deductions:</u>		
Employee Deductions*	\$156,360.16	
IMRF - Employer contribution	\$25,941.23	
Social Security/Medicare Tax Withheld - Employer portion	\$28,132.37	
Total Payroll	<u>\$549,015.77</u>	<u>\$549,015.77</u>
		GRAND TOTAL <u>\$1,245,688.64</u>

* 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.



VILLAGE OF GLEN ELLYN

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
51 ANCEL, GLINK, P.C.											
104386		01/09/2020		0220-2	239094	2,880.00	2,880.00	02/06/2020	INV	PD	LEGAL SERVICES DEC 2019
INVOICE:01-09-20 CHECKDATE:02/14/2020											
52 SOUTH WEST INDUSTRIES INC											
104440		02/01/2020		0220-2	239095	204.97	204.97	02/12/2020	INV	PD	FEB MAINTENANCE
INVOICE:INV-23539-B6F2 CHECKDATE:02/14/2020											
65 AT&T											
104384		01/09/2020		0220-1	238989	64.07	64.07	02/06/2020	INV	PD	630 Z99 0131 5407 01/20 AT&T
INVOICE:01-16-20 5407 CHECKDATE:02/07/2020											
96 BONNELL INDUSTRIES, INC.											
104443		01/28/2020		0220-2	239098	1,079.30	1,079.30	02/12/2020	INV	PD	ANGLE CYLINDER, LIFT CYLINDER
INVOICE:0191538-IN CHECKDATE:02/14/2020											
104442		01/29/2020		0220-2	239098	461.46	461.46	02/12/2020	INV	PD	INVENTORY - SPINNER MOTOR
INVOICE:0191557-IN CHECKDATE:02/14/2020											
104444		01/31/2020		0220-2	239098	84.56	84.56	02/12/2020	INV	PD	BOLT, WASHER, COTTER PIN
INVOICE:0191630-IN CHECKDATE:02/14/2020											
						1,625.32					
103 BRISTOL HOSE & FITTING											
104278		01/23/2020		0220-1	238992	103.71	103.71	02/05/2020	INV	PD	PW #261-SWIVEL ON REEL
INVOICE:3421284 CHECKDATE:02/07/2020											
120 CANON SOLUTIONS AMERICA, INC											
104194		01/13/2020		0220-1	238995	796.00	796.00	02/03/2020	INV	PD	COMM DEV & LINKS COPIER LEASE/
INVOICE:20963846 CHECKDATE:02/07/2020											
104195		01/13/2020		0220-1	238995	199.15	199.15	02/03/2020	INV	PD	PD 2ND FL COPIER LEASE/USAGE
INVOICE:20963851 CHECKDATE:02/07/2020											
						995.15					
132 CASEY EQUIPMENT COMPANY, INC											
104297		01/10/2020		0220-1	238996	530.41	530.41	02/05/2020	INV	PD	PW#265 FILTERS & GEAR OIL
INVOICE:C21508 CHECKDATE:02/07/2020											
104296		01/10/2020		0220-1	238996	10.68	10.68	02/05/2020	INV	PD	PW#209 - BREAKER GREASE
INVOICE:C21510 CHECKDATE:02/07/2020											
						541.09					
175 COMMONWEALTH EDISON COMPANY											
104382		01/15/2020		0220-1	239003	4,797.23	4,797.23	02/06/2020	INV	PD	2943055045 01/20 COM ED
INVOICE:01-15-20 5045 CHECKDATE:02/07/2020											
104381		01/21/2020		0220-1	239004	25.90	25.90	02/06/2020	INV	PD	6465153008 01/20 COM ED
INVOICE:01-21-20 3008 CHECKDATE:02/07/2020											



VILLAGE OF GLEN ELLYN

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
198 HERITAGE-CRYSTAL CLEAN INC						4,823.13					
104294 INVOICE:16087432		01/16/2020		0220-1	239027	178.86	178.86	02/05/2020	INV	PD	PARTS CLEANER SERVICE
204 DAILY HERALD											
104448 INVOICE:40150		01/25/2020		0220-2	239104	363.40	363.40	02/12/2020	INV	PD	COD COMPREHENSIVE SIGN PLAN
216 DELL MARKETING L.P.											
104298 INVOICE:10371980540		01/31/2020		0220-1	239010	1,378.08	1,378.08	02/05/2020	INV	PD	DELL 24 MONITOR, DUAL MONITOR
104446 INVOICE:10372706516		02/05/2020		0220-2	239105	488.82	488.82	02/12/2020	INV	PD	DUAL MONITORS
236 DREISILKER ELECTRIC MOTORS, INC.						1,866.90					
104393 INVOICE:I138865		11/14/2019		0220-1	239011	134.41	134.41	02/06/2020	INV	PD	BLOWER WHEEL
104392 INVOICE:I138898		11/14/2019		0220-1	239011	6.24	6.24	02/06/2020	INV	PD	GROMMETS
248 DUPAGE COUNTY CLERK						140.65					
104410 INVOICE:R20-003		01/21/2020		0220-2	239107	36.00	36.00	02/12/2020	INV	PD	COPIES OF SSA WORKSHEETS
250 DUPAGE COUNTY PUBLIC WORKS											
104199 INVOICE:10009013-01		01/15/2020		0220-1	239012	12.60	12.60	02/03/2020	INV	PD	1N304 STACY CT
301 FEDERAL EXPRESS CORPORATION											
104363 INVOICE:6-904-35903		01/22/2020		0220-1	239014	27.31	27.31	02/06/2020	INV	PD	FED EX CHARGES 01/20
307 1ST AYD CORPORATION											
104277 INVOICE:PS1331411		01/08/2020		0220-1	238985	402.25	402.25	02/05/2020	INV	PD	SHOP OPERATING SUPPLIES
311 THE TERRAMAR GROUP, INC											
104303 INVOICE:74077		01/15/2020		0220-1	239016	417.82	417.82	02/05/2020	INV	PD	FLOODLIGHT
104302 INVOICE:74147		01/27/2020		0220-1	239016	97.77	97.77	02/05/2020	INV	PD	INVENTORY READING MAP LIGHT
104451		01/28/2020		0220-2	239111	31.66	31.66	02/12/2020	INV	PD	RADIO CLIP & BRACKET

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE:74153			CHECKDATE:02/14/2020			547.25						
348 GLEN ELLYN CHAMBER OF COMMERCE												
104200		01/22/2020		0220-1	239020	700.00	700.00	02/03/2020	INV	PD		COMM AWARD EVENT
INVOICE:18610			CHECKDATE:02/07/2020									
104365		02/04/2020		0220-1	239019	2,950.00	2,950.00	02/06/2020	INV	PD		2019 WELLNESS GIFT CERTIFICATE
INVOICE:18645			CHECKDATE:02/07/2020									
355 GLEN ELLYN PUBLIC LIBRARY												
104366		02/04/2020		0220-1	239021	2,725.00	2,725.00	02/06/2020	INV	PD		2019 WELLNESS INCENTIVE
INVOICE:104366			CHECKDATE:02/07/2020									
356 GLEN ELLYN VOLUNTEER FIRE CO.												
104396		02/11/2020		0220-2	24134	168,681.25	168,681.25	02/11/2020	DIR	PD		FIRE QUARTERLY CONTRIBUTIONS -
INVOICE:2020-1ST QUARTER			CHECKDATE:02/11/2020									
367 GOVERNMENT FIN. OFFICERS ASSN.												
104452		01/28/2020		0220-2	239114	225.00	225.00	02/12/2020	INV	PD		MEMBERSHIP RENEWAL C. COYLE 30
INVOICE:0245001			CHECKDATE:02/14/2020									
422 ILLINOIS SECRETARY OF STATE												
104218		01/21/2020		0220-1	239030	10.00	10.00	02/03/2020	INV	PD		NOTARY APP FOR EMMA COOKE
INVOICE:01212020			CHECKDATE:02/07/2020									
427 ILLINOIS STATE TREASURER												
104458		02/03/2020		0220-2	239122	4,099.50	4,099.50	02/12/2020	INV	PD		PAYER NO. 20009; TRAFFIC SIGNA
INVOICE:58228			CHECKDATE:02/14/2020									
444 INTERSTATE BATTERY SYS OF SW CHICAGO												
104310		01/20/2020		0220-1	239032	519.80	519.80	02/05/2020	INV	PD		INVENTORY - BATTERIES
INVOICE:58006133			CHECKDATE:02/07/2020									
470 JAMES MONSON												
104380		01/21/2020		0220-1	239053	89.99	89.99	02/06/2020	INV	PD		REIMBURSEMENT-UNIFORM ALLOWANC
INVOICE:104380			CHECKDATE:02/07/2020									
546 LEN'S ACE HARDWARE, INC.												
104207		01/07/2020		0220-1	239042	8.99	8.99	02/03/2020	INV	PD		SURREY LIFT STATION BULBS
INVOICE:93526/3			CHECKDATE:02/07/2020									
104208		01/10/2020		0220-1	239043	7.89	7.89	02/03/2020	INV	PD		DISINFECTANTS
INVOICE:93572/3			CHECKDATE:02/07/2020									
104209		01/14/2020		0220-1	239044	12.71	12.71	02/03/2020	INV	PD		REBUILD NEWTON ALTITUDE VALVE
INVOICE:93633/3			CHECKDATE:02/07/2020									
104210		01/21/2020		0220-1	239045	13.48	13.48	02/03/2020	INV	PD		SO PARK LIFT STATION BASKET RE



VILLAGE OF GLEN ELLYN

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE:93747/3			CHECKDATE:02/07/2020									
104428		01/23/2020		0220-2	239124	9.88		9.88	02/12/2020	INV	PD	RIVETS
INVOICE:93767/3			CHECKDATE:02/14/2020									
104424		01/27/2020		0220-2	239124	51.26		51.26	02/12/2020	INV	PD	FLEX SEAL, TAPE
INVOICE:93822/3			CHECKDATE:02/14/2020									
104314		01/27/2020		0220-1	239048	4.12		4.12	02/05/2020	INV	PD	BOLTS, NUTS, SCREWS
INVOICE:93830			CHECKDATE:02/07/2020									
104423		01/28/2020		0220-2	239124	17.98		17.98	02/12/2020	INV	PD	VM&P NAPHTHA QT
INVOICE:93850/3			CHECKDATE:02/14/2020									
104460		01/28/2020		0220-2	239124	46.76		46.76	02/12/2020	INV	PD	MISC SUPPLIES FORESTRY
INVOICE:93851/3			CHECKDATE:02/14/2020									
104425		01/29/2020		0220-2	239124	6.29		6.29	02/12/2020	INV	PD	LUBE
INVOICE:93865/3			CHECKDATE:02/14/2020									
104315		01/29/2020		0220-1	239049	5.38		5.38	02/05/2020	INV	PD	KEY BLANK
INVOICE:93866			CHECKDATE:02/07/2020									
104461		01/29/2020		0220-2	239124	72.88		72.88	02/12/2020	INV	PD	MISC SUPPLIES STREETS
INVOICE:93868/3			CHECKDATE:02/14/2020									
104427		01/29/2020		0220-2	239124	6.29		6.29	02/12/2020	INV	PD	RESPIRATR LTX PAINT & ODOR
INVOICE:93873/3			CHECKDATE:02/14/2020									
104426		01/30/2020		0220-2	239124	6.29		6.29	02/12/2020	INV	PD	ACE 60W EQ DAY
INVOICE:93891/3			CHECKDATE:02/14/2020									
104462		01/30/2020		0220-2	239124	4.32		4.32	02/12/2020	INV	PD	MISC SUPPLIES STREETS
INVOICE:93893/3			CHECKDATE:02/14/2020									
104459		01/30/2020		0220-2	239124	32.97		32.97	02/12/2020	INV	PD	STORAGE BOXES - SHOP SUPPLIES
INVOICE:93895/3			CHECKDATE:02/14/2020									
104463		01/30/2020		0220-2	239124	7.20		7.20	02/12/2020	INV	PD	MISC SUPPLIES STREETS
INVOICE:93899/3			CHECKDATE:02/14/2020									
104312		01/30/2020		0220-1	239046	7.19		7.19	02/05/2020	INV	PD	LYSOL SPRAY
INVOICE:93902			CHECKDATE:02/07/2020									
104313		02/01/2020		0220-1	239047	26.98		26.98	02/05/2020	INV	PD	CARPET CLEANER
INVOICE:93929			CHECKDATE:02/07/2020									
104465		02/03/2020		0220-2	239124	14.39		14.39	02/12/2020	INV	PD	BALL SMOOTH
INVOICE:93946/3			CHECKDATE:02/14/2020									
104464		02/03/2020		0220-2	239124	31.49		31.49	02/12/2020	INV	PD	HOSE
INVOICE:93952/3			CHECKDATE:02/14/2020									
						394.74						
584 MCCANN INDUSTRIES, INC.												
104407		09/03/2019		0220-2	239126	56.66		56.66	02/12/2020	INV	PD	STREETS REPLACEMENT GAS CAN
INVOICE:P12201			CHECKDATE:02/14/2020									
104316		01/15/2020		0220-1	239051	91.26		91.26	02/05/2020	INV	PD	INVENTORY - FILTER ASSY
INVOICE:P12440			CHECKDATE:02/07/2020									
104408		09/06/2019		0220-2	239126	110.96		110.96	02/12/2020	INV	PD	STREETS SUPPLIES
INVOICE:P12466			CHECKDATE:02/14/2020									
						258.88						
595 MENARDS, INC.												
104469		01/29/2020		0220-2	239129	53.84		53.84	02/12/2020	INV	PD	MISC EQUIPMENT FOR TRUCKS
INVOICE:35508			CHECKDATE:02/14/2020									
104470		01/30/2020		0220-2	239129	23.84		23.84	02/12/2020	INV	PD	MISC EQUIPMENT FOR TRUCKS
INVOICE:35608			CHECKDATE:02/14/2020									

VILLAGE OF GLEN ELLYN



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
596 METRO PARAMEDIC SERVICES, INC.						77.68					
104212		01/20/2020		0220-1	239052	33,641.92	33,641.92	02/03/2020	INV	PD	SERVICE FEE - FEB 2020
INVOICE:020-01342							CHECKDATE:02/07/2020				
612 KONICA MINOLTA BUSINESS SOLUTIONS INC											
104205		01/22/2020		0220-1	239035	226.00	226.00	02/03/2020	INV	PD	PD - KONICA COPIER
INVOICE:405399643							CHECKDATE:02/07/2020				
104206		01/23/2020		0220-1	239035	675.00	675.00	02/03/2020	INV	PD	PW - COPIER
INVOICE:405442658							CHECKDATE:02/07/2020				
104362		02/01/2020		0220-1	239036	203.00	203.00	02/06/2020	INV	PD	1281535 LIBRARY KONICA 02/20
INVOICE:66745403							CHECKDATE:02/07/2020				
104311		01/24/2020		0220-1	239034	266.01	266.01	02/05/2020	INV	PD	CIVIC CENER 2ND FL COPIER USAG
INVOICE:9006450094							CHECKDATE:02/07/2020				
						1,370.01					
624 MUNICIPAL FLEET MANAGERS ASSN.											
104468		02/04/2020		0220-2	239131	30.00	30.00	02/12/2020	INV	PD	ANNUAL DUES
INVOICE:02042020							CHECKDATE:02/14/2020				
635 NATIONAL ELEVATOR INSPECTION SVCS INC											
104213		01/23/2020		0220-1	239057	260.00	260.00	02/03/2020	INV	PD	INSPECTIONS
INVOICE:0376799							CHECKDATE:02/07/2020				
104473		02/05/2020		0220-2	239132	1,755.00	1,755.00	02/12/2020	INV	PD	INSPECTIONS
INVOICE:0377991							CHECKDATE:02/14/2020				
						2,015.00					
651 NORTHERN ILLINOIS GAS COMPANY											
104383		01/09/2020		0220-1	239058	626.49	626.49	02/06/2020	INV	PD	24-99-00-10001 01/20 NICOR
INVOICE:01-09-20 2499							CHECKDATE:02/07/2020				
676 PACKEY WEBB FORD, INC.											
104320		01/22/2020		0220-1	239062	572.68	572.68	01/28/2020	INV	PD	PW#007 BUMPER COVER & ISOLATOR
INVOICE:149557							CHECKDATE:02/07/2020				
104318		01/28/2020		0220-1	239062	-155.00	-155.00	01/28/2020	CRM	PD	RETURN OF PARTS
INVOICE:149634							CHECKDATE:02/07/2020				
104478		01/30/2020		0220-2	239136	240.94	240.94	02/12/2020	INV	PD	STEERING SHAFT ASM
INVOICE:149656							CHECKDATE:02/14/2020				
104319		01/13/2020		0220-1	239062	150.45	150.45	01/28/2020	INV	PD	PW#229 INSPECT FORD VAN TRANSM
INVOICE:C58899							CHECKDATE:02/07/2020				
						809.07					
803 SPARTAN MOTORS CHASSIS, INC											
104325		01/29/2020		0220-1	239076	74.44	74.44	02/05/2020	INV	PD	AIR HORN SOLENOID
INVOICE:IN00800187							CHECKDATE:02/07/2020				
806 STANDARD EQUIPMENT COMPANY											



VILLAGE OF GLEN ELLYN

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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
104324 INVOICE:P19594		01/22/2020		0220-1 CHECKDATE:02/07/2020	239077	130.59		130.59	02/05/2020	INV	PD	PW#249 W/S WASHER PARTS
826 SUBURBAN DOOR CHECK & LOCK SERVICE INC												
104483 INVOICE:IN523292		01/30/2020		0220-2 CHECKDATE:02/14/2020	239143	370.75		370.75	02/12/2020	INV	PD	EMERGENCY SERVICE- STACEY'S TA
104484 INVOICE:IN523307		01/31/2020		0220-2 CHECKDATE:02/14/2020	239143	102.81		102.81	02/12/2020	INV	PD	LOCK FOR VILLAGE LINKS
						473.56						
853 TERMINAL SUPPLY CO, INC												
104329 INVOICE:98296-00		01/13/2020		0220-1 CHECKDATE:02/07/2020	239080	26.00		26.00	02/05/2020	INV	PD	CABLE TIES, TORCH REFILL
872 TRAFFIC CONTROL & PROTECTION INC												
104390 INVOICE:103187		01/23/2020		0220-1 CHECKDATE:02/07/2020	239081	630.00		630.00	02/03/2020	INV	PD	SUPPLIES - STREETS SIGNS
884 U.S. FOODSERVICE, INC.												
104434 INVOICE:1096341		01/21/2020		0220-2 CHECKDATE:02/14/2020	239145	106.27		106.27	02/12/2020	INV	PD	CUPS
104433 INVOICE:1296185		01/28/2020		0220-2 CHECKDATE:02/14/2020	239145	1,092.57		1,092.57	02/12/2020	INV	PD	FOOD RESALE
104432 INVOICE:1425217		01/31/2020		0220-2 CHECKDATE:02/14/2020	239145	2,060.59		2,060.59	02/12/2020	INV	PD	FOOD RESALE
104435 INVOICE:2960213		01/13/2020		0220-2 CHECKDATE:02/14/2020	239145	-3.00		-3.00	01/13/2020	CRM	PD	PRICE CORRECTION
104431 INVOICE:2971664		01/29/2020		0220-2 CHECKDATE:02/14/2020	239145	-47.11		-47.11	01/29/2020	CRM	PD	RETURN EDIBOWLS
104430 INVOICE:2971665		01/29/2020		0220-2 CHECKDATE:02/14/2020	239145	-175.43		-175.43	01/29/2020	CRM	PD	RETURN FOIL CUPS
						3,033.89						
915 VERIZON WIRELESS SERVICES LLC												
104232 INVOICE:9846379764		01/15/2020		0220-1 CHECKDATE:02/07/2020	239086	956.85		956.85	02/03/2020	INV	PD	WIRELESS SERVICE
104331 INVOICE:9846379765		01/15/2020		0220-1 CHECKDATE:02/07/2020	239087	613.85		613.85	02/05/2020	INV	PD	4864866569-00002 01/20 VERIZON
104411 INVOICE:9846956780		01/23/2020		0220-2 CHECKDATE:02/14/2020	239146	36.01		36.01	02/12/2020	INV	PD	542023069 01/20 VERIZON VGE LI
						1,606.71						
929 W.W. GRAINGER INC												
104454 INVOICE:9418516663		01/21/2020		0220-2 CHECKDATE:02/14/2020	239115	143.68		143.68	02/12/2020	INV	PD	MISC ELECTRICAL
104455 INVOICE:9424008101		01/27/2020		0220-2 CHECKDATE:02/14/2020	239115	35.70		35.70	02/12/2020	INV	PD	GAUGE FOR SALT BRINE TANK STRE



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VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
948 WEST PUBLISHING CORPORATION						179.38					
104387 INVOICE:841565821		01/01/2020		0220-1	239088	363.83	363.83	02/06/2020	INV	PD	INFORMATION CHARGES - DEC 2019
951 WESTERN GOLF ASSOCIATION											
104233 INVOICE:01132020		01/13/2020		0220-1	239089	50.00	50.00	02/03/2020	INV	PD	ANNUAL MEMBERSHIP
1076 CINTAS CORPORATION NO 2											
104196 INVOICE:4041002539		01/27/2020		0220-1	239002	53.59	53.59	02/03/2020	INV	PD	TRAFFIC MATS
1190 HD SUPPLY FACILITIES MAINT LTD.											
104228 INVOICE:114697		01/14/2020		0220-1	239085	101.95	101.95	02/03/2020	INV	PD	NEWTON ALTITUDE VALVE REPLACEM
1458 OFFICE DEPOT, INC											
104317 INVOICE:428977108001		01/15/2020		0220-1	239060	150.94	150.94	02/05/2020	INV	PD	OFFICE SUPPLIES
104214 INVOICE:430727851001		01/20/2020		0220-1	239061	75.98	75.98	02/03/2020	INV	PD	COFFEE
104475 INVOICE:434105154001		01/27/2020		0220-2	239135	29.55	29.55	02/12/2020	INV	PD	MISC SUPPLIES
104474 INVOICE:434105486001		01/27/2020		0220-2	239135	90.98	90.98	02/12/2020	INV	PD	OFFICE SUPPLIES
						347.45					
1543 ASSOC. OF ILLINOIS SENIOR CENTERS											
104441 INVOICE:01292020		01/29/2020		0220-2	239096	75.00	75.00	02/12/2020	INV	PD	2020 MEMBERSHIP DUES
1576 NORMANDY CONSTRUCTION CO, INC											
104150 INVOICE:104150		01/30/2020		0220-1	239059	2,000.00	2,000.00	01/30/2020	INV	PD	RESTORATION DEPOSIT - 175 HILL
1726 BRIDGESTONE RETAIL OPERATIONS, LLC											
104304 INVOICE:276484		01/20/2020		0220-1	239015	129.64	129.64	02/05/2020	INV	PD	PW#241 TIRE
104305 INVOICE:276521		01/21/2020		0220-1	239015	251.92	251.92	02/05/2020	INV	PD	PW#255 - 2 FRONT TIRES
						381.56					
1811 NICHOLAS CATALANO											
104192		01/15/2020		0220-1	238997	10.00	10.00	02/03/2020	INV	PD	PER DIEM - TRAINING - N.CATALI



VILLAGE OF GLEN ELLYN

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE:01152020		CHECKDATE:02/07/2020									
1917 DULTMEIER SALES LLC											
104449		01/29/2020		0220-2	239106	320.92	320.92	02/12/2020	INV	PD	FLOW METER KIT
INVOICE:3652554		CHECKDATE:02/14/2020									
2007 AHEAD INC.											
104204		01/17/2020		0220-1	238986	1,469.52	1,469.52	02/03/2020	INV	PD	GOLF CAPS
INVOICE:INV0439659		CHECKDATE:02/07/2020									
2017 ELLIOTT AUTO SUPPLY COMPANY, INC											
104299		01/17/2020		0220-1	239013	170.96	170.96	02/05/2020	INV	PD	PW#229 02 SENSORS
INVOICE:50-2689191		CHECKDATE:02/07/2020									
104301		01/27/2020		0220-1	239013	153.36	153.36	02/05/2020	INV	PD	PW#UTILITIES PENETRANT OIL
INVOICE:50-2700783		CHECKDATE:02/07/2020									
104300		01/21/2020		0220-1	239013	29.36	29.36	02/05/2020	INV	PD	PD#018 PURGE VALVE ASM
INVOICE:61-464095		CHECKDATE:02/07/2020									
						353.68					
2081 HAMPTON, LENZINI AND RENWICK, INC.											
104202		01/08/2020		0220-1	239026	800.00	800.00	02/03/2020	INV	PD	TREE PRESERVATION CONSULTING S
INVOICE:20200028		CHECKDATE:02/07/2020									
2687 STAPLES CONTRACT & COMMERCIAL, INC.											
104322		01/17/2020		0220-1	239078	59.19	59.19	01/28/2020	INV	PD	OFFICE SUPPLIES
INVOICE:3436489339		CHECKDATE:02/07/2020									
104321		01/21/2020		0220-1	239078	65.53	65.53	01/28/2020	INV	PD	HAND CLNR
INVOICE:3436805244		CHECKDATE:02/07/2020									
104326		01/24/2020		0220-1	239078	192.81	192.81	02/05/2020	INV	PD	OFFICE SUPPLIES
INVOICE:3437019737		CHECKDATE:02/07/2020									
104327		01/25/2020		0220-1	239078	298.68	298.68	02/05/2020	INV	PD	OFFICE SUPPLIES
INVOICE:3437281146		CHECKDATE:02/07/2020									
						616.21					
2699 COMPASS MINERALS AMERICA INC											
104445	20190046	01/27/2020		0220-2	239099	26,309.93	26,309.93	02/12/2020	INV	PD	REGULAR BULK ROCK SALT
INVOICE:583725		CHECKDATE:02/14/2020									
3037 COZZINI BROS INC.											
104414		01/30/2020		0220-2	239101	27.00	27.00	02/12/2020	INV	PD	KNIFE SERVICE
INVOICE:C7635703		CHECKDATE:02/14/2020									
3153 JOHN SPARAGNA											
104223		01/24/2020		0220-1	239075	15.00	15.00	02/03/2020	INV	PD	PER DIEM- FOR EMERGENCY REPAIR
INVOICE:01242020		CHECKDATE:02/07/2020									
3537 MCKEOWN CLASSIC HOMES											



VILLAGE OF GLEN ELLYN

VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
104154 INVOICE:104154		01/30/2020		0220-2	239128	6,512.00	6,512.00	01/30/2020	INV	PD	RESTORATION DEPOSIT - 906 MAYA
				CHECKDATE:02/14/2020							
			3571 HARRY C SMITH LTD								
104225 INVOICE:3119		01/20/2020		0220-1	239073	7,881.50	7,881.50	02/03/2020	INV	PD	00013-GLEN ELLYN POLICE DEPT -
				CHECKDATE:02/07/2020							
			3629 DAN KREBSBACH								
104358 INVOICE:104358		02/06/2020		0220-1	239038	2,217.00	2,217.00	02/06/2020	INV	PD	REAL ESTATE TRANSFER TX - 234
				CHECKDATE:02/07/2020							
			3861 GRANT & POWER LANDSCAPING								
104153 INVOICE:104153		01/30/2020		0220-1	239022	2,000.00	2,000.00	01/30/2020	INV	PD	RESTORATION DEPOSIT - 456 PHIL
				CHECKDATE:02/07/2020							
			4876 CONSTELLATION NEWENERGY, INC.								
104284 INVOICE:0356517005-2		01/13/2020		0220-1	239007	328.47	328.47	02/05/2020	INV	PD	8237876 01/20 ENERGY SERVICES
				CHECKDATE:02/07/2020							
104285 INVOICE:1339015003-5		01/13/2020		0220-1	239007	543.71	543.71	02/05/2020	INV	PD	8237883 01/20 ENERGY SERVICES
				CHECKDATE:02/07/2020							
104281 INVOICE:16501941901-11		01/08/2020		0220-1	239007	246.49	246.49	02/05/2020	INV	PD	8367968 01/20 ENERGY SERVICES
				CHECKDATE:02/07/2020							
104286 INVOICE:16534547101-12		01/13/2020		0220-1	239007	49.57	49.57	02/05/2020	INV	PD	8367969 01/20 ENERGY SERVICES
				CHECKDATE:02/07/2020							
104282 INVOICE:16534594101-3		01/13/2020		0220-1	239007	310.43	310.43	02/05/2020	INV	PD	8237881 01/20 ENERGY SERVICES
				CHECKDATE:02/07/2020							
104289 INVOICE:16534594801-4		01/13/2020		0220-1	239007	513.58	513.58	02/05/2020	INV	PD	8237882 01/20 ENERGY SERVICES
				CHECKDATE:02/07/2020							
104287 INVOICE:16534597001-7		01/13/2020		0220-1	239007	41.15	41.15	02/05/2020	INV	PD	8367964 01/20 ENERGY SERVICES
				CHECKDATE:02/07/2020							
104288 INVOICE:16534614301-8		01/14/2020		0220-1	239007	78.02	78.02	02/05/2020	INV	PD	8367965 01/20 ENERGY SERVICES
				CHECKDATE:02/07/2020							
104283 INVOICE:16569251301-6		01/21/2020		0220-1	239007	374.56	374.56	02/05/2020	INV	PD	8237884 01/20 ENERGY SERVICES
				CHECKDATE:02/07/2020							
104290 INVOICE:16569260801-9		01/17/2020		0220-1	239007	42.60	42.60	02/05/2020	INV	PD	8367966 01/20 ENERGY SERVICES
				CHECKDATE:02/07/2020							
104291 INVOICE:16569298701-10		01/17/2020		0220-1	239007	51.79	51.79	02/05/2020	INV	PD	8367967 01/20 ENERGY SERVICES
				CHECKDATE:02/07/2020							
104292 INVOICE:16569308801-13		01/17/2020		0220-1	239007	53.49	53.49	02/05/2020	INV	PD	8237875 01/20 ENERGY SERVICES
				CHECKDATE:02/07/2020							
104293 INVOICE:16569355701-1		01/16/2020		0220-1	239007	634.83	634.83	02/05/2020	INV	PD	8237875 01/20 ENERGY SERVICES
				CHECKDATE:02/07/2020							
						3,268.69					
			4960 LAW ENFORCEMENT RMS OF ILLINOIS								
104370 INVOICE:104370		01/22/2020		0220-1	239040	25.00	25.00	02/06/2020	INV	PD	ANNUAL MEMBERSHIP - P.TAVES
				CHECKDATE:02/07/2020							
			5049 GROOT INDUSTRIES INC.								

VILLAGE OF GLEN ELLYN



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
104453		02/01/2020		0220-2	239117	545.00	545.00	02/12/2020	INV	PD	WASTE SERVICE VGE LINKS - JAN
INVOICE:5071277			CHECKDATE:02/14/2020								
104388		02/01/2020		0220-1	239024	113,205.57	113,205.57	02/06/2020	INV	PD	WASTE SERVICES - NOV 19
INVOICE:5071676			CHECKDATE:02/07/2020								
						113,750.57					
5354 UNITED COMMUNICATION SYSTEMS											
104035		01/15/2020		0220-1	238994	8,961.13	8,961.13	01/28/2020	INV	PD	1209860 JAN/FEB TELECOM SERVIC
INVOICE:176257			CHECKDATE:02/07/2020								
5431 CHICAGO METROPOLITAN FIRE PREVENTION CO.											
104279		01/18/2020		0220-1	239000	228.75	228.75	02/05/2020	INV	PD	RADIO USE, MAINTENANCE, MONITO
INVOICE:IN00326026			CHECKDATE:02/07/2020								
5731 OAKLEY HOME BUILDERS											
104155		01/30/2020		0220-2	239134	11,314.00	11,314.00	01/30/2020	INV	PD	RESTORATION DEPOSIT - 516 LOWE
INVOICE:104155			CHECKDATE:02/14/2020								
6043 CHICAGO PARTS & SOUND LLC											
104295		01/21/2020		0220-1	239001	48.29	48.29	02/05/2020	INV	PD	PW211-TPMS SENSOR
INVOICE:1-0126861			CHECKDATE:02/07/2020								
6221 GRANICUS, LLC											
104456		02/01/2020		0220-2	239116	870.98	870.98	02/12/2020	INV	PD	CIVIC STREAMING; AGENDA & MIN
INVOICE:122892			CHECKDATE:02/14/2020								
6405 HIGHLAND BAKING CO											
104203		01/25/2020		0220-1	239028	36.45	36.45	02/03/2020	INV	PD	FOOD RESALE
INVOICE:2232821			CHECKDATE:02/07/2020								
104421		01/28/2020		0220-2	239118	42.10	42.10	02/12/2020	INV	PD	FOOD RESALE
INVOICE:2234272			CHECKDATE:02/14/2020								
104420		01/30/2020		0220-2	239118	38.73	38.73	02/12/2020	INV	PD	FOOD RESALE
INVOICE:2236529			CHECKDATE:02/14/2020								
104419		01/31/2020		0220-2	239118	17.67	17.67	02/12/2020	INV	PD	FOOD RESALE
INVOICE:2237562			CHECKDATE:02/14/2020								
104418		02/01/2020		0220-2	239118	37.85	37.85	02/12/2020	INV	PD	FOOD RESALE
INVOICE:2238642			CHECKDATE:02/14/2020								
						172.80					
6552 PROVANTAGE CORPORATION											
104476		01/23/2020		0220-2	239138	114.00	114.00	02/12/2020	INV	PD	PAPER FOR PARKING MOBILE PRINT
INVOICE:8516413			CHECKDATE:02/14/2020								
104215		01/23/2020		0220-1	239064	995.00	995.00	02/03/2020	INV	PD	WHATS UP GOLD ANNUAL MAINT
INVOICE:8516827			CHECKDATE:02/07/2020								
						1,109.00					
6610 COMCAST CABLE COMMUNICATIONS, LLC											

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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
104280 INVOICE:01-22-20		01/22/2020		0220-1 CHECKDATE:02/07/2020	239005	192.79	192.79	02/05/2020	INV	PD	8771 20 056 0545119 02/20 PD C	
6832 POWER UP BATTERIES LLC												
104189 INVOICE:P23677803		01/28/2020		0220-1 CHECKDATE:02/07/2020	238991	75.80	75.80	02/03/2020	INV	PD	REPLACEMENT UPS BATTERIES	
6942 SMITH BROTHERS TREE SERVICE												
104220 INVOICE:311		01/28/2020		0220-1 CHECKDATE:02/07/2020	239072	1,000.00	1,000.00	02/03/2020	INV	PD	SNOW PLOW FEB 2020	
7111 WESTON/ELIZABETH WETHEREL												
104376 INVOICE:104376		01/21/2020		0220-1 CHECKDATE:02/07/2020	239090	2,415.00	2,415.00	02/06/2020	INV	PD	REAL ESTATE TRANSFER TAX - 374	
7183 NEWEGG INC												
104472 INVOICE:1302623132		01/29/2020		0220-2 CHECKDATE:02/14/2020	239133	79.99	79.99	02/12/2020	INV	PD	REPLACEMENT RACK PDM FOR TV ST	
7395 GREEN GRASS INC												
104353 INVOICE:104353		02/06/2020		0220-1 CHECKDATE:02/07/2020	239023	1,000.00	1,000.00	02/06/2020	INV	PD	RESTORATION REFUND - 846 ABBEY	
8045 ENGINEERING SOLUTIONS TEAM												
104485 INVOICE:5	20200006	11/30/2019		0220-2 CHECKDATE:02/14/2020	239109	8,000.00	8,000.00	02/12/2020	INV	PD	NEGOTIATING SVCS PARK GARAGE	
104487 INVOICE:6	20200006	01/04/2020		0220-2 CHECKDATE:02/14/2020	239109	6,365.00	6,365.00	02/12/2020	INV	PD	NEGOTIATING SVCS PARK GARAGE	
						14,365.00						
8086 HUFF & HUFF, INC												
104309 INVOICE:785020		11/14/2019		0220-2 CHECKDATE:02/14/2020	239120	970.00	970.00	02/05/2020	INV	PD	MAIN STREET PARKING LOT REVIEW	
8205 MUNICIPAL GIS PARTNERS, INC												
104308 INVOICE:5014	20190066	01/31/2020		0220-1 CHECKDATE:02/07/2020	239056	8,704.16	8,704.16	02/05/2020	INV	PD	GIS SERVICES	
8269 B GUNTHER & COMPANY, INC												
104190 INVOICE:76197		01/22/2020		0220-1 CHECKDATE:02/07/2020	238990	20.00	20.00	02/03/2020	INV	PD	PUBLIC WORKS TROPHY	
8333 K HOVNANIAN HOMES												
104148		01/30/2020		0220-1	239033	2,000.00	2,000.00	01/30/2020	INV	PD	RESTORATION REFUND - 760 SHEEH	



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE:104148											
CHECKDATE:02/07/2020											
8525 R SCOTT/CATHERINE MORGAN											
104367		02/04/2020		0220-1	239054	15.00	15.00	02/06/2020	INV	PD	REFUND - PARKING TICKET FINE
INVOICE:104367											
CHECKDATE:02/07/2020											
8565 WIDEOPENWEST FINANCE LLC											
104332		01/29/2020		0220-1	239092	78.00	78.00	02/05/2020	INV	PD	014034905 02/20 INTERNET SERV
INVOICE:014034905											
CHECKDATE:02/07/2020											
104489		02/03/2020		0220-2	239147	66.75	66.75	02/12/2020	INV	PD	PD PUBLIC WIFI
INVOICE:02-03-20 5006											
CHECKDATE:02/14/2020											
						144.75					
8689 RUSH TRUCK CENTERS OF ILLINOIS, INC											
104479		02/04/2020		0220-2	239140	470.00	470.00	02/12/2020	INV	PD	PW 204 ABS MODULE
INVOICE:3018202961											
CHECKDATE:02/14/2020											
8694 SNI SOLUTIONS, INC											
104221		01/21/2020		0220-1	239074	3,725.80	3,725.80	02/03/2020	INV	PD	GEOBLEND
INVOICE:139921											
CHECKDATE:02/07/2020											
104323		01/29/2020		0220-1	239074	5,217.60	5,217.60	02/05/2020	INV	PD	GEOBLEND
INVOICE:140045											
CHECKDATE:02/07/2020											
						8,943.40					
8894 RUSSO HARDWARE, INC											
104481		02/05/2020		0220-2	239141	196.61	196.61	02/12/2020	INV	PD	SMALL EQUIP REPAIRS
INVOICE:PSI10005385											
CHECKDATE:02/14/2020											
104480		02/05/2020		0220-2	239141	125.60	125.60	02/12/2020	INV	PD	OPERATING SUPPLIES CHAIN SAWS
INVOICE:SPI10090056											
CHECKDATE:02/14/2020											
						322.21					
9303 EMERGENT SAFETY SUPPLY LLC											
104450		01/30/2020		0220-2	239108	97.61	97.61	02/12/2020	INV	PD	REPLACEMENT CAN FOR 228
INVOICE:1902691139											
CHECKDATE:02/14/2020											
9334 BIZODO, INC											
103932		01/01/2020		0220-1	239069	5,989.50	5,989.50	01/23/2020	INV	PD	ANNUAL SUBSCRIPTION
INVOICE:3037											
CHECKDATE:02/07/2020											
9358 DENNIS P SELVIG											
104226		01/22/2020		0220-1	239071	1,650.00	1,650.00	02/03/2020	INV	PD	PRE-EMPLOYMENT ASSESSMENTS
INVOICE:01222020											
CHECKDATE:02/07/2020											
9408 KELLY PURVIS											
104364		02/04/2020		0220-1	239065	552.80	552.80	02/06/2020	INV	PD	POSTAGE FOR PUBLIC NOTICE MAIL
INVOICE:104364											
CHECKDATE:02/07/2020											



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
9718 SEBIS DIRECT INC											
104394		01/14/2020		0220-1	239070	877.85	877.85	02/06/2020	INV	PD	UTILITY BILL SERVICES - DEC 20
INVOICE:29160 CHECKDATE:02/07/2020											
9777 LIFELINE TRAINING LTD											
104389		12/17/2019		0220-1	238993	179.00	179.00	02/06/2020	INV	PD	TACTICAL LEADERSHIP TRAINING P
INVOICE:77730 CHECKDATE:02/07/2020											
9814 TIM RYAN											
104216		01/30/2020		0220-1	239067	50.00	50.00	02/03/2020	INV	PD	REFUND - PARKING PERMIT
INVOICE:01302020 CHECKDATE:02/07/2020											
9832 SUNICE USA INC											
104217		01/16/2020		0220-1	239079	1,846.63	1,846.63	02/03/2020	INV	PD	CLOTHING RESALE
INVOICE:U9592720 CHECKDATE:02/07/2020											
10010 BELLA BREW COFFEE & BEVERAGE CO											
104412		01/21/2020		0220-2	239097	96.00	96.00	02/12/2020	INV	PD	FRENCH ROAST VGE LINKS
INVOICE:0146444 CHECKDATE:02/14/2020											
10074 UP-RIGHT CONSTRUCTION, INC											
104354		02/06/2020		0220-1	239084	2,500.00	2,500.00	02/06/2020	INV	PD	RESTORATION REFUND - 786 KENIL
INVOICE:104354 CHECKDATE:02/07/2020											
10104 SUPREME LOBSTER CO											
104429		01/31/2020		0220-2	239144	300.01	300.01	02/12/2020	INV	PD	FOOD RESALE
INVOICE:6831150 CHECKDATE:02/14/2020											
10505 CDM SMITH INC											
104193	20170019	01/16/2020		0220-1	238998	28,814.41	28,814.41	02/03/2020	INV	PD	METRA DESIGN, PHASE I ENGINEER
INVOICE:90091101 CHECKDATE:02/07/2020											
10559 ALLIED GARAGE DOOR INC											
104439		01/17/2020		0220-2	239093	1,498.60	1,498.60	02/12/2020	INV	PD	SERVICE FD STATION #1
INVOICE:146611 CHECKDATE:02/14/2020											
10640 JOHN HALL											
103883		01/08/2020		0220-1	239025	1,000.00	1,000.00	01/23/2020	INV	PD	RESTORATION REFUND - 315 MAY A
INVOICE:103883 CHECKDATE:02/07/2020											
10812 CELTIC COMMERCIAL PAINTING, LLC											
104197		01/27/2020		0220-1	238999	1,440.00	1,440.00	02/03/2020	INV	PD	CIVIC CENTER WEIGHT ROOM
INVOICE:7948 CHECKDATE:02/07/2020											

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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
10816 BLAKE/KATHERINE HILLEMAYER											
104488		01/21/2020		0220-2	239119	1,617.00	1,617.00	02/12/2020	INV	PD	REAL ESTATE TRANSFER TAX - 397
INVOICE:104488 CHECKDATE:02/14/2020											
10946 DARIN RYAN											
104409		11/25/2019		0220-2	239103	13,437.50	13,437.50	02/12/2020	INV	PD	NOV. EXTRA BRUSH STORM PICKUP
INVOICE:4694 CHECKDATE:02/14/2020											
10952 CONSUMERS PACKING COMPANY											
104413		01/30/2020		0220-2	239100	601.19	601.19	02/12/2020	INV	PD	FOOD RESALE
INVOICE:361885 CHECKDATE:02/14/2020											
10961 ILLINOIS COMMUNICATIONS SALES, INC											
104457		01/27/2020		0220-2	239121	50.00	50.00	02/12/2020	INV	PD	SHOP EQUIP - RADIO CABLES
INVOICE:101009456-1 CHECKDATE:02/14/2020											
10976 ILLINOIS CASUALTY COMPANY											
104361		02/01/2020		0220-1	239029	2,149.00	2,149.00	02/06/2020	INV	PD	POLICY LL102454 - ANNUAL PAYME
INVOICE:020120 CHECKDATE:02/07/2020											
11028 JACOB WOLLENBERG											
104379		01/21/2020		0220-1	239091	750.00	750.00	02/06/2020	INV	PD	REIMBURSEMENT-PD UNIFORM ALLOW
INVOICE:104379 CHECKDATE:02/07/2020											
11084 CHASE BANK NA											
104036		01/10/2020		0120-6	24006	1,524.16	1,524.16	01/10/2020	DIR	PD	DUE FROM GWA - JAN 2020
INVOICE:104036 CHECKDATE:01/28/2020											
104037		01/10/2020		0120-6	24007	10,289.35	10,289.35	01/10/2020	DIR	PD	DUE FROM LIBRARY - JAN 2020
INVOICE:104037 CHECKDATE:01/28/2020											
8921418		01/10/2020		0120-6	24005	870.68	870.68	01/10/2020	DIR	PD	IT SUPPLIES INC - SUPPLIES
INVOICE:ALLN-65 CHECKDATE:01/28/2020											
104038		01/10/2020		0120-6	24008	11.00	11.00	01/10/2020	DIR	PD	US POSTAGE SERVICE - STAMPS
INVOICE:ALLN-66 CHECKDATE:01/28/2020											
104039		01/10/2020		0120-6	24009	92.13	92.13	01/10/2020	DIR	PD	GARVEY'S OFFICE SUPPLIES - OFF
INVOICE:ALLN-67 CHECKDATE:01/28/2020											
104040		01/10/2020		0120-6	24010	50.00	50.00	01/10/2020	DIR	PD	VILLAGE LINKS - GIFT CARD BINK
INVOICE:ALLN-68 CHECKDATE:01/28/2020											
8920116		01/10/2020		0120-6	23977	228.97	228.97	01/10/2020	DIR	PD	HOME DEPOT - BLOWER VAC
INVOICE:BBAL-28 CHECKDATE:01/10/2020											
103702		01/10/2020		0120-6	23978	840.93	840.93	01/10/2020	DIR	PD	AMAZON-CARPET CLEANNER, SUPPLI
INVOICE:BBAL-30 CHECKDATE:01/10/2020											
8921519		01/10/2020		0120-6	24011	82.50	82.50	01/10/2020	DIR	PD	SURPLUS CRESTON - HDMI ADAPTOR
INVOICE:BINM-58 CHECKDATE:01/28/2020											
8920817		01/10/2020		0120-6	24012	75.00	75.00	01/10/2020	DIR	PD	INTERNATION - SYSTEMS ENGINEER
INVOICE:BROP-44 CHECKDATE:01/28/2020											
104041		01/10/2020		0120-6	24013	250.00	250.00	01/10/2020	DIR	PD	YOUR MEMBERSHIP - SYSTEMS ENGI
INVOICE:BROP-45 CHECKDATE:01/28/2020											

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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
104337		01/10/2020		0120-6	24124	11.84		11.84	01/10/2020	DIR	PD	AMAZON - OFFICE SUPPLIES
INVOICE:BROP-46			CHECKDATE:01/31/2020									
8921618		01/10/2020		0120-6	24077	176.40		176.40	01/10/2020	DIR	PD	DTN - WEATHER PREDICTION SERVI
INVOICE:BUCD-67			CHECKDATE:01/31/2020									
104234		01/10/2020		0120-6	24078	1,000.00		1,000.00	01/10/2020	DIR	PD	APWA - CHICAGO CHAPTER - ANNUA
INVOICE:BUCD-68			CHECKDATE:01/31/2020									
104235		01/10/2020		0120-6	24079	120.00		120.00	01/10/2020	DIR	PD	ABORIST CERTIFICATION
INVOICE:BUCD-69			CHECKDATE:01/31/2020									
104236		01/10/2020		0120-6	24080	135.00		135.00	01/10/2020	DIR	PD	U OF I - PESTICIDE CLASS
INVOICE:BUCD-70			CHECKDATE:01/31/2020									
8921019		01/10/2020		0120-6	24014	149.16		149.16	01/10/2020	DIR	PD	JOANNE FABRICS - FABRIC POP UP
INVOICE:CHAB-210			CHECKDATE:01/28/2020									
104042		01/10/2020		0120-6	24015	16.96		16.96	01/10/2020	DIR	PD	JEWEL - EGGNOG, CANDY
INVOICE:CHAB-211			CHECKDATE:01/28/2020									
104043		01/10/2020		0120-6	24016	69.98		69.98	01/10/2020	DIR	PD	BINNY'S - BEVERAGES
INVOICE:CHAB-212			CHECKDATE:01/28/2020									
104044		01/10/2020		0120-6	24017	100.32		100.32	01/10/2020	DIR	PD	RESTAURANT DEPOT - PLATES, CUP
INVOICE:CHAB-213			CHECKDATE:01/28/2020									
104046		01/10/2020		0120-6	24018	119.00		119.00	01/10/2020	DIR	PD	N2 PUBLISHING - PRINT AD
INVOICE:CHAB-214			CHECKDATE:01/28/2020									
104047		01/10/2020		0120-6	24020	2,500.01		2,500.01	01/10/2020	DIR	PD	US FOODS - PREP TABLE DOWNPAYM
INVOICE:CHAB-215			CHECKDATE:01/28/2020									
104048		01/10/2020		0120-6	24021	45.00		45.00	01/10/2020	DIR	PD	CRAIGSLIST - JOB AD FOR BUSSE
INVOICE:CHAB-216			CHECKDATE:01/28/2020									
104049		01/10/2020		0120-6	24019	346.69		346.69	01/10/2020	DIR	PD	FACEBOOK - SOCIAL MEDIA AD
INVOICE:CHAB-217			CHECKDATE:01/28/2020									
104050		01/10/2020		0120-6	24022	98.82		98.82	01/10/2020	DIR	PD	WEBSTAIRANT - DISPOSABLE CUPS
INVOICE:CHAB-218			CHECKDATE:01/28/2020									
104051		01/10/2020		0120-6	24023	14.99		14.99	01/10/2020	DIR	PD	SPOTIFY - MUSIC SERVICE
INVOICE:CHAB-219			CHECKDATE:01/28/2020									
104052		01/10/2020		0120-6	24024	455.99		455.99	01/10/2020	DIR	PD	COMCAST - CABLE TV
INVOICE:CHAB-220			CHECKDATE:01/28/2020									
104053		01/10/2020		0120-6	24025	120.00		120.00	01/10/2020	DIR	PD	VILLAGE LINKS - GIFT CARDS
INVOICE:CHAB-221			CHECKDATE:01/28/2020									
104054		01/10/2020		0120-6	24026	376.10		376.10	01/10/2020	DIR	PD	ROSATIS PIZZA
INVOICE:CHAB-222			CHECKDATE:01/28/2020									
8919318		01/10/2020		0120-6	24027	208.00		208.00	01/10/2020	DIR	PD	NIU OUTREACH - TRAINING
INVOICE:COYC-50			CHECKDATE:01/28/2020									
104055		01/10/2020		0120-6	24028	30.00		30.00	01/10/2020	DIR	PD	PAYPAL - MUNIS
INVOICE:COYC-52			CHECKDATE:01/28/2020									
8919416		01/10/2020		0120-6	24030	17.00		17.00	01/10/2020	DIR	PD	DOLLAR TREE - PARTY SUPPLIES
INVOICE:DAVS-38			CHECKDATE:01/28/2020									
104056		01/10/2020		0120-6	24031	28.45		28.45	01/10/2020	DIR	PD	JEWEL - CHRISTMAS PARTY SUPPLI
INVOICE:DAVS-39			CHECKDATE:01/28/2020									
8920519		01/10/2020		0120-6	24029	64.84		64.84	01/10/2020	DIR	PD	HOBBY LOBBY - HOLIDAY DECOR
INVOICE:DETA-161			CHECKDATE:01/28/2020									
104338		01/10/2020		0120-6	24125	722.24		722.24	01/10/2020	DIR	PD	AMAZON - RESERVE 22 SUPPLIES
INVOICE:DETA-167			CHECKDATE:01/31/2020									
104339		01/10/2020		0120-6	24126	307.68		307.68	01/10/2020	DIR	PD	GOOGLE - ADS
INVOICE:DETA-168			CHECKDATE:01/31/2020									
104340		01/10/2020		0120-6	24127	88.50		88.50	01/10/2020	DIR	PD	NOTHING BUNDT CAKES - CAKES
INVOICE:DETA-169			CHECKDATE:01/31/2020									
104341		01/10/2020		0120-6	24128	14.99		14.99	01/10/2020	DIR	PD	ADOBE - SOFTWARE
INVOICE:DETA-170			CHECKDATE:01/31/2020									
104342		01/10/2020		0120-6	24129	405.00		405.00	01/10/2020	DIR	PD	EVENTECTIVE -ONLINE MARKETING

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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE:DETA-171			CHECKDATE:01/31/2020									
104343		01/10/2020		0120-6	24130	137.87		137.87	01/10/2020	DIR	PD	PARTY CITY - NEW YEARS EVE SUP
INVOICE:DETA-172			CHECKDATE:01/31/2020									
104344		01/10/2020		0120-6	24131	238.91		238.91	01/10/2020	DIR	PD	TRIPLESEAT - EVENT SOFTWARE;VE
INVOICE:DETA-173			CHECKDATE:01/31/2020									
104345		01/10/2020		0120-6	24132	48.00		48.00	01/10/2020	DIR	PD	CD ONE CLEANING - TABLE CLOTH
INVOICE:DETA-174			CHECKDATE:01/31/2020									
9198115		01/10/2020		0120-6	24044	71.81		71.81	01/10/2020	DIR	PD	JEWEL - FOOD ITEMS
INVOICE:FOTT-56			CHECKDATE:01/28/2020									
104067		01/10/2020		0120-6	24045	49.68		49.68	01/10/2020	DIR	PD	AMAZON - CULINARY TORCH
INVOICE:FOTT-57			CHECKDATE:01/28/2020									
8921819		01/10/2020		0120-6	24098	24.43		24.43	01/10/2020	DIR	PD	MACTOOL - SOCKET
INVOICE:FRAF-91			CHECKDATE:01/31/2020									
104251		01/10/2020		0120-6	24099	199.94		199.94	01/10/2020	DIR	PD	DUNGAREES - UNIFORMS
INVOICE:FRAF-92			CHECKDATE:01/31/2020									
104252		01/10/2020		0120-6	24100	1,496.85		1,496.85	01/10/2020	DIR	PD	HYDROTEX - AUTO LUBRICANTS
INVOICE:FRAF-93			CHECKDATE:01/31/2020									
104253		01/10/2020		0120-6	24101	355.00		355.00	01/10/2020	DIR	PD	LKQ A RELIABLE - AIR BAGS
INVOICE:FRAF-94			CHECKDATE:01/31/2020									
104254		01/10/2020		0120-6	24102	81.00		81.00	01/10/2020	DIR	PD	MYAIRBAGS - CONTROL MODULE REP
INVOICE:FRAF-95			CHECKDATE:01/31/2020									
8921919		01/10/2020		0120-6	24032	225.00		225.00	01/10/2020	DIR	PD	NIU OUTREACH - ILCMA WINTER CO
INVOICE:FRAM-115			CHECKDATE:01/28/2020									
104057		01/10/2020		0120-6	24033	497.40		497.40	01/10/2020	DIR	PD	VILLAGE LINKS - STRATEGIC PLAN
INVOICE:FRAM-116			CHECKDATE:01/28/2020									
104058		01/10/2020		0120-6	24034	29.32		29.32	01/10/2020	DIR	PD	GLEN OAK - REVIEW BREAKFAST J.
INVOICE:FRAM-117			CHECKDATE:01/28/2020									
104059		01/10/2020		0120-6	24035	23.60		23.60	01/10/2020	DIR	PD	DANBYS STATION - REVIEW BREAKF
INVOICE:FRAM-118			CHECKDATE:01/28/2020									
104060		01/10/2020		0120-6	24036	6.00		6.00	01/10/2020	DIR	PD	BLACKBERRY MARKET - COFFEE W/
INVOICE:FRAM-119			CHECKDATE:01/28/2020									
104061		01/10/2020		0120-6	24037	38.38		38.38	01/10/2020	DIR	PD	TWO HOUND RED - REVIEW LUNCH D
INVOICE:FRAM-120			CHECKDATE:01/28/2020									
104062		01/10/2020		0120-6	24038	36.62		36.62	01/10/2020	DIR	PD	VILLAGE LINKS - REVIEW LUNCH P
INVOICE:FRAM-121			CHECKDATE:01/28/2020									
104063		01/10/2020		0120-6	24039	32.94		32.94	01/10/2020	DIR	PD	MAIN STREET PUB - REVIEW LUNCH
INVOICE:FRAM-122			CHECKDATE:01/28/2020									
104064		01/10/2020		0120-6	24040	37.62		37.62	01/10/2020	DIR	PD	VILLAGE LINKS -LUNCH W ERIK FO
INVOICE:FRAM-123			CHECKDATE:01/28/2020									
104402		01/10/2020		0120-6	24140	45.00		45.00	01/10/2020	DIR	PD	CONSTANT CONTACT - NEWLETTER S
INVOICE:GOYA-1			CHECKDATE:01/31/2020									
104403		01/10/2020		0120-6	24141	53.00		53.00	01/10/2020	DIR	PD	MAIZE & MASH - LUNCH MEETING
INVOICE:GOYA-2			CHECKDATE:01/31/2020									
8922217		01/10/2020		0120-6	24081	45.67		45.67	01/10/2020	DIR	PD	GLEN OAK -FIRE DEPT MEETING
INVOICE:HOLW-48			CHECKDATE:01/31/2020									
104237		01/10/2020		0120-6	24082	45.32		45.32	01/10/2020	DIR	PD	ELLYN'S TAP & GRILL
INVOICE:HOLW-49			CHECKDATE:01/31/2020									
104238		01/10/2020		0120-6	24083	34.55		34.55	01/10/2020	DIR	PD	THIPI THAI
INVOICE:HOLW-50			CHECKDATE:01/31/2020									
8922317		01/10/2020		0120-6	24070	48.36		48.36	01/10/2020	DIR	PD	AMAZON - OFFICE SUPPLIES
INVOICE:HORK-81			CHECKDATE:01/31/2020									
104184		01/10/2020		0120-6	24071	5.98		5.98	01/10/2020	DIR	PD	WALGREENS - TEA
INVOICE:HORK-82			CHECKDATE:01/31/2020									
104185		01/10/2020		0120-6	24072	78.00		78.00	01/10/2020	DIR	PD	BUONO BEEF - CHRISTMAS LUNCH
INVOICE:HORK-83			CHECKDATE:01/31/2020									

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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
8920618		01/10/2020		0120-6	24096	173.55		173.55	01/10/2020	DIR	PD	VARCO - SUCTION HOSE
INVOICE:HUBJ-38			CHECKDATE:01/31/2020									
104250		01/10/2020		0120-6	24097	1,065.00		1,065.00	01/10/2020	DIR	PD	RIVER VALLEY ARKANSAS - ENGINE
INVOICE:HUBJ-39			CHECKDATE:01/31/2020									
8920919		01/10/2020		0120-6	24046	423.63		423.63	01/10/2020	DIR	PD	AMAZON - OFFICE SUPPLIES
INVOICE:KAML-128			CHECKDATE:01/28/2020									
104068		01/10/2020		0120-6	24047	109.00		109.00	01/10/2020	DIR	PD	NIU OUTREACH - REGISTRATION M.
INVOICE:KAML-129			CHECKDATE:01/28/2020									
104069		01/10/2020		0120-6	24048	12.00		12.00	01/10/2020	DIR	PD	DOLLAR TREE - GIFTS HOLIDAY PA
INVOICE:KAML-140			CHECKDATE:01/28/2020									
104070		01/10/2020		0120-6	24049	100.00		100.00	01/10/2020	DIR	PD	JDRF INTERNATIONAL - DONATION
INVOICE:KAML-141			CHECKDATE:01/28/2020									
104071		01/10/2020		0120-6	24050	50.00		50.00	01/10/2020	DIR	PD	STARBUCKS - GIFTS FOR HOLIDAY
INVOICE:KAML-142			CHECKDATE:01/28/2020									
8922519		01/10/2020		0120-6	24084	319.33		319.33	01/10/2020	DIR	PD	MENARDS - EQUIPMENT
INVOICE:LUDM-252			CHECKDATE:01/31/2020									
104239		01/10/2020		0120-6	24085	152.35		152.35	01/10/2020	DIR	PD	STENS SPECIALTY - SERVICE PART
INVOICE:LUDM-253			CHECKDATE:01/31/2020									
104240		01/10/2020		0120-6	24086	12.31		12.31	01/10/2020	DIR	PD	UPS - SHIPPING
INVOICE:LUDM-254			CHECKDATE:01/31/2020									
104241		01/10/2020		0120-6	24087	151.14		151.14	01/10/2020	DIR	PD	MICRO TRAK - CONTROLLER REPAIR
INVOICE:LUDM-255			CHECKDATE:01/31/2020									
104242		01/10/2020		0120-6	24088	705.18		705.18	01/10/2020	DIR	PD	MCMARSTER CARR - HARDWARE
INVOICE:LUDM-256			CHECKDATE:01/31/2020									
104243		01/10/2020		0120-6	24089	205.00		205.00	01/10/2020	DIR	PD	GCSAA - MEMBERSHIP FOR SCHWART
INVOICE:LUDM-257			CHECKDATE:01/31/2020									
104244		01/10/2020		0120-6	24090	125.00		125.00	01/10/2020	DIR	PD	MAGCS - MEMBERSHIP FEES
INVOICE:LUDM-258			CHECKDATE:01/31/2020									
104245		01/10/2020		0120-6	24091	2,332.04		2,332.04	01/10/2020	DIR	PD	BURRIS - EQUIPMENT
INVOICE:LUDM-259			CHECKDATE:01/31/2020									
104246		01/10/2020		0120-6	24092	479.35		479.35	01/10/2020	DIR	PD	R&R PRODUCTS - REPAIR PARTS, W
INVOICE:LUDM-260			CHECKDATE:01/31/2020									
104247		01/10/2020		0120-6	24093	365.00		365.00	01/10/2020	DIR	PD	INSPECT FURNACE
INVOICE:LUDM-261			CHECKDATE:01/31/2020									
104248		01/10/2020		0120-6	24094	633.52		633.52	01/10/2020	DIR	PD	ADVANCE AUTO PARTS - AUTO PART
INVOICE:LUDM-263			CHECKDATE:01/31/2020									
104249		01/10/2020		0120-6	24095	245.00		245.00	01/10/2020	DIR	PD	AARON GLASS - REAR WINDOW F250
INVOICE:LUDM-264			CHECKDATE:01/31/2020									
8922619		01/10/2020		0120-6	24103	160.80		160.80	01/10/2020	DIR	PD	LILAC BAKERY - DONUTS
INVOICE:MILC-187			CHECKDATE:01/31/2020									
104255		01/10/2020		0120-6	24104	104.94		104.94	01/10/2020	DIR	PD	EINSTEIN BAGELS - COFFEE
INVOICE:MILC-188			CHECKDATE:01/31/2020									
104256		01/10/2020		0120-6	24105	326.49		326.49	01/10/2020	DIR	PD	AMAZON
INVOICE:MILC-189			CHECKDATE:01/31/2020									
104257		01/10/2020		0120-6	24106	7.00		7.00	01/10/2020	DIR	PD	DOLLAR TREE - GIFT BOXES CROSS
INVOICE:MILC-190			CHECKDATE:01/31/2020									
104258		01/10/2020		0120-6	24107	96.99		96.99	01/10/2020	DIR	PD	JEWEL - CANDY CROSSING GUARDS;
INVOICE:MILC-191			CHECKDATE:01/31/2020									
104259		01/10/2020		0120-6	24108	-4.88		-4.88	01/10/2020	CRM	PD	COSTCO REFUND
INVOICE:MILC-192			CHECKDATE:01/31/2020									
104260		01/10/2020		0120-6	24109	18.10		18.10	01/10/2020	DIR	PD	UPS - SHIP TASER FOR REPAIR
INVOICE:MILC-193			CHECKDATE:01/31/2020									
104261		01/10/2020		0120-6	24110	138.65		138.65	01/10/2020	DIR	PD	GIORDANOS - DARE HOLIDAY PARTY
INVOICE:MILC-194			CHECKDATE:01/31/2020									
104262		01/10/2020		0120-6	24111	68.99		68.99	01/10/2020	DIR	PD	STAPLES - ACRYLIC SIGN HOLDERS

VILLAGE OF GLEN ELLYN



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INVOICE:MILC-195			CHECKDATE:01/31/2020									
104263		01/10/2020		0120-6	24112	44.99		44.99	01/10/2020	DIR	PD	WALL STREET JOURNAL - SUBSCRIP
INVOICE:MILC-196			CHECKDATE:01/31/2020									
104264		01/10/2020		0120-6	24113	120.00		120.00	01/10/2020	DIR	PD	FBINAA - MEMBERSHIP NORTON
INVOICE:MILC-197			CHECKDATE:01/31/2020									
104265		01/10/2020		0120-6	24114	88.25		88.25	01/10/2020	DIR	PD	TERRANOVA CELL PHONE
INVOICE:MILC-198			CHECKDATE:01/31/2020									
103703		01/10/2020		0120-6	23979	176.61		176.61	01/10/2020	DIR	PD	MENARDS-HARDWARE SUPPLIES
INVOICE:MONM-14			CHECKDATE:01/10/2020									
104266		01/10/2020		0120-6	24115	597.75		597.75	01/10/2020	DIR	PD	HOME DEPOT - TOOLS
INVOICE:MONM-15			CHECKDATE:01/31/2020									
104267		01/10/2020		0120-6	24116	13.38		13.38	01/10/2020	DIR	PD	UPS - SHIPPING SIGNS
INVOICE:MONM-16			CHECKDATE:01/31/2020									
104269		01/10/2020		0120-6	24118	55.00		55.00	01/10/2020	DIR	PD	HOME DEPOT - SUPPLIES
INVOICE:PECK-124			CHECKDATE:01/31/2020									
104268		01/10/2020		0120-6	24117	577.47		577.47	01/10/2020	DIR	PD	AMAZON - VARIOUS SUPPLIES
INVOICE:PECK-123			CHECKDATE:01/31/2020									
104270		01/10/2020		0120-6	24119	-3.59		-3.59	01/10/2020	CRM	PD	AVG TECH - CREDIT SALES TAX
INVOICE:PECK-125			CHECKDATE:01/31/2020									
104271		01/10/2020		0120-6	24120	99.95		99.95	01/10/2020	DIR	PD	MONTHLY INTERNET SERVICE
INVOICE:PECK-126			CHECKDATE:01/31/2020									
104272		01/10/2020		0120-6	24121	80.29		80.29	01/10/2020	DIR	PD	1000 BULBS - ENTRANCE SIGN BUL
INVOICE:PECK-127			CHECKDATE:01/31/2020									
8920019		01/10/2020		0120-6	24041	140.00		140.00	01/10/2020	DIR	PD	CONSTANT CONTACT - EMAIL MARKE
INVOICE:PLAM-86			CHECKDATE:01/28/2020									
104065		01/10/2020		0120-6	24042	59.00		59.00	01/10/2020	DIR	PD	SPROUT SOCIAL - ANNUAL PLAN FE
INVOICE:PLAM-87			CHECKDATE:01/28/2020									
104066		01/10/2020		0120-6	24043	14.95		14.95	01/10/2020	DIR	PD	CANVA - ONLINE DESIGN DOWNLOAD
INVOICE:PLAM-88			CHECKDATE:01/28/2020									
104397		01/10/2020		0120-6	24135	135.00		135.00	01/10/2020	DIR	PD	INTERNATIONAL CODE COUNCIL CO
INVOICE:SPRS-70			CHECKDATE:01/31/2020									
104398		01/10/2020		0120-6	24136	52.65		52.65	01/10/2020	DIR	PD	HALO BRANDED SOLUTIONS - EMPLO
INVOICE:SPRS-71			CHECKDATE:01/31/2020									
104399		01/10/2020		0120-6	24137	29.97		29.97	01/10/2020	DIR	PD	STAPLES - OFFICE SUPPLIES
INVOICE:SPRS-72			CHECKDATE:01/31/2020									
104400		01/10/2020		0120-6	24138	240.00		240.00	01/10/2020	DIR	PD	IAIE - (2) MEMBERSHIPS
INVOICE:SPRS-73			CHECKDATE:01/31/2020									
8920216		01/10/2020		0120-6	24073	15.48		15.48	01/10/2020	DIR	PD	JEWEL-OSCO - TREATS, WATER DAR
INVOICE:TERJ-51			CHECKDATE:01/31/2020									
104186		01/10/2020		0120-6	24074	253.90		253.90	01/10/2020	DIR	PD	IREMEDY HEALTHCARE - PRISONER
INVOICE:TERJ-52			CHECKDATE:01/31/2020									
104187		01/10/2020		0120-6	24075	24.45		24.45	01/10/2020	DIR	PD	CIRCLE K - GAS ATTEND PD EVENT
INVOICE:TERJ-53			CHECKDATE:01/31/2020									
8920317		01/10/2020		0120-6	24122	4.98		4.98	01/10/2020	DIR	PD	PETE'S MARKET - HOLIDAY LUNCHE
INVOICE:THOL-39			CHECKDATE:01/31/2020									
104273		01/10/2020		0120-6	24123	71.75		71.75	01/10/2020	DIR	PD	REULAND'S FOOD SERVICE - HOLID
INVOICE:THOL-40			CHECKDATE:01/31/2020									
8923116		01/10/2020		0120-6	24069	50.00		50.00	01/10/2020	DIR	PD	DISASTER READY SOLUTIONS - TRA
INVOICE:VAVK-34			CHECKDATE:01/31/2020									
8923219		01/10/2020		0120-6	24063	14.99		14.99	01/10/2020	DIR	PD	ADOBE CLOUD - ONLINE SUBSCRIPT
INVOICE:VESJ-132			CHECKDATE:01/31/2020									
104179		01/10/2020		0120-6	24064	14.97		14.97	01/10/2020	DIR	PD	RESTAURANT OWNER.COM - ONLINE
INVOICE:VESJ-133			CHECKDATE:01/31/2020									
104180		01/10/2020		0120-6	24065	26.38		26.38	01/10/2020	DIR	PD	BATTERIES & BULBS - BATTERIES
INVOICE:VESJ-134			CHECKDATE:01/31/2020									

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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
104181		01/10/2020		0120-6	24066	93.53		93.53	01/10/2020	DIR	PD	AT&T - U-VERSE FOR CLUBHOUSE
INVOICE:VESJ-135			CHECKDATE:01/31/2020									
104182		01/10/2020		0120-6	24067	239.92		239.92	01/10/2020	DIR	PD	EHEAT INC - PORTABLE HEATERS
INVOICE:VESJ-136			CHECKDATE:01/31/2020									
104183		01/10/2020		0120-6	24068	468.00		468.00	01/10/2020	DIR	PD	1-2-1 MARKETING - MONTHLY WEST
INVOICE:VESJ-137			CHECKDATE:01/31/2020									
						38,419.43						
11316 COMMON GOOD BAR DOM LLC												
104149		01/30/2020		0220-1	239006	1,000.00		1,000.00	01/30/2020	INV	PD	RESTORATION REFUND - 560 CRESC
INVOICE:104149			CHECKDATE:02/07/2020									
11334 EURO USA MIDWEST LLC												
104405		11/09/2019		0220-2	239110	236.82		236.82	02/12/2020	INV	PD	FOOD RESALE
INVOICE:499446-00			CHECKDATE:02/14/2020									
11416 PROGRESSIVE MECHANICAL INC												
104477		02/05/2020		0220-2	239137	382.80		382.80	02/12/2020	INV	PD	SERVICE AT FIRE STATION 1
INVOICE:1721			CHECKDATE:02/14/2020									
11461 LADESIC AND SCOTT INC												
104152		01/30/2020		0220-2	239123	3,500.00		3,500.00	01/30/2020	INV	PD	RESTORATION DEPOSIT - 620 SCOT
INVOICE:104152			CHECKDATE:02/14/2020									
11514 AMY MCKENNA												
104471		02/11/2020		0220-2	239127	430.00		430.00	02/12/2020	INV	PD	REIMBURSEMENT - IAFSM CONFEREN
INVOICE:02112020			CHECKDATE:02/14/2020									
11540 LAGESTEE-MULDER												
104375		01/21/2020		0220-1	239039	924.49		924.49	02/06/2020	INV	PD	REFUND ESCROW ACCT - 395 ROOSE
INVOICE:104375			CHECKDATE:02/07/2020									
11588 GAS DEPOT INC												
104306		01/22/2020		0220-1	239018	15,966.24		15,966.24	02/05/2020	INV	PD	6998 GALLONS DIESEL FUEL
INVOICE:77391			CHECKDATE:02/07/2020									
11688 TRIGGI CONSTRUCTION, INC.												
104328	20190052	12/31/2019		0220-1	239082	40,448.29		40,448.29	02/05/2020	INV	PD	BAKER HILL ACCESS IMP PJT
INVOICE:1911-03			CHECKDATE:02/07/2020									
11761 MOSHE CALAMARO & ASSOCIATES												
104020		01/20/2020		0220-1	239055	500.00		500.00	01/27/2020	INV	PD	ESCROW AVERE ON DUANE
INVOICE:2012361			CHECKDATE:02/07/2020									
104466		02/03/2020		0220-2	239130	1,950.00		1,950.00	02/12/2020	INV	PD	FOUNDATION REVIEW 400 N MAIN
INVOICE:2012379			CHECKDATE:02/14/2020									



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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
11818 AMPERAGE ELECTRICAL SUPPLY INC						2,450.00					
104276 INVOICE:1009276-IN		01/23/2020		0220-1	238988	146.96	146.96	02/05/2020	INV	PD	LED LAMP, WIRE NUT BOX
11819 UNIFIRST CORPORATION											
104330 INVOICE:1553467		01/27/2020		0220-1	239083	154.00	154.00	02/05/2020	INV	PD	TOWEL AND MAT SERVICE JAN 2020
11820 RICH CZAJKOWSKI											
104191 INVOICE:01282020		01/28/2020		0220-1	239009	13.52	13.52	02/03/2020	INV	PD	RICH CZAJKOWSKI FEDEX REIMBURS
11828 GET FRESH PRODUCE											
104436 INVOICE:03446197		01/28/2020		0220-2	239112	231.20	231.20	02/12/2020	INV	PD	FOOD RESALE
104437 INVOICE:03446284		01/28/2020		0220-2	239112	20.75	20.75	02/12/2020	INV	PD	FOOD RESALE
104417 INVOICE:03449248		01/30/2020		0220-2	239112	249.20	249.20	02/12/2020	INV	PD	FOOD RESALE
104416 INVOICE:03450166		01/31/2020		0220-2	239112	266.30	266.30	02/12/2020	INV	PD	FOOD RESALE
104415 INVOICE:03451607		02/01/2020		0220-2	239112	200.10	200.10	02/12/2020	INV	PD	FOOD RESALE
						967.55					
11854 RENEW PC, INC											
104467 INVOICE:20-1360		01/31/2020		0220-2	239139	33.93	33.93	02/12/2020	INV	PD	CAR ADAPTER FOR PARKING MOBILE
11916 INFOSENSE, INC											
104307 INVOICE:2357	20190074	12/23/2019		0220-1	239031	26,005.00	26,005.00	02/05/2020	INV	PD	SEWER INSPECTION EQUIPMENT
11960 AUDREY/MIKE SANDACZ											
104151 INVOICE:104151		01/30/2020		0220-1	239068	1,000.00	1,000.00	01/30/2020	INV	PD	RESTORATION DEPOSIT - 175 HILL
11967 GLENBARD TOWNSHIP											
104355 INVOICE:104355		02/06/2020		0220-2	239113	2,900.00	2,900.00	02/06/2020	INV	PD	RESTORATION REFUND - 596/670 C
11968 AIJER CONSTRUCTION CO											
104356 INVOICE:104356		02/06/2020		0220-1	238987	2,000.00	2,000.00	02/06/2020	INV	PD	RESTORATION REFUND - 888 BEMIS

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DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
11969 BRIAN/TIFFANY MAGNAN											
104357		02/06/2020		0220-1	239050	1,935.00	1,935.00	02/06/2020	INV	PD	REAL ESTATE TRANSFER TX - 656
INVOICE:104357		CHECKDATE:02/07/2020									
11971 ALISA LEHMAN											
104359		02/06/2020		0220-1	239041	29.17	29.17	02/06/2020	INV	PD	REFUND PARKING PERMIT
INVOICE:104359		CHECKDATE:02/07/2020									
11972 DAWN KRAMER											
104352		02/06/2020		0220-1	239037	200.00	200.00	02/06/2020	INV	PD	RESTORATION REFUND - 333 PRINC
INVOICE:104352		CHECKDATE:02/07/2020									
11973 CRISIS ASSOCIATES LLC											
104438		01/27/2020		0220-2	239102	1,800.00	1,800.00	02/12/2020	INV	PD	PUBLIC SAFETY CLASS REGISTRATI
INVOICE:01212020		CHECKDATE:02/14/2020									
104368		02/04/2020		0220-1	239008	600.00	600.00	02/06/2020	INV	PD	PUBLIC SAFETY CLASS 3/9/20 PD
INVOICE:104368		CHECKDATE:02/07/2020									
						2,400.00					
11975 LM VALUE DEVELOPMENT, LLC											
104372		01/21/2020		0220-2	239125	1,963.90	1,963.90	02/06/2020	INV	PD	REFUND ESCROW ACCT-375-395 ROO
INVOICE:104372		CHECKDATE:02/14/2020									
11976 PETER MICHAEL REALTY, INC											
104373		01/21/2020		0220-1	239063	593.50	593.50	02/06/2020	INV	PD	REFUND ESCROW ACCT - 880 ROOSE
INVOICE:104373		CHECKDATE:02/07/2020									
11977 SPRINGBANK CAPITAL ADVISORS LLC											
104374		01/21/2020		0220-2	239142	7,000.00	7,000.00	02/06/2020	INV	PD	REFUND ESCROW ACCT - 460 CRESC
INVOICE:104374		CHECKDATE:02/14/2020									
11978 RETTSYNDROME.ORG											
104378		01/21/2020		0220-1	239066	3,860.16	3,860.16	02/06/2020	INV	PD	CHILI COOK OFF WINNER - CHARIT
INVOICE:104378		CHECKDATE:02/07/2020									
11979 GALLUS GOLF LLC											
104385		02/06/2020		0220-1	239017	3,650.00	3,650.00	02/06/2020	INV	PD	MOBILE APP SET UP & LICENSE FE
INVOICE:5036		CHECKDATE:02/07/2020									
						3,650.00					
347 INVOICES						696,672.87					

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

DOCUMENT	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
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** END OF REPORT - Generated by Lori Thomas **



Minutes
Village of Glen Ellyn
Regular Workshop Meeting
Tuesday, January 21, 2020
7:00 PM
Glen Ellyn Civic Center, Galligan Board
Room

A. Call to Order

Attendee Name	Title	Status	Arrived
Diane McGinley	Village President	Present	
Bill Enright	Village Trustee	Present	
Gary Fasules	Village Trustee	Excused	
Craig R. Pryde	Village Trustee	Excused	
Kelli E. Christiansen	Village Trustee	Present	
Steve Thompson	Village Trustee	Present	
Mark Senak	Village Trustee	Present	
John Chereskin	Village Clerk	Present	
Mark Franz	Village Manager	Present	
Greg Mathews	Village Attorney	Present	
William Holmer	Assistant Village Manager	Excused	
Christina Coyle	Finance Director	Present	
Julius Hansen	Public Works Director	Present	
Staci Springer	Director	Present	
Phil Norton	Chief of Police	Excused	
Kurt Vavra	Deputy Chief	Present	
AJ Goyal	Economic Development Coordinator	Present	
Kelly Purvis	Planner	Present	
Rich Daubert	Professional Engineer	Present	
Steve Witt	Building & Zoning Official	Present	
Dave Buckley	Assistant Director	Present	
John Hubsy	Utilities Superintendent	Present	

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B. Pledge of Allegiance**C. Roll Call****D. Audience Participation**

1. Open:

*None.***E. Contractor Registration Review (Presented by Community Development Director Springer) (Discussion Only)**

1. Community Development Director Springer will discuss proposed contractor registration modifications.

Community Development Director Springer stated in an effort to shorten the permit process and streamline the permit experience for customers, staff brought this item to Village Board workshops on March 18, 2019 and June 24, 2019. The Village Board feedback was to maintain some elements of a registration process that would confirm insurance coverage and State license, without requiring staff to maintain a detailed database of such information.

Community Development Director Springer stated the proposed amendments to the contractor registration program are intended to make the program more user-friendly and time efficient for both customers and staff, without reducing the level of protection the current program offers. The main proposed amendments to the contractor registration program are:

- 1. Certificate of Insurance: Contractors are still required to submit a Certificate of Insurance in favor of the Village. The change is that a certificate must be submitted with each permit application in lieu of on an annual basis. This will avoid unnecessary delays in permit issuance in the event that the certificate on file has expired.*
- 2. Surety Bond: Submission of a Surety Bond to the Village will no longer be required; however, the requirements of the State of Illinois to obtain a State license, which requires Surety Bonds, will not change. We will confirm all State-licensed contractors have a current State license. This will also alleviate the inevitable delay in permit issuance when previously issued bonds have expired. Additionally, it will save permit processing time as staff will no longer need to perform date entry for this document or check the expiration date of the previously issued bond.*
- 3. Fees: Due to the reduced staff workload, the fee for contractor registration is proposed to be eliminated, which is already reflected in the approved 2020 budget.*

Village Manager Franz stated he often receives comments from residents that

Village of Glen Ellyn

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Page 3

their permit is taking a long time to be processed. When he checks on the status the permit, it is often being delayed due to the contractor registration. Village Manager Franz also stated staff is always evaluating current processes and looking for ways to improve efficiency.

Trustee Senak asked if other municipalities have contractor registration. Building and Zoning Official Witt stated that the municipalities Village staff surveyed is over the board if they require contractor registration.

Trustee Senak asked what type of insurance coverage the Village requires for contractor registration. Attorney Mathews stated the Village requires general liability certificate of insurance. Trustee Senak stated that general liability insurance does provide some measure of protection to the homeowner. Attorney Mathews stated that with the proposed changes, the Village will still require a general liability certificate of insurance to be submitted.

Trustee Senak stated he believes the Village needs authority to prevent contractors from doing work in the Village after a certain number of citations. Trustee Senak stated he understands efficiency is important, but the Village needs to protect citizens from being exploited by contractors who have citations. Trustee Senak stated he is open to have further discussion on setting the limit of citations contractors can have before the Village can prevent those contractors from doing work.

President McGinley stated that when she speaks to residents many state they do not want to be over regulated by the Village and do not want the Village to limit who they can use as a contractor.

Trustee Thompson asked how many contractors have citations. Building and Zoning Official Witt stated in the past year, there have been 60 citations brought to Administrative Adjudication.

Trustee Christiansen asked if any of these citations have caused a safety issue for residents. Building and Zoning Official Witt stated larger scale violations are typically from commercial work while smaller scale citations are typically from residential work.

Village Manager Franz stated the Village has not had an issue with contractor citations in the past 10 years, and that if it starts to become an issue staff can then bring this idea to the Village Board.

President McGinley asked if staff could review the Administrative Adjudication listing quarterly to look for trends of citations by contractors.

Trustee Senak stated the importance of the Village protecting its residents.

Trustee Thompson stated he believes it is important to look into what our surrounding municipalities do in regards to preventing contractors from doing work after a certain number of citations. Trustee Thompson also stated that he

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does not want to slow down the process of residents receiving permits.

President McGinley stated that staff will bring this item to the January 27 Village Board meeting and asked staff to review Administrative Adjudication listings and look for trends and monitor data of contractor citations.

F. Taft Avenue Capital Project (Presented by Public Works Director Hansen) (Discussion Only)

1. Public Works Director Julius Hansen will present a resident request for additional streetlights on the south side of Taft Avenue between Nicoll Way and Park Boulevard.

Assistant Public Works Director Buckley stated the Village created Administrative Order #29 to have a consist process and criteria for resident requests for additional streetlights in public right of way. This is the first time that a request has met all the outlined criteria and the Public Works Department has brought the request to the Village Board.

Assistant Public Works Director Buckley stated this request came from resident Norris Eber, who resides at 701 Kingsbrook Glen. The request made is for additional streetlights on the south side of Taft Avenue between Nicoll Way and Fire Station #2. Assistant Public Works Director Buckley stated this stretch of roadway is unlit and borders the back and/or side yards of nine townhomes in Kingsbrook Glen.

Assistant Public Works Director Buckley provided the lighting status of other similar roadways running east/west paralleling Roosevelt Road. Assistant Public Works Director Buckley stated the majority of the similar roads are lit. Additionally, Taft Avenue between Lambert Road and the western Village limits was fully lit in conjunction with the development of the commercial property on Roosevelt Road and the extension of Taft Avenue thru to Lorraine (in Wheaton).

Assistant Public Works Director Buckley stated the Police Department recommends adding streetlights to this area due to the history of incidents and crime in the surrounding area.

Assistant Public Works Director Buckley stated the Public Works Department recommends that if streetlights are approved for this resident request, then streetlights should be added all the way to Park Boulevard. This would double the number of streetlights installed from three to six.

Assistant Public Works Director Buckley stated the costs association with this addition of streetlights is not budgeted for. It is recommended that this project be funded from the Capital Projects Fund, which has adequate resources to meet this request.

Public Comment

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Jayne Carpenter, who resides at 717 Kingsbrook Glen, stated she is here to represent the Kingsbrook Home Association. Ms. Carpenter stated the Kingsbrook Home Association as well as the impacted residents support the addition to the street lights.

President McGinley asked how long the process of installing the streetlights would take if it is approved. Assistant Public Works Buckley stated he believes it can take up several weeks.

Trustee Enright asked if this would reduce crime incidents in the area. Assistant Public Works Director Buckley stated the Police Department believes these additional streetlights will help reduce crime in the area.

Trustee Christiansen asked why this was not budgeted for. Assistant Public Works Director stated due to the request being submitted in October, it was not ready for the budget process that began in September.

Trustee Thompson asked why Public Works is recommending the additional three streetlights. Assistant Public Works Director Buckley stated this will help light the area around Park Boulevard.

Trustee Senak asked if the funds for this project would come from the Capital Projects Fund or the 2019 budget surplus. Assistant Public Works Director stated it will come from the Capital Project Fund.

President McGinley and the present Trustees directed staff to continue to work on this project, and to bring this item to a future Village Board meeting for a vote.

RESULT:	DISCUSSION ONLY
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G. Water Systems Improvement with Illinois American Water Company (Presented by Public Works Director Hansen) (Discussion Only)

1. Public Works Director Julius Hansen will present a proposal to construct an shared emergency water connection with Illinois American Water Company and the Village of Glen Ellyn.

Utilities Superintendent Hubsy stated the Village's water distribution system is made up of over 110 miles of pipes, most of which are looped to provide for multiple pathways of water flow. One sizable exception to this is the pipe system on South Park Boulevard beginning at South Ellyn and Buena Vista and running south to Butterfield Road. The un-looped system segment totals over 3.5 miles of water main and include Willowbrook Wildlife Haven, St. James Church and School, Arden Courts and Maple Glen memory care facilities, The Village Theatre, School District 89 Administration building, O'Carroll and Associates Podiatry office, numerous incorporated properties along South Park and Glen Park and a majority of resident in the Arboretum Estates East Subdivision.

Utilities Superintendent Hubsy stated if there was a water main break on that Village of Glen Ellyn

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specific line, all the previously listed locations would have a loss of water during a shut-down to repair the pipe.

Utilities Superintendent Hubsy stated it was been a long-term goal of Public Works to provide a second water feed into this area. Previous plans included construction of a water main at the south end of the College of DuPage and then through the Glenbard South property east of the school buildings. This effort would involve the construction of about 4,440 feet of new main and require easement negotiations with the College of DuPage, at least two private property owners and District 87.

Utilities Superintendent Hubsy stated nearly three years ago he contacted representatives of Illinois American Water Company (ILAWC) to discuss the possibility of an emergency interconnection between the two water systems. ILAWC currently operates the water and sewer facilities in various unincorporated areas of Glen Ellyn, with a number of those areas to the south.

Utilities Superintendent Hubsy stated through continued discussion ILAWC expressed their interest to have a second connection for the Foxcroft Subdivisions on both sides of Lambert Road between the College of DuPage and Butterfield Road. A potential connection on Butterfield Road, at the west end of the existing water main for the Village was discussion. This connection would provide maximum benefits to both parties.

Utilities Superintendent Hubsy stated this connection would also allow segments of the Village's system to be shut down for routine work like a valve or hydrant replacement, minimizing affected customers to those within the valves operated.

Utilities Superintendent Hubsy stated both parties wish to pursue this connection and are seeking joint project engineering. ILAWC developed a Request for Proposal for design services which was reviewed and revised by the Village. Proposals have been received by three firms, and both parties agreed to move forward with Donohue Associates of Chicago as they provided the most cost-effective proposal.

Utilities Superintendent Hubsy stated this project is currently not budgeted for, but looping of the system in this area has been a long-term goal for the distribution system.

President McGinley asked if this project will interfere with the College of DuPage's water connection. Utilities Superintendent Hubsy stated it will have no impact to the College of DuPage, even throughout the construction phase.

Trustee Enright asked why Illinois American Water Company has existing lines in the specified area. Utilities Superintendent Hubsy stated they provide water to the Foxcroft Subdivision as well as unincorporated areas.

Trustee Thompson asked if there were any concerns connecting the Illinois Village of Glen Ellyn

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American Water Company or the quality of their infrastructure. Utilities Superintendent Hubsy stated staff does not have any concerns and that Illinois American Water Company has comparable infrastructure.

Trustee Thompson asked if there are any upcoming similar projects. Utilities Superintendent Hubsy stated he does see another interconnection like this one occurring.

Trustee Christiansen asked why this is being brought to the Board now, and why it was not part of the budget process. Village Manager Franz stated the Village could wait to do this project; however, conversations are on and off with projects like these and it happens to be a time where both parties are open to making an agreement with each other. Village Manager Franz stated the capital projects budget is more fluid as projects arise at all times of the year.

Trustee Senak asked if the \$410K noted in the memo is the total cost, or the Village's portion of the project. Utilities Superintendent Hubsy stated the \$410K is the Village's portion of the project and the cost is being split close to 50/50 between the Village and Illinois American Water Company.

Trustee Senak stated he shares the concern that this project was not budgeted for. Trustee Senak stated the cost of the project will not have a significant impact on the Capital Project Reserve Fund, but wonders what impact it will have on residents' water and sewer fees. Utilities Superintendent Hubsy stated staff still needs to complete a water and sewer rate study with an outside firm, and there is the potential to alter the way we bill residents to set up a capital portion and usage portion of the bill.

Trustee Senak asked when the potential alteration of the water and sewer fees would occur. Utilities Superintendent Hubsy stated he hopes within the next six to nine months.

Trustee Senak stated he would like to bring this through the budget process, but understands that this project may not happen if we wait on it. Trustee Senak stated he is concerned about the potential changes to residents' water and sewer rates. Utilities Superintendent stated staff can gather that information and provide it to the Board prior to the next Village Board Meeting.

Public Comment

Ann Gould, who resides 609 Newton Avenue, asked if there was a water main break at the location in topic, would the fire hydrants be shut off as well. Utilities Superintendent confirmed if there was a water main break at the location in topic, the fire hydrants would not have water connection either.

President McGinley stated this topic will come before the Board at the January 27 Village Board meeting.

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RESULT: DISCUSSION ONLY**H. McChesney Development Site (Presented by Community Development Director Springer) (Discussion Only)**

1. Community Development Director Springer will present options for the McChesney & Miller development site.

Village Manager Franz stated the last time the Village Board formally discussed the McChesney development site was during the comprehensive plan process. Village Manager Franz stated the McChesney site is one of the three catalyst sites in the downtown discussed by the Plan Commission, Village Board and community. Village Manager Franz stated this property is back on the market and owners have questions and concerns regarding the development of the site and that staff is looking for guidance from the Board to share with potential developers.

Community Development Director Springer stated that over the last several months, there has been renewed developer interest in the McChesney site. Over the years, the Village has discussed different concepts for the site that would have included the Crescent Boulevard right-of-way and/or portions of the Village-owned Crescent-Glenwood parking lot. As conversations progress with interested developers, staff would like to have a clearer direction from the Village Board on a number of questions related to the development of the site.

Community Development Director Springer provided examples of previous proposals that were brought to Village staff, but were never officially submitted to the Village Board. These proposals were shown to give the Village Board an idea of what could potentially be developed at the site.

Community Development Director Springer provided three massing models that were created by Houseal Lavigne and Associates. These massing models can help the Village Board envision what the potential for this development could be. Community Development Director Springer noted these are not specific proposals and they have not been submitted or recommended by staff. Community Development Director Springer provided detail on the three massing models:

1. *Option 1 shows the McChesney property and Lord's Auto Clinic property included within the site limits.*
2. *Option 2 includes the McChesney property, Lord's Auto Clinic, a portion of the Crescent Boulevard right-of-way and the western part of the Crescent-Glenwood parking lot within the site limits.*
3. *Option 3 includes the McChesney property, Lord's Auto Clinic, the full Crescent Boulevard right-of-way and the western part of the Crescent-Glenwood parking lot.*

Community Development Director Springer stated a traffic evaluation was completed by KLOA to determine if there would be any impact to the levels of

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service at downtown intersections if the Village were to change Crescent Boulevard traffic to one-way from Prospect Avenue to Glenwood Avenue, or if the Village were to completely close off that same portion of the roadway. The evaluation shows that neither alternative would change the levels of service at adjacent intersections. It is further noted that both alternatives would reduce conflicts created by the proximity of the railroad to the intersection of Prospect Avenue and Crescent Boulevard; however, completely closing Crescent Boulevard will increase the eastbound traffic on Duane Street.

Trustee Christiansen asked what the above assumptions are based on, and stated that it seems that these traffic changes would impact residents getting to the train station. Community Development Director Springer stated the Village hired KOLA as they have been involved in many Village studies and they have a lot of data on Village Traffic Studies. Professional Engineer Daubert stated that with the train station project, a pedestrian drop off will be available on the south side of the tracks.

Trustee Thompson asked if staff expects developers to ask for specific access points. Community Development Director Springer stated staff has spoken to several developers who requested access from Glenwood. Additionally one developer stated they would like access to a potential parking garage from Prospect Avenue; however, staff expressed concerns regarding that idea.

Trustee Senak asked if the traffic study took in account for the current and future increased traffic with the addition of Avere and Apex. Community Development Director Springer stated the traffic study took place in 2015 and 2018, but did not take in account for future increased traffic. Trustee Senak stated he would like a full traffic study if a developer formally submitted a proposal.

Community Development Director Springer outlined where there are currently utility connections near the McChesney property and discussed potential costs of relocating utilities, if necessary, for a proposed development.

Community Development Director Springer stated staff is looking for feedback from the Board to be able to provide developers with clearer direction in developing concept plans for the site. Staff is specially looking for initial feedback related to the following:

- 1. Would the Board support including Crescent Boulevard in a redevelopment project? If so, should the inclusion of the Lord's property be a requirement so there is no remnant portion of Crescent Boulevard right-of-way remaining west of the development?*
- 2. Is the Board comfortable with a six or seven story structure in the location?*
- 3. Does the Board want some commercial development on the first floor to be a requirement for a project?*
- 4. IS the Board comfortable with a minimum requirement of 1.5 parking spaces per unit?*

Trustee Thompson asked what types of potential developments have been
Village of Glen Ellyn

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interested in this site. Community Development Director Springer stated condos, apartments and senior living centers have been discussed.

Trustee Thompson asked if people who have apartments are more likely to have more or less cars than those who own single family homes. Planner Purvis stated the number of cars reduce by 25% with those who have an apartment near public transportation.

President McGinley inquired on the parking requirements for the condos and apartments along Pennsylvania Avenue. Community Development Director Springer stated the building on Park Boulevard and Crescent Boulevard require 1.5 spaces per unit, Pennsylvania Avenue and Forest Avenue require 1.7 spaces per unit and Avere requires 1.7 spaces per unit.

President McGinley asked if there are any complaints regarding a lack of parking at Park Boulevard and Crescent Boulevard. Community Development Director Springer stated there are none that she is aware of.

Trustee Thompson stated he is interested to hear what citizens opinions are on this development area, and would like to have an open discussion in a future meeting. Village Manager Franz stated there was an open house for this development site during the comprehensive plan project. President McGinley stated the best way to get feedback is for the Board to give direction and then reach out to the public.

Trustee Thompson stated he is concerned about closing streets for a development.

Trustee Enright stated that in his experience, he has not heard that residents are overly concerned on this site.

Trustee Christiansen asked if the Lord's parcel is part of this development site. President McGinley stated Lord's has allowed themselves to be part of this conversation, but they do not have a signed contract.

Trustee Christiansen asked what type of restrictions would there be if a developer wanted to develop in the Crescent/Glenwood lot as it is so close to the train line. Village Manager Franz stated staff has reached out to United Pacific Railroad to gather more information regarding that topic.

Public Comment

Eleanor Saliamanos, who resides at 626 Newton, stated she supports a grocery store to be developed in the McChesney location and that she is opposed to a 6 or 7 story building.

President McGinley stated the Village has never disregarded the idea of a grocery store, but the Village has not been able to attract a grocery store to that site. Village Manager Franz stated the Village has been recruiting a grocery store since McChesney has closed down; unfortunately, the market is so competitive

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that suburban downtown grocery stores have not been successful.

Ann Goulde, who resides at 609 Newton Avenue, stated she is concerned regarding the potential height of the development and that she is opposed to restricting access to Crescent Boulevard.

President McGinley stated the Board will now deliberate on the below specific considerations for this development site:

- 1. Would the Board support including Crescent Boulevard in a redevelopment project? If so, should the inclusion of the Lord's property be a requirement so there is no remnant portion of Crescent Boulevard right-of-way remaining west of the development?*

Trustee Enright stated he is not in favor of closing Crescent Boulevard in this redevelopment project, and that he is not in favor of including the Crescent/Glenwood lot in the development.

Trustee Christiansen stated she is not in favor of fully closing Crescent Boulevard, but may consider the reduction to one-way traffic. Trustee Christiansen is open to including the Crescent/Glenwood lot in the development, but stated it depends on the proposal.

Trustee Thompson stated he is not in favor of fully closing Crescent Boulevard, but may consider the reduction to one-way traffic. Trustee Thompson stated he is open to including the Crescent/Glenwood lot in the development, and would be interested in seeing that space converted into a special event space with parking.

Trustee Senak stated he is open to closing Crescent Boulevard is this development for the right project, and that he is interested in hearing more information on the Crescent/Glenwood lot.

President McGinley stated she is not in favor of fully closing Crescent Boulevard, but may consider the reduction to one-way traffic. President McGinley stated she is open to including the Crescent/Glenwood lot in the development, and would be interested in seeing that space converted into a special event space with parking.

- 2. Is the Board comfortable with a six or seven story structure in the location?*

President McGinley and Trustees Thompson and Christiansen stated they are open to having a discussion and learning more about a six or seven story structure in this location.

Trustee Enright stated he believes seven stores is too high, but is open to having a discussion and learning more about a six story structure in this location.

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Trustee Senak stated he believes the development should follow what our Village Code allows for height and height variances.

President McGinley and Trustees Thompson, Senak and Christiansen would like to see a massing model of what a six or seven story building would look like in this location.

3. *Does the Board want some commercial development on the first floor to be a requirement for a project?*

President McGinley and Trustees Enright, Christiansen, Thompson and Senak are in favor of not requiring first floor commercial development, but would like to encourage it for this location.

4. *Is the Board comfortable with a minimum requirement of 1.5 parking spaces per unit?*

Trustee Enright stated he is fine with the 1.5 parking spaces per unit.

Trustee Christiansen stated the number of required parking spaces per unit depends on if there is a public parking component to the redevelopment.

Trustee Thompson stated he believes the 1.5 parking spaces per unit is too high, and is open to require less. Trustee Thompson also would like staff to survey the residents and businesses near the location and inquire if they have any current parking concerns

Trustee Senak stated he believes the 1.5 parking spaces per unit is too high, and is open to require less.

President McGinley stated she is open to see what staff recommends.

Public Comment

Karen Gores, who resides at 570 Crescent Boulevard, stated parking at the Glenstone building is sufficient and does not have a lack of parking.

President McGinley stated staff will take this feedback and will work to continue communication and discussion with the Board and public regarding this topic.

RESULT:	DISCUSSION ONLY
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I. Strategic Plan Quarterly Report (Presented by Village Manager Franz) (Discussion Only)

1. Village Manager Franz will provide an update to the 2018-2020 Strategic Plan.

Village Manager Franz stated the report on the strategic plan was provided in the agenda packet, and that he is available to answer any questions.

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RESULT: DISCUSSION ONLY

- J. Other Items
- K. Motion to adjourn to Executive Session for discussion concerning setting the price for sale or lease of public property pursuant to 5 ILCS 120/2 (C)(6), discussion regarding the purchase or lease of real property pursuant to 5 ILCS 120/2 (C)(5) and discussion concerning pending litigation matters pursuant to 5 ICLS 120/2 (C)(11) without returning to open session thereafter.

RESULT: APPROVED [4 TO 0]
MOVER: Bill Enright, Village Trustee
SECONDER: Steve Thompson, Village Trustee
AYES: Enright, Christiansen, Thompson, Senak
EXCUSED: Fasules, Pryde
PRESENT: McGinley

Respectfully Submitted, Lindsey Kaminsky Executive Assistant

Reviewed and Approved, John A. Chereskin Village Clerk



Minutes
Village of Glen Ellyn
Regular Meeting
Monday, January 27, 2020
7:00 PM

Glen Ellyn Civic Center, Galligan Board Room

A. Call to Order

B. Pledge of Allegiance

C. Roll Call

Attendee Name	Title	Status	Arrived
Diane McGinley	Village President	Present	
Bill Enright	Village Trustee	Present	
Gary Fasules	Village Trustee	Present	
Craig R. Pryde	Village Trustee	Present	
Kelli E. Christiansen	Village Trustee	Present	
Steve Thompson	Village Trustee	Present	
Mark Senak	Village Trustee	Present	
John Chereskin	Village Clerk	Present	
Mark Franz	Village Manager	Present	
Greg Mathews	Village Attorney	Present	
William Holmer	Assistant Village Manager	Present	
Christina Coyle	Finance Director	Present	
Julius Hansen	Public Works Director	Excused	
Staci Springer	Director	Present	
Phil Norton	Chief of Police	Present	
Rich Daubert	Professional Engineer	Present	
Lindsey Kaminsky	Executive Assistant	Present	

D. Presentation

- Village Clerk Chereskin will present the APWA Suburban Branch Award for the Taylor Avenue Pedestrian Underpass to Public Works Director Hansen and Professional Engineer Daubert.

Professional Engineer Daubert presented the American Public Works Association (APWA) - Suburban Branch Public Works Project of the Year Award for a project in the transportation category of less than \$5 million to President McGinley. This was awarded to the Village for the Taylor Avenue Pedestrian Underpass project that was completed in 2019.

E. Audience Participation

- Open:

Nancy Perlman, who resides at 124 Exmoor Avenue, spoke against the potential rollout of 5G small wireless telecommunications facilities.

Kathy Pirtle, who resides in Addison, Illinois, spoke against the potential rollout of 5G small wireless telecommunications facilities.

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Marla Mangone, who resides in Hinsdale, Illinois, spoke against the potential rollout of 5G small wireless telecommunications facilities.

Kim Reed, who resides at 178 Sunset Avenue, thanked the Village of Glen Ellyn for the support of the Glen Ellyn Youth and Family Counseling Service and provided an update on the agency.

Michelle Andringa, who resides at 708 Highview Avenue, spoke regarding recreational cannabis sales in Glen Ellyn and stated the Opt Out Glen Ellyn group asks the Village Board to bring this subject to a referendum vote in November, 2020.

- F. 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:

RESULT:	APPROVED [6 TO 0]
MOVER:	Mark Senak, Village Trustee
SECONDER:	Craig R. Pryde, Village Trustee
AYES:	Enright, Fasules, Pryde, Christiansen, Thompson, Senak
PRESENT:	McGinley

Motion to approve the following items including Payroll and Vouchers totaling \$814,274.54. These agenda items have been reviewed by the Management Team & Village Attorney and are consistent with the Village's purchasing policy (Trustee Senak):

1. Total Expenditures (Payroll and Vouchers) - \$814,274.54
2. Glen Ellyn Village Board - Special Meeting - Jan 13, 2020 6:30 PM
3. Glen Ellyn Village Board - Regular Meeting - Jan 13, 2020 7:00 PM
4. Approve the Recommendation of Village President Diane McGinley for the Appointment of Capital Improvements Commissioner Joel Baldin for a Term Ending May 31, 2023
5. Ordinance No. 6754, An Ordinance Directing the Application of Funds From Specified Sources to the Payment of Principal and Interest Upon General Obligation Bonds, Series 2018 (Capital Projects Bonds) for the Fiscal Year 2020 in the amount of \$678,468.76 (Finance Director Coyle)
6. Ordinance No. 6755, An Ordinance Directing the Application of Funds From Specified Sources to the Payment of Principal and Interest Upon General Obligation Bonds, Series 2015 (Police Station Bonds) for the Fiscal Year 2020 in the amount of \$956,493.76 (Finance Director Coyle)
7. Ordinance No. 6756, An Ordinance Directing the Application of Funds From Specified Sources to the Payment of Principal and Interest Upon General Obligation Bonds, Series 2012 (Village Links-Clubhouse Bonds) for the Fiscal Year 2020 in the amount of \$313,827.50 (Finance Director Coyle)

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8. Ordinance No. 6757, An Ordinance Directing the Application of Funds From Specified Sources to the Payment of Principal and Interest Upon General Obligation Bonds, Series 2010 (Golf Course Bonds) for the Fiscal Year 2019 in the amount of \$343,867.50 (Finance Director Coyle)
 9. Ordinance No. 6758, An Ordinance Partially Abating the Tax Hereto Levied for the Fiscal Year 2020 to Pay the Principal and Interest on the General Obligation Bonds, Taxable Series 2010 (Build America Bonds - Direct Payment) (Library Bonds) in the amount of \$7,430.96 (Finance Director Coyle)
 10. Motion to Authorize the Village Manager to Execute a Contract with Donohue & Associates of Chicago, IL, in an Amount of \$34,380 for Engineering Design Fees for a Water Interconnect with Illinois American to be Expensed to the Water & Sewer Fund and to Execute One or More Contract Change Orders for Additional Work with Donohue & Associates of Chicago, IL in an Amount Not to Exceed \$5,000, for Engineering Design Fees for a Water Interconnect with Illinois American to be Expensed to the Water & Sewer Fund (Public Works Director Hansen)
 11. Ordinance No. 6759-VC, An Ordinance to Amend the Glen Ellyn Municipal Code, to Repeal and Replace Sections 6-2-3.15 and 6-2-3.16 of the Glen Ellyn Municipal Code Pertaining to the Possession of Cannabis and Drug Paraphernalia (Police Chief Norton)
- G. 494 Carleton Avenue Zoning Variation (Presented by Community Development Director Springer) (Trustee Christiansen)**
1. Ordinance No. 6760, An Ordinance Approving Variations from the Accessory Structure and Permitted Obstruction Setback Requirements for an Addition on the Property Located at 494 Carleton

Community Development Director Springer provided details regarding the proposed garage at 494 Carleton Avenue. The proposed garage was reviewed by the Zoning Board of Appeals in Public Hearings held on December 10, 2019 and January 14, 2020. The Zoning Board of Appeals recommended approval of this variation to the Village Board with a 4-1 vote.

Trustee Thompson asked if the overhangs and eaves of the proposed garage roof are located in the requesters' property line. Community Development Director Springer confirmed the overhangs and eaves are located in the requesters' property line and they do not cross into the neighbor's property.

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RESULT:	APPROVED [6 TO 0]
MOVER:	Kelli E. Christiansen, Village Trustee
SECONDER:	Gary Fasules, Village Trustee
AYES:	Enright, Fasules, Pryde, Christiansen, Thompson, Senak
PRESENT:	McGinley

H. Contractor Registration (Presented by Community Development Director Springer) (Trustee Enright)

- Ordinance No. 6750-VC, An Ordinance Amending Chapter 1 (Building Code) and Chapter 8 (Tree Preservation) of Title 4 (Building Regulations) and Chapter 4 (Forestry Management) of Title 8 (Public Ways and Property) of the Village Code of the Village of Glen Ellyn, Illinois, to Amend Contractor Registration Requirements

Community Development Director Springer stated there have been no changes on to the request since this item was brought to the Board at the January 13, 2020 Board meeting, and that the Village Board discussed this at the January 21, 2020 Workshop meeting. Community Development Director Springer also stated that the even though the contractor registration application and fee will no longer be required, the Community Development Department will still require a contractor to submit a valid state contractor license and certificate of insurance.

RESULT:	APPROVED [5 TO 1]
MOVER:	Bill Enright, Village Trustee
SECONDER:	Kelli E. Christiansen, Village Trustee
AYES:	Enright, Fasules, Pryde, Christiansen, Thompson
NAYS:	Senak
PRESENT:	McGinley

I. Zoning Text Amendments (Presented by Community Development Director Springer) (Trustee Christiansen)

- Ordinance No. 6761-VC, An Ordinance Approving a Text Amendment to the Glen Ellyn Zoning Code to Regulate Tobacco, Vape, and Smoke Shops

Community Development Director Springer stated staff received concerns regarding the zoning of tobacco, vape and smoke shops in Glen Ellyn and staff has prepared Zoning Code text amendments that required a Special Use Permit to be required for a tobacco, vape or smoke shop.

Community Development Director Springer stated staff reached out to eight surrounding communities and all eight allow tobacco, vape and smoke shops in at least one zoning district; however, none of the communities require a Special Use Permit.

On November 14, 2019 the Plan Commission met and recommended the Village Board to allow the zoning of tobacco, vape and smoke shops in the C3 Zoning District. Community Development Director Springer showed a map of the C3 Zoning District and explained why this zoning district was recommended by the Plan Commission.

Trustee Enright asked if tobacco, vape and smoke shops that are already open outside of the C3 Zoning District are grandfathered in. Community Development Director Springer stated those businesses that are already open will be able to operate as a legal non-confirming businesses.

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Trustee Pryde asked if tobacco, vape and smoke shops that are already open could expand, and would that, or anything else require the businesses to close or move from their current location. Community Development Director Springer stated the businesses can stay open in their current locations, and to expand they would require a text amendment to the Village Code and apply for a Special Use Permit.

Trustee Enright asked if this affects businesses such as Jewel, who also sells tobacco products. Community Development Director Springer stated this will only affect those businesses who primarily sell tobacco and vaping products.

Trustee Fasules asked if the Village can limit the proximity of tobacco, vape and smoke shops to schools and daycares. Community Development Director Springer stated the C3 Zoning District is at least 1,500 feet from all schools, which is what that district was recommended by the Plan Commission.

Trustee Fasules stated the Village should be consistent with the zoning regulation and sale of these products throughout the Village.

Trustee Thompson asked if the Village can regulate the amount of tobacco, vape and smoke shops in the C3 District. Village Attorney Mathews stated he would not recommend regulating the amount of tobacco, vape and smoke shops.

Trustee Christiansen asked if an existing shop can remain open if there was a change in ownership. Community Development Director Springer stated they could.

Dirk Andringa, who resides at 708 Highview Avenue, spoke regarding the proposed zoning of tobacco and vape products in Glen Ellyn and stated his concerns regarding these businesses in the C3 Zoning District.

RESULT:	APPROVED [5 TO 1]
MOVER:	Kelli E. Christiansen, Village Trustee
SECONDER:	Mark Senak, Village Trustee
AYES:	Fasules, Pryde, Christiansen, Thompson, Senak
NAYS:	Enright
PRESENT:	McGinley

J. Engineering Services for Roadway Projects (Presented by Professional Engineer Daubert) (Trustee Thompson)

1. 1. Motion to authorize the Village Manager to execute an agreement with Engineering Resource Associates of Warrenville, Illinois in the amount of \$253,393 for Phase II Engineering Services for Utility and Roadway Improvements Project #20001 to be expensed to the Capital Projects and Water & Sewer Funds. 2. Motion to authorize the Village Manager to execute an agreement with Gewalt Hamilton Associates of Vernon Hills, Illinois in the amount of \$82,306 for Phase II Engineering Services for Utility and Roadway Improvements Project #20002 to be expensed to the Capital Projects and Water & Sewer Funds.

Professional Engineer Daubert stated the staff has two consultant service assignment requests for two separate capital improvement projects. Professional Engineer Daubert stated the first request is for design services for a capital improvement project for the rehabilitation of sewer, water and roadway infrastructure improvement for the central west area of the Village. The second request is for design services for a capital improvement project for limited utility work and roadway infrastructure improvement for the southeast area of the Village.

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Professional Engineer Daubert stated the first project received five proposals through an RFP process and the second project received seven proposals through an RFP process. Professional Engineer Daubert stated staff evaluated the outlined criteria and scored the requests, which is how they arrived at their recommendations.

RESULT:	APPROVED [6 TO 0]
MOVER:	Steve Thompson, Village Trustee
SECONDER:	Bill Enright, Village Trustee
AYES:	Enright, Fasules, Pryde, Christiansen, Thompson, Senak
PRESENT:	McGinley

K. Proposed Civic Center Parking Garage (Presented by Community Development Director Springer and Assistant Village Manager Holmer) (Trustee Pryde)

Assistant Village Manager Holmer stated staff has continued to work with the three property owners to finalize easements; however, these easements have yet to be finalized.

President McGinley stated she is looking for the Board to vote on this agenda item tonight, as we are approaching deadlines for ordering materials. If the Village misses the deadline on the material ordering, the project will be significantly delayed.

Trustee Fasules asked how long the delay would be if the Board did not vote on this item tonight. Nathan Lingard from Mortenson Construction stated it can be a three to six month delay if we miss the deadline of ordering the precast material.

Trustee Enright asked about the proposed construction schedule as the streetscape and other projects are upcoming in the Village. Assistant Village Manager stated with the current proposed schedule, the construction of the parking garage is not expected to overlap with the other projects.

Trustee Enright asked if the Village would have to issue another bond to assist paying for the parking garage and other capital improvement projects, and how much that bond issuance would be for. Finance Director Coyle confirmed another series of bonds would be issued and the amount is dependent on the Central Business District streetscape and train station projects.

Trustee Senak stated he is in support of this project, but would like detail on how the Village has reached the proposed cost. Assistant Village Manager stated the proposed figure not only includes the construction of the parking garage, but it also includes the costs of property acquisitions, easements, utility improvements and exterior parking garage design materials.

Trustee Senak asked about the additional costs for sprinkler and ventilation needs. Village Manager Franz stated it was $\frac{3}{4}$ of a million dollars.

Trustee Senak asked if there has been any competitive bidding for the project and if going through competitive bidding could help reduce the cost. Nathan Lingard from Mortenson Construction stated there has been some competitive bidding, but they have not yet bid out the whole project. Nathan Lingard also stated competitive bidding can assist in reducing the cost of the GMP.

Public Comment

Paul Svigos, who represents 413 Main LLC, stated he would like additional windows added to the west, north and east sides of the parking structure as this would allow for it to be an open garage. Trustee Pryde and Village Manager Franz stated due to the building code requirements, additional windows would not qualify the parking garage to be an open garage.

Anne Gould, who resides in Glen Ellyn, spoke regarding her concern of the high cost of the parking garage.

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Donna Rhodes, who resides at, 538 Hillside Avenue spoke regarding the easements for the proposed parking garage. Village Manager Franz thanked the neighbors for their continued communication and work on the easements. Village Manager Franz stated the Village can move forward without easements being signed, and the Village is prepared to do so if necessary.

Todd Kreissler who resides at 542 Hillside Avenue, spoke regarding the easements for the proposed parking garage.

President McGinley stated that the easements are being voted on separately from the two agenda items tonight, and it is expected that the easements will be brought to an upcoming Village Board meeting.

Trustee Pryde discussed the proposed parking garage costs, and stated that the costs are worth the benefits.

Trustee Senak discussed proposed parking garage costs and stated that the costs are worth the benefits. Trustee Senak stated this project will not increase the property taxes for residents, and is funded by the food and beverage tax. Trustee Senak stated he would prefer this project to the cheaper, but it is important the Village move forward with it. Trustee Senak stated the proposed parking garage can assist in offsetting the loss of parking spaces that will occur with the Apex 400 project.

Trustee Fasules stated that he is not in support of this project due to the cost of the project. Trustee Fasules also stated he believes that parking must be addressed on the north side of the tracks as well. Trustee Fasules stated he is interested in having this project at a different site.

Trustee Thompson stated he believes this is the right site for the proposed parking garage. Trustee Thompson stated the proposed location of the parking garage will provide great access to the businesses and restaurants. Trustee Thompson stated that when he served as the Chamber of Glen Ellyn President, his biggest heard complaint from businesses was the lack of parking on the downtown area.

Trustee Christiansen stated that while she personally has not had an issue with parking in the downtown, she receives feedback from businesses and residents that the lack of parking makes it difficult to come to downtown Glen Ellyn. Trustee Christiansen stated the proposed parking garage will provide benefits such as reducing the wait list for commuter parking, correcting stormwater issues, improving the pedestrian access to Main Street, creating space for a small plaza and reducing traffic. Trustee Christiansen stated the parking garage is money well spent and a great investment to our Central Business District.

Trustee Enright stated he believes the parking garage is too much money, especially if it will not make everyone happy. Trustee Enright also stated he believes parking must be addressed on the north side of the tracks as well. Trustee Enright if the parking garage is not approved, he believes the Village should work with the owners of 542 Hillside Avenue and 538 Hillside Avenue to reimburse the money they have spent on appraisals and other related fees.

1. Ordinance No. 6753, An Ordinance Granting Approval of a Special Use Permit for a Preliminary Planned Unit Development Plan with Deviations, a Final Planned Unit Development for Phase One of the Planned Unit Development, Other Associated Special Use Permits, and the Exterior Appearance of a Public Parking Garage and Associated Public Improvements to be Located at 535 Duane Street and 423 N. Main Street

January 27, 2020

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RESULT: **APPROVED [4 TO 2]**
MOVER: Craig R. Pryde, Village Trustee
SECONDER: Steve Thompson, Village Trustee
AYES: Pryde, Christiansen, Thompson, Senak
NAYS: Enright, Fasules
PRESENT: McGinley

2. Motion to Authorize the Village Manager to Execute a Contract with M.A. Mortenson Construction with a Revised Guaranteed Maximum Price (GMP) of \$16,105,628 for the Construction of the Civic Center Public Parking Garage to be Expensed to the Parking Fund

RESULT: **APPROVED [4 TO 2]**
MOVER: Craig R. Pryde, Village Trustee
SECONDER: Steve Thompson, Village Trustee
AYES: Pryde, Christiansen, Thompson, Senak
NAYS: Enright, Fasules
PRESENT: McGinley

L. Reminders

1. A Village Board Meeting is scheduled for Monday, February 10, 2020 at 7:00 PM in the Galligan Board Room of the Glen Ellyn Civic Center.
2. A Village Board Workshop is scheduled for Tuesday, February 18, 2020 at 7:00 PM in the Galligan Board Room of the Glen Ellyn Civic Center.

M. Other Business

N. Adjournment

RESULT: **APPROVED [6 TO 0]**
MOVER: Bill Enright, Village Trustee
SECONDER: Mark Senak, Village Trustee
AYES: Enright, Fasules, Pryde, Christiansen, Thompson, Senak
PRESENT: McGinley

Respectfully Submitted, Lindsey Kaminsky Executive Assistant

Reviewed and Approved, John A. Chereskin Village Clerk



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

Meeting: 02/24/20 07:00 PM
Department: Administration
Department Head: Mark Franz
Category: Award
Prepared By: AJ Goyal

SCHEDULED

AGENDA ITEM (ID # 4254)

DOC ID: 4254

Approve a Facade Award in the amount of \$15,000 to Marinella Italian Restaurant for improvements proposed to the property located at 548 Duane Street to be expensed to the Central Business District TIF Fund (Economic Development Coordinator Goyal)

Background:

The Façade Award Program was created to facilitate the private sector in making façade improvements that benefit the overall quality and vitality of the Village's commercial districts. In addition, these Award Programs assist Glen Ellyn businesses grow and prosper or attract new businesses to vacant storefronts in the commercial districts. Projects are eligible for a maximum of \$15,000 for total improvements.

The façade program is designed to enhance the exterior appearance of buildings that can be seen from the public right of way from areas including peripheral sidewalks to the Illinois Prairie Path.

Marinella's has successfully served patrons for over 25 years as an authentic Italian Restaurant for the community. Overall, the restaurant contributes extensive pedestrian traffic via approximately five thousand visitors each year. Due to the age of the building, this relatively new owner has encountered unexpected façade issues that are causing water leakage and disruption of normal operations.

The owner has met with Community Development several times to explain her design concept and has been very open to suggestions on ornamental details, colors and textures. To date, she has hired an architect that incorporated the suggested changes. Further, staff considers her investment of time and cost into architectural blueprints as proof of her commitment to complete a quality project. Overall, the applicant is requesting \$15,000 in Award Funds due to an estimated project cost of \$36,400 in potentially eligible costs. As they continue to finalize plans and schedules, they are interested to know if the Village supports this award at this time.

Budget Impact:

For this fiscal year, \$168,500 in funds are available for all three award programs combined. Of this amount, \$13,500 in rewards have been approved but not yet paid. Thus, sufficient funds are available for this award.

Action Requested:

Staff recommends that the Village Board approve a \$15,000 award for Marinella's Italian Restaurant. This award is contingent upon the Exterior Appearance Review, final inspection, final eligibility, and review of paid invoices. A separate request to the Finance Department will be made for reimbursement.

List of Attachments:

Agenda Item (ID # 4254)

Meeting of February 24, 2020

1. Contractor Proposal for Scope of Work
2. Completed Application
3. Description of Business Operations

ATTACHMENTS:

- Marinella Facade Application 1 (PDF)
- Marinella Facade Application 2 (PDF)
- Marinella Facade Application 3 (PDF)
- Marinella Facade Application 4 (PDF)
- Contractor Proposal__5 (PDF)
- Facade Award for 548 Duane Street Marinellas (PDF)

VILLAGE OF GLEN ELLYN
Retail Façade Improvement Award
Award Request Certification

SUBMITTAL FOR AWARD

Please submit the following information to the Economic Development Coordinator once approved work is complete for award payment:

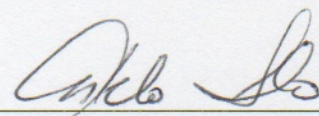
- This signed Award Request Certification
- Copies of invoices stamped "PAID" from all contractors, companies, individuals
- Proof of payment (limited to copies of canceled checks and/or credit card receipts)
- Digital Photos of all building facades visible from the public right-of-way.
- A signed and notarized Applicant's Affidavit for Award form provided by the Village of Glen Ellyn
- Contractor's Affidavit for Award (attached)

CERTIFICATION

I, the undersigned, warrant that all representations of the application submitted under the program are true and accurate and that there has been no material change which would in itself or cumulatively with other events impair the profitable functioning of my business operation. All agreements, warranties and representations made to the Village of Glen Ellyn are true at the time they were made and shall remain true at the time of submittal for Award under the program. I will display the Village of Glen Ellyn Retail Façade Improvement Award in public at my business/property for one year. I understand that if my business closes or moves out of the Village of Glen Ellyn within 3 years I will be required to repay the Village in an amount as described on page 3 of the award packet. The Village of Glen Ellyn may in its sole option cancel its assistance commitment either in whole or in part for failure to comply with the requirements of this award program or applicable Village Codes and Regulations.

ENTECA TCO
Applicant Name (PRINT)

Date: 9/3/19


Applicant Signature

If tenant, what is the expiration date of your current lease? N/A

If buyer under contract or tenant, who is the property owner? N/A

Property Owner Name: Ben-Entelo, LLC

Property Owner Address: 220 W. Central Ave, Lombard, IL 60148

Property Owner Phone: 630-935-0378 Property Owner Fax: _____

Property Owner E-mail: entelo@osbglobal.net

DESCRIPTION OF PROPOSED IMPROVEMENTS

Rebuild and install Dryvit on the 48" chimney of the East Side of the building.
Install Dryvit on the walls NORTH SIDE & Northeast side of the building and the west side wall.
Add Design on the recessed doors.

ITEMIZED ACTIVITY DESCRIPTION

COST

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

TOTAL PROJECT COST:

36,900

AMOUNT OF AWARD REQUESTED:

All Star Platinum llc. Masonry
P.O. Box 221
Carpentersville IL. 60110

Phone : 847 791 8514
allstarplatinum2001@gmail.com

Date:09-03-19

Submitted to: Ben & Entela
Company: Ben-Entela llc.

Phone: cell 630 935 0378
email: eilo@jwreedymail.com

1. - Scope of work

1.1. – All star Platinum llc Masonry hereby proposes to furnish all materials, necessary equipment and perform all the labor necessary to make improvements on the building to enhance the look of it to complete the work pertaining to masonry & stucco trade in the following address:

545 Duane st. Glen Ellyn Il.

- 1.- Labor and material to take down , rebuild and install dryvit at the top 48" of chimney at the East side of the building \$10,500
- 2.- Labor and material to install dryvit at the top parapet walls(approx 24") on north & northeast side of the building \$11,900
- 3.-Install Dryvit on the west wall , will add design on recessed doors to make it more attractive, approx 900 sq. ff. \$14,400

II.- Materials to be used: Portland cement type "I" (commercial grade) and dryvit mix .

III.- Quotation: All materials are guaranteed to be specific as above, work to be performed in accordance with the specifications submitted for the above work and completed in a substantial workmanlike manner for the sum of:
36,800.00 (Thirty Six thousand five hundred and 00/100)

IV. - Specifications involving extra cost will be executed upon written order, and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control, builder must provide water and dumpsters at time of working on the site. Owner to carry fire and tornado insurance. Payments to be: \$1,500.00 when the contract is signed, (for permit & material order) 7,000 when the material is delivered to the site and remaining at the end of the job. winter protection is not included on this estimate as stated above.

Respectfully Submitted by:

Juan Franco Juan Franco

Acceptance of proposal

The above prices, specifications are satisfactory and hereby accepted payments to be made as outlined above. You authorize to do the work as specified on this proposal.

Name: ARDENE ENTECA LLC

Signature: [Signature]

Date: 9/3/19

Facade Award for 548 Duane Street - Marinella's Italian Restaurant

Marinella's Italian Restaurant has been a staple of the community—drawing thousands of visitors annually who wish to wine & dine in Glen Ellyn's downtown. The eatery offers authentic cuisine from the South of Italy in an intimate setting. Over time, the building has shown signs of wear and tear due to the elements. Specifically, the damaged façade has caused unexpected leaks and fixing it will cause a substantial expense to the owner. Practically speaking, the cost of repairs without assistance will be cumbersome and if the work is not completed, it could potentially disrupt normal operations. The restaurant acts as a draw for pedestrian traffic on the evenings and weekends. Further, it has helped to maintain a viable sales tax base for the community. The building is owner occupied and they wish to stay in the space—continuing operations as a fine dining Italian restaurant. In order to maintain the exterior integrity of the façade a new Dryvit System will be installed on the North, East, and West Sides of the Building. This is to replace a crumbling façade that is causing water leakage to the interior of the Space. The new design will be in conformity with acceptable standards as laid out by the aesthetic guidelines of the Exterior Review Process.



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

Meeting: 02/24/20 07:00 PM
Department: Glen Ellyn Village Board
Department Head: Lindsey Kaminsky
Category: Resolution
Prepared By: Lindsey Kaminsky

SCHEDULED

RESOLUTION (ID # 4353)

DOC ID: 4353

Resolution No. 20-02, A Resolution to Endorse the Legislation Action Program of the DuPage Mayors and Managers Conference for the 2020 Legislative Session (Village Manager Franz)

Background:

In December 2019, the DuPage Mayors and Managers Conference (DMMC) approved and adopted their 2020 Legislative Action Program (LAP), and they are in the process of implementing their priority issues in Springfield. Each year, many DMMC member communities endorse all or part of the LAP. Village staff supports the LAP and recommends a Village Board Resolution to support the LAP. See the attached DMMC Legislative Action Program overview for a description of key issues.

Strategic Plan

Strategic Issue III: COMMUNICATIONS AND ENGAGEMENT. Communicate with, educate and involve the community and volunteers to support and act on the Village's high priority needs and opportunities. **Action Item:** Continue to evaluate and increase opportunities for partnership with intergovernmental entities.

Action Requested:

It is suggested that the Village Board consider the adoption of a resolution to endorse the Legislative Action Program of the DuPage Mayors and Managers Conference for the 2020 Legislative Session.

List of Attachments:

DMMC Legislative Action Program Overview



Village of Glen Ellyn

Resolution No. 20-02

**A RESOLUTION TO ENDORSE THE LEGISLATIVE ACTION PROGRAM OF THE
DUPAGE MAYORS AND MANAGERS CONFERENCE
FOR THE 2020 LEGISLATIVE SESSION**

WHEREAS, the Village of Glen Ellyn is a member of the DuPage Mayors and Managers Conference; and

WHEREAS, the DuPage Mayors and Managers Conference develops its annual Legislative Action Program with the goal of establishing a comprehensive platform on legislative issues in order to protect and benefit the interests of its member municipalities, residents and businesses in these municipalities, and the region generally; and

WHEREAS, on December 5, 2019 the DuPage Mayors and Managers Conference Board of Directors voted unanimously to adopt its 2020 Legislative Action Program, attached hereto; and

WHEREAS, the Village of Glen Ellyn, will individually benefit by formally establishing positions on legislative issues affecting municipalities, thereby giving clear direction to officials and employees of the Village of Glen Ellyn regarding legislative positions that may be represented in official capacity or on behalf of the municipality:

NOW, THEREFORE, BE IT RESOLVED, that the Village of Glen Ellyn hereby adopts the DuPage Mayors and Managers Conference's 2020 Legislative Action Program which is attached and includes the following listed legislative priorities:

1. Restoring Local Government Distributive Fund Revenue
2. Preserving Local Authority and Revenue
3. Investing in Illinois' Infrastructure
4. Protecting Public Safety Retirement and Taxpayers

5. Reforming Workers’ Compensation

BE IT FURTHER RESOLVED, that a copy of this Resolution be forwarded to the DuPage Mayors and Managers Conference, to all state and federal legislators representing the Village of Glen Ellyn to the Office of the Governor, and to department heads in the Village of Glen Ellyn

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

Ayes		Diane McGinley		Steve Thompson		Mark Senak
		Craig Pryde		Bill Enright		Gary Fasules
		Kelli Christiansen				
Nays		Diane McGinley		Steve Thompson		Mark Senak
		Craig Pryde		Bill Enright		Gary Fasules
		Kelli Christiansen				
Absent		Diane McGinley		Steve Thompson		Mark Senak
		Craig Pryde		Bill Enright		Gary Fasules
		Kelli Christiansen				

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

Village President

Attest:

Village Clerk

AFFIX VILLAGE SEAL

Resolution (ID # 4353)

Meeting of February 24, 2020

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

ATTACHMENTS:

- DMMC LAP 2020 (PDF)

*DuPage Mayors and Managers Conference*

Legislative Action Program

DMMC Legislative Priorities for 2020

DuPage Mayors and Managers Conference 2020

SERVING RESIDENTS OF DUPAGE COUNTY

Representing more than one million residents by advocating for sound public policy initiatives, the DuPage Mayors and Managers Conference (DMMC) strives to promote sound local government, foster intergovernmental cooperation, and find innovative solutions to make local government work more effectively for DuPage County residents. DMMC's legislative priorities for **2020** include:

- **Restoring Local Government Distributive Fund Revenue** to provide citizens with essential services such as police and fire.
- **Preserving Local Authority and Revenue** to allow municipalities to serve the distinct needs of residents and businesses in their communities.
- **Investing in Illinois' Infrastructure** to maintain local roads, bridges and water facilities while ensuring safe transport and creating new jobs.
- **Protecting Public Safety Retirement and Taxpayers** to reduce unfunded pension liabilities, stabilize retirement systems for our first responders, protect against cuts to basic services, and reduce the burden on taxpayers.
- **Reforming Workers' Compensation** to bring more economic opportunity while ensuring that injured workers get quality health care and fair treatment.



DuPage Mayors and Managers Conference | 1220 Oak Brook Road | Oak Brook, IL
For more information on DMMC's legislative priorities, visit www.dmmc-cog.org



RESTORING LOCAL GOVERNMENT DISTRIBUTIVE FUND REVENUE



The Local Government Distributive Fund (LGDF) provides critical revenue to local governments for important services such as police and fire protection, garbage pick-up, road maintenance, and snow removal. **Returning LGDF to the full 10 percent share** of income tax dollars allows municipalities to assure citizens receive the services they need. These local dollars collected by the state and intended for local distribution should be returned to municipalities to reduce the need for additional revenues.

- Failure to disburse local money back to municipalities forces municipalities to find new revenue streams or eliminate services.

PRESERVE LOCAL AUTHORITY AND REVENUE

Municipalities and their locally elected leaders are **best equipped to make decisions for the people they represent**. Legislation and mandates should not restrict a local government's ability to do what is right for their residents and businesses. Issues such as franchising, zoning, permitting and licensing, local code enforcement, regulating business activities, as well as right of ways are fundamental responsibilities of local government.

- Allow municipalities to use administrative adjudication for suspended/revoked drivers' licenses and minor speeding violations to provide significant costs savings to taxpayers.
- Remove the distinction between home rule and non-home rule communities to eliminate barriers and allow local decisions to be made at the local level.
- Allow Hotel/Motel tax to apply to stays of 30 days or longer. Municipalities should receive tax revenue from those stays, eliminating the need for additional revenue streams. The need for municipal services doesn't end at 30 days.



INVEST IN ILLINOIS' INFRASTRUCTURE



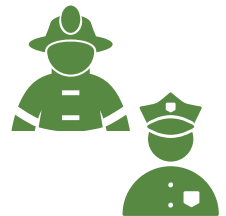
Improving Illinois' infrastructure system bolsters the state's economy, creates jobs and attracts new businesses. **Maintaining a reliable capital program is crucial to sustain Illinois' economy and infrastructure needs** which depend on roads, bridges, rail, and water facilities that connect local communities and limit congestion. This will ensure safe travel, prompt freight delivery, clean water, and an efficient public transportation system.

- Consistent identification of needs with matching resources allows municipalities and the state to work together to maintain and improve infrastructure, resulting in increased local jobs.

PROTECT PUBLIC SAFETY RETIREMENT AND TAXPAYERS

DMMC works with a statewide coalition and the Illinois Municipal League advocating for reforms aimed at **preserving public safety pensions for local police officers and firefighters** while reducing the burden on municipalities and taxpayers. Fund consolidation is a good first step, but more needs to be done to ensure that **taxpayers do not bear the burden of unsustainable pensions**.

- Take the next step to reduce costs to taxpayers, support consolidating the administration of public safety pension benefits.



REFORM WORKERS' COMPENSATION



Workers' Compensation reforms would create economic opportunity and jobs, making Illinois more competitive with surrounding states. **Adopting common-sense reforms will lead to more reasonable settlements** without harming employees who have legitimate claims, ensuring they are protected and receive quality treatment.

- Establish standards that ensure an injury or illness is directly linked to the work or the workplace.
- Amend the Workers' Compensation Act to equate permanent loss of the shoulder to loss of use of the arm.
- Meaningful workers' compensation reforms save significant taxpayer dollars and enable employers to expand, relocate and grow their businesses, and be competitive in the global economy by enacting these reforms.





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

Meeting: 02/24/20 07:00 PM
Department: Public Works
Department Head: Julius Hansen
Category: Agreement
Prepared By: Julius Hansen

SCHEDULED

AGENDA ITEM (ID # 4343)

DOC ID: 4343

Approve a Waiver of the Duty to Install Sidewalk for the Property Owner at 645 Forest Ave. (Public Works Director Hansen)

Background

Property owners that are building a new home or large addition are required to install a public sidewalk when no sidewalk exists or they can request a waiver from the “Duty to Install Sidewalks” that can only be approved by the Village Board. The original intent of this policy was to construct public sidewalks where no public sidewalk currently exists. The location of 645 Forest at the southeast corner of Linden currently does not have a public sidewalk. The property owner has requested a waiver from the “Duty to Install Sidewalks” that is required by the work being done at the property.

The length of property frontage on the Linden side of the lot is 167 feet. The property owner would be responsible for extending the sidewalk all the way to the curb of Forest, which in this case adds another 19 linear feet of sidewalk.

However, the maximum distance and cost for any property owner is capped at 150 linear feet equaling \$3,000 per Ordinance 6057. If the waiver is approved they would pay this amount and no public sidewalk would be installed by the property owner.

Budget Impact

The Duty to Install Sidewalks requires the property owner to pay \$20.00 per lineal foot or the maximum cost to be deposited into the Capital Projects Fund in lieu of installing sidewalk if a waiver is approved by the Village Board. If the waiver is not approved, the property owner is responsible to install a sidewalk meeting all engineering specifications at their expense.

Strategic Plan Initiative

Strategic Issue V: Infrastructure. Invest in infrastructure to meet key needs, including downtown access, Village facilities, storm water issues and technology improvement etc.

Recommendation

Staff believes that a waiver is warranted since this area has no existing sidewalk to connect with and no plans to build a sidewalk in the 5 year CIP. In fact, a few years ago, the Village Board voted against installing a new sidewalk on the south side of Linden between Main and Lenox after the Capital Improvements Commission recommended for it, based on input from the neighborhood and community. It should be noted, that a sidewalk currently exists on the north side of Linden.

Action Requested

Grant the waiver from “Duty to Install Sidewalks” to the property owner and collect \$3000 per

ordinance to be deposited into the Capital Projects Fund for other sidewalk construction in the neighborhood at a future time.

Attachments

- Photos of 645 Forest at SEC of Linden
- Request from property owner for waiver.

ATTACHMENTS:

- 645 Forest looking east (JPG)
- 645 Forest looking west (JPG)
- Resident's request for waiver (PDF)

Attachment: 645 For

F.7.a

ea



Packet Pg. 89

Attachment: 645 For

F.7.b

we



Packet Pg. 90

Julius Hansen

From: Craig Cudzilo <craig.cudzilo@gmail.com>
Sent: Wednesday, February 5, 2020 9:45 AM
To: Julius Hansen
Subject: Waiver request for sidewalk installation at 645 Forest

Julius,

Per Amy McKenna's email, I am emailing you to request a waiver from the Village board for a sidewalk installation.

The sidewalk addition on the south side of Linden street from Main to Lenox was previously reviewed in 2013. At that time, the Village considered a plan to fund and install the sidewalk at 5 locations along this section of the Linden. Several residents discussed the hardships as well as adverse impacts it would have on driveway access, inability to park cars or safety. I have spoken with my 5 neighbors in addition to Tim O'Shea who was a board member and provided historical context affirming that the board considered many of the same issues that my neighbors maintain still holds true today, explaining why the board voted to abandon this project.

This issue came up again related to my home remodel project and I was directed to email you requesting a formal waiver from the Village Board as one was not on record with the building department.

Can you please let me know if anything else or more information is required?

Thank you,
Craig



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

Meeting: 02/24/20 07:00 PM
Department: Glen Ellyn Village Board
Department Head: Christina Coyle
Category: Contract
Prepared By: Lindsey Kaminsky

SCHEDULED

AGENDA ITEM (ID # 4355)

DOC ID: 4355

Authorize the Village Manager to execute an engagement letter for audit services with Lauterbach and Amen, LLP, of Naperville, Illinois, for the Village's Fiscal Year 2019 Audit in the amount of \$38,315.00 to be expensed to the General Fund, Central Business District TIF Fund, Roosevelt Road TIF Fund, and Police Pension Fund (Finance Director Coyle)

Background

At the January 26, 2015, Village Board meeting, the Village Board accepted the proposal from Lauterbach and Amen, LLP, to provide professional auditing services for the Village for Short Fiscal Year 2014 through Calendar Fiscal Year 2019. This proposal is subject to annual approval/renewal by the Village Board. The engagement letter for approval at the February 10, 2020 Board meeting is for the 2019 audit, the last year of this proposal.

Discussion

The audit for the 2019 fiscal year will comprise several components. The Village will receive a financial statement audit, including opinions on its non-major funds. The audit firm will also issue compliance opinions on both the Central Business District (CBD) TIF Fund and the Roosevelt Road TIF Fund. The firm also prepares and files the Illinois Department of Insurance Annual Pension Report. This report is paid for by the Police Pension Fund. Lastly, the need for a single audit is required if more than \$750,000 of federal funds are expended. At this time, we do not anticipate a single audit will be required; however, this is included engagement proposal in case it is needed.

As outlined in the proposal accepted on January 26, 2015 by the Village Board, the costs for the 2019 audit services are as follows:

- Financial Statement Audit - \$32,000.00, General Fund (account 122100-520825)
- CBD TIF Compliance Opinion - \$370.00, CBD TIF Fund (account 25000-520825)
- Roosevelt Road TIF Compliance Opinion - \$370.00, Roosevelt Road TIF Fund (account 26000-520825)
- Department of Insurance Pension Report - \$675.00, Police Pension Fund (account 90000-520830)
- Single Audit (if needed) - \$4,900.00, General Fund (account 122100-520825)

Staff was pleased with the service and quality of the audit that was done for Fiscal Year 2016, 2017 and 2018. All deadlines were met as required.

The majority of audit fieldwork is anticipated to be conducted in March with final reports being

Agenda Item (ID # 4355)

Meeting of February 24, 2020

presented to the Village Board in May or June.

Action Requested

Staff is requesting approval of the engagement letter for the fiscal year ended December 31, 2019.

ATTACHMENTS:

- Glen Ellyn 2019 Audit Engagement Letter (PDF)



January 15, 2020

The Honorable Village President
Members of the Board of Trustees
Village of Glen Ellyn, Illinois

We are pleased to confirm our understanding of the services we are to provide the Village of Glen Ellyn, Illinois for the year ended December 31, 2019. We will audit the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information, including the related notes to the financial statements, which collectively comprise the basic financial statements of the Village as of and for the year ended December 31, 2019. We will also audit the financial statements of the Village's non-major governmental, non-major enterprise and internal service funds and fiduciary fund for the year ended December 31, 2019. Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the Village's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the Village's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by U.S. generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited: management's discussion and analysis, the budgetary comparison schedules, pension plan employer contribution schedules, changes in the employer's net pension liability schedules, pension plan investment return schedules, and schedule of changes in employer's total OPEB liability.

We have also been engaged to report on supplementary information other than RSI that accompanies the Village's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America and we will provide an opinion on it in relation to the financial statements as a whole: combining and individual fund statements and budgetary comparison schedules, and other information listed as supplemental schedules.

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that other information: introductory and statistical information.

Village of Glen Ellyn, Illinois
January 15, 2020
Page 2

Audit Objectives

The objective of our audit is the expression of opinions as to whether your basic financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the basic financial statements taken as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in the *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the Village and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the Village's financial statements. Our report will be addressed to the Board of Trustees of the Village. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions or add emphasis-of-matter or other-matter paragraphs. If our opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or issue reports, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the Village is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Audit Procedures – General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Village of Glen Ellyn, Illinois
January 15, 2020
Page 3

Audit Procedures – General (Continued)

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements or noncompliance may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors any fraudulent financial reporting, or misappropriation of assets that come to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential, and of any material abuse that comes to our attention. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures – Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts or other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures – Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the Village's compliance with the provisions of applicable laws, regulations, contract, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Village of Glen Ellyn, Illinois
January 15, 2020
Page 4

Other Services

We will also assist in preparing the financial statements, related notes, and required audit adjustments, if any, of the Village in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. We will perform these services in accordance with applicable professional standards. The other services are limited to the financial statements previously defined. We, in our sole professional judgement, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for designing, implementing, establishing, and maintaining effective internal controls, relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles; for the preparation and fair presentation of the financial statements, schedule of expenditures of federal awards, and all accompanying information in conformity with U.S. generally accepted accounting principles; and for compliance with applicable laws and regulations (including federal statutes) and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Village of Glen Ellyn, Illinois
January 15, 2020
Page 5

Management Responsibilities (Continued)

You are also responsible for the preparation of the other supplementary information, which we have been engaged to report on, in conformity with U.S. generally accepted accounting principles. You agree to include our report on the supplementary information in any document that contains and indicates that we have reported on the supplementary information. You also agree to make the audited financial statements readily available to users of the supplementary information no later than the date the supplementary information is issued with our report thereon. Your responsibilities include acknowledging to us in the written representation letter that (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. Further, you agree to oversee the nonaudit services by designating an individual, preferable from senior management, who with suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Village of Glen Ellyn, Illinois
January 15, 2020
Page 6

Engagement Administration, Fees, and Other

We will provide copies of our reports to the Village; however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of Lauterbach & Amen, LLP and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to the cognizant agency or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or the carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Lauterbach & Amen, LLP personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of five years after the report release or for any additional period requested by the cognizant agency, oversight agency or pass-through entity. If we are aware that a federal awarding agency, pass-through entity, or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our fees for the December 31, 2019 audit will be as stated in our proposal.

We appreciate the opportunity to be of service to the Village of Glen Ellyn, Illinois and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign and return it to us.

Cordially,

Lauterbach & Amen, LLP
LAUTERBACH & AMEN, LLP

RESPONSE:

This letter correctly sets forth the understanding of the Village of Glen Ellyn, Illinois.

By: _____

Title: _____



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

Meeting: 02/24/20 07:00 PM
Department: Finance
Department Head: Christina Coyle
Category: Budget
Prepared By: Christina Coyle

SCHEDULED

ORDINANCE 6763

DOC ID: 4376

Ordinance No. 6763, An Ordinance Amending the Budget for the Fiscal Year Ending December 31, 2020, to Provide Funds for Prior Year Projects, Encumbrances and Capital Improvements (Finance Director Coyle)

Background

After the start of each fiscal year, the Village board has traditionally approved carrying forward encumbrances from the prior fiscal year budget to the new fiscal year budget to continue projects already in progress.

An encumbrance is a commitment to a future expense/expenditure. Contracts over \$35,000 are reviewed and authorized by the Village Board. Once Village Board approval is obtained, an encumbrance (or purchase order) is created in our financial system to reserve funds to pay for the project through to completion and also to ensure that the funds are not used for other purposes. On some occasions, encumbrances below \$20,000 are prepared and approved by appropriate levels of management.

During the life of the project, as payments are made, the remaining encumbrance amount is reduced until the project is completed and the encumbrance is closed. By their nature, many of these projects/expenses take considerable time to complete and will often cross the boundaries of our fiscal year cycle. Because we cannot know with certainty the amount of money that will be spent on each of these encumbrances prior to the end of each fiscal year (December 31), we have not attempted to include the amount of remaining encumbrances into the next fiscal year budget (which needs to be approved before December 31). Rather, we amend the budget (in this case the recently adopted Fiscal Year 2020 budget which began January 1, 2020) by the amount of encumbrances remaining at the close of the prior fiscal year on December 31, 2019. In previous years, the Village board approved \$7.5 million (2019), \$5.5 million (2018), and \$3.4 million (2017) in budget amendments.

Subject

A detailed list of the carry-forward encumbrances is included with the ordinance as Attachment A and details out the purpose for each line item. The vast majority of these items are tied to a specific purchase order which have been previously approved by the board. However, there are a few additional items included in this carry-forward amendment. If those items are above \$20,000, then they will come to the Board before purchase proceeds

In the General Fund in 2019, \$70,000 was budgeted for DACRA software for the police. This is a recordkeeping and ticketing software. During the implementation, DACRA changed their pricing model to a per-ticket model rather than an outright purchase with continuing annual maintenance

costs. Therefore, the \$70,000 was not needed to purchase the software in 2019. When the 2020 budget was prepared, it was not anticipated to budget for the annual per-ticket software costs due to the change in structure. Therefore, we are rolling forward the \$70,000 software budget in 2020 to maintenance/per ticket fees in 2020.

The Facilities Maintenance Reserve Fund had several facilities projects that were budgeted for in 2019 which were not completed by year end and staff is requesting that these are rolled forward into 2020 so that the projects can be completed. Those projects by location are below. This is merely approving the budget amendment for these projects. Any project which needs further Board approval per the Village's purchasing policy would be brought to the Village Board at a later date.

Civic Center	Elevator recondition	\$70,000
Civic Center	Staff lunchroom flooring	\$12,000
Civic Center	Phase 1 Boardroom audio	\$25,000
Reno Center	Siding repairs/replacement	\$30,000

Total carry-forward amendments by fund which are addressed by this amendment are as follows:

Fund	Amount
General	\$93,341.25
Motor Fuel Tax	\$131,266.00
Fire Services	\$80,000.00
CBD TIF	\$13,500.00
Capital Projects	\$3,149,851.56
Facilities Maintenance Reserve	\$187,000.00
Water & Sewer	\$987,957.99
Parking	\$29,777.51
Equipment Services	\$148,167.00
Total	\$4,820,861.31

Action Requested

A total of \$4,820,861.31 in encumbrances and planned expenditures is proposed to be added to the Fiscal Year 2020 budget via the attached budget amendment ordinance for consideration by the Village Board. A detailed listing of the carry-forward encumbrances is included with the ordinance as Attachment A.

Ordinance No. 6763**An Ordinance Amending the Budget of the Village of Glen Ellyn
for the Fiscal Year Ending December 31, 2020
to Provide Funds for Prior Year Projects, Encumbrances and Capital Improvements**

Whereas, the Board of Trustees of the Village of Glen Ellyn on November 12, 2019, passed the annual budget for the Village of Glen Ellyn for Fiscal Year 2020 (January 1, 2020 - December 31, 2020) containing amounts estimated for payment of CURRENT obligations; and

Whereas, certain expenditures have been identified that were planned for or obligated in the prior year and will be paid out in the current fiscal year; and

Whereas, cash reserves are available to be utilized to satisfy expenses obligated in the prior year;

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

Section One: The budget for the fiscal year ending December 31, 2020, is hereby amended to provide funds for expenditures budgeted or obligated in Fiscal Year 2019 (January 1, 2019 - December 31, 2019), and carried forward in Fiscal Year 2020 (January 1, 2020 - December 31, 2020) as identified in Attachment A.

Section Two: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

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

_____ day of _____, 2020.

Ayes:

Ordinance 6763

Meeting of February 24, 2020

Nays:**Absent:**

Approved by the Village President of the Village of Glen Ellyn, Illinois, this_____day
of_____, 2020.

Village President**Attest:**

Village Clerk

(Published in pamphlet form and posted on the_____day of_____, 2020.)

ATTACHMENTS:

- Attachment A Schedule of Encumbrances (PDF)

VILLAGE OF GLEN ELLYN
SCHEDULE OF OPEN ENCUMBRANCES TO BE CARRIED FORWARD TO 2020 BUDGET
AS OF DECEMBER 31, 2019

Account	Project #	Vendor	PO #	Open PO Amount	Description
122100	580110	TYLER TECHNOLOGIES	20160061	7,200.00	TYLER CONTENT MANAGER IMPLEMENTATION
134200	520600	DACRA ADJUDICATION SYSTEMS		70,000.00	DACRA SOFTWARE/TICKET FEES
143100	521055	CARTEGRAPH SYSTEMS INC	20180034	3,367.59	OMS SOFTWARE AND LICENSING
143100	521055	CARTEGRAPH SYSTEMS INC		979.65	SOFTWARE TRAINING & IMPLEMENTATION
143300	520975	CARTEGRAPH SYSTEMS INC	20180034	965.10	OMS SOFTWARE AND LICENSING
143400	520975	CARTEGRAPH SYSTEMS INC	20180034	965.10	OMS SOFTWARE AND LICENSING
143400	521100	WEST CENTRAL MUNICIPAL CONF	20190002	9,863.81	2019 TREE PLANTING PROGRAM
General Fund Subtotal: \$				93,341.25	
21000	580100	13002 ILLINOIS STATE TREASURER	20150024	131,266.00	CRESCENT BLVD CONSTRUCTION
Motor Fuel Tax Fund Subtotal: \$				131,266.00	
24000	570155	CURRIE MOTORS FRANKFORT INC	20190054	77,000.00	FIRE COMPANY COMMAND VEHICLES
24000	570125			3,000.00	FS#1 EAST DOOR REPAIR/REPLACEMENT
Fire Services Fund Subtotal: \$				80,000.00	
25000	520406	BOBBY KELLMAN		13,500.00	INTERIOR AND FIRE AWARD FOR ENCLAVE
Central Business District TIF Fund Subtotal: \$				13,500.00	
40000	520990	GENEVA CONSTRUCTION COMPANY	20170035	67,142.50	2017 RESURFACING
40000	520990	MONDI CONSTRUCTION, INC	20170049	14,873.70	2017 SIDEWALK AND CONCRETE REPAIR
40000	520990	19004 SCHROEDER & SCHROEDER	20190042	4,463.99	SIDEWALK, CONCRETE, PATCHING
40000	520990	19005 SCHROEDER ASPHALT SERVICES	20190048	14,097.68	2019 ASPHALT ROADWAY
40000	580100	WESTERN REMAC, INC	20180057	88,000.00	WAYFINDING SIGNAGE
40000	580100	MAX-CAST INC	20190028	17,500.00	HORSE TROUGH BRONZE REPLICA
40000	580100	15009 ALFRED BENESCH & COMPANY	20180046	41,739.52	TAYLOR AVE PEDESTRIAN TUNNEL ENGINEERING
40000	580100	15009 ILLINOIS STATE TREASURER	20180045	280,284.12	TAYLOR AVE PEDESTRIAN TUNNEL
40000	580100	15009 UNION PACIFIC RAILROAD	20180044	108,360.00	TAYLOR AVE PEDESTRIAN TUNNEL
40000	580100	16008 VILLAGE OF LOMBARD	20160051	30,413.17	HILL AVENUE BRIDGE CONSTRUCTION
40000	580100	16016 CDM SMITH INC	20170019	207,123.72	ARCH DESIGN AND PHASE - TRAIN STATION/UNDERPA
40000	580100	16017 ENGINEERING RESOURCE ASSOC	20180017	10,860.00	VILLAGE GREEN STORM SEWER ENGINEERING
40000	580100	16018 WIDOPENWEST FINANCE LLC	20180040	6,000.00	UNDERGROUNDING UTILITY
40000	580155	14007 ILLINOIS STATE TREASURER	20160015	33,324.62	CROSSWALKS - LOCAL SHARE
40000	580155	19006 SCHROEDER & SCHROEDER	20190042	8,116.34	2018 SIDEWALK PROGRAM
40000	580160	13001 ILLINOIS STATE TREASURER	20180020	193,768.28	CONSTRUCTION - PARK BLVD
40000	580160	13002 ILLINOIS STATE TREASURER	20150024	448,307.12	CRESCENT BLVD CONSTRUCTION
40000	580160	15006 CIVILTECH ENGINEERING INC	20180065	12,582.63	CBD ENGINEERING
40000	580160	15006 A LAMPE CONCRETE CONTRACTORS	20190056	49,578.00	CBD STREETSCAPE MATERIALS
40000	580160	15006 CIVILTECH ENGINEERING INC	20190058	670,106.63	PHASE II ENGINEERING CBD
40000	580160	16002 GENEVA CONSTRUCTION COMPANY	20170035	235,679.90	CONSTRUCTION - 2016 STREET PROGRAM
40000	580160	16009 THOMAS ENGINEERING GROUP LLC	20170025	6,119.88	ENGINEERING SERV KENILWORTH ALLEY PROJECT
40000	580160	16021 JAMES J BENES AND ASSOCIATES	20190051	6,391.76	BAKER HILL ENGINEERING
40000	580160	16021 TRIGGI CONSTRUCTION INC	20190052	99,222.24	BAKER HILL ACCESS CONSTRUCTION
40000	580160	17002 GENEVA CONSTRUCTION COMPANY	20170035	43,600.38	2017 STREET PROJECT CONSTRUCTION
40000	580160	17004 EDWIN HANCOCK ENGINEERING	20170041	1,000.00	MONTCLAIR-EAST-DAVIS SMITH CONS ENGINEER
40000	580160	18002 ENGINEERING RESOURCE ASSOC	20180027	582.02	ENGINEERING SERV 2018 STREET PROGRAM
40000	580160	18002 ORANGE CRUSH LLC	20180026	168,482.64	CONSTRUCTION 2018 STREET PROGRAM
40000	580160	19002 SCHROEDER ASPHALT SERVICES	20190048	12,518.36	2019 ASPHALT ROADWAY PATCHING PROGRAM
40000	580160	19007 CHICAGOLAND PAVING INC	20190050	237,347.87	CONSTRUCTION SCOTT-CLIFTON-CUMNOR
40000	580160	19007 EDWIN HANCOCK ENGINEERING	20190049	26,750.00	ENG SERVICES SCOTT CLIFTON CUMNOR
40000	580160	19009 WALTER DEUCHLER ASSOCIATES	20180058	5,514.49	ENGINEERING - CUMNOR IMPROVEMENTS
Capital Projects Fund Subtotal: \$				3,149,851.56	

VILLAGE OF GLEN ELLYN
SCHEDULE OF OPEN ENCUMBRANCES TO BE CARRIED FORWARD TO 2020 BUDGET
AS OF DECEMBER 31, 2019

Account	Project #	Vendor	PO #	Open PO Amount	Description
45000	570105	17011 LEOPARDO COMPANIES	20180063	50,000.00	CIVIC CENTER CLOSEOUT
45000	570105			70,000.00	ELEVATOR MECHANICALS - RECONDITION
45000	570105			12,000.00	STAFF LUNCHROOM FLOORING
45000	570105			25,000.00	PHASE 1 FOR BOARDROOM AUDIO
45000	570145			30,000.00	SIDING REPAIRS, WEST SIDE
Facilities Maintenance Reserve Fund Subtotal: \$				187,000.00	
50100	520975	CORE & MAIN LP	20190075	6,842.00	TWO ECLIPSE 9800 UNITS
50100	520975	CARTEGRAPH, INC	20180034	1,929.87	OMS SOFTWARE & LICENSING
50100	520985	SCHROEDER & SCHROEDER INC	20190042	1,800.00	2019 SIDEWALK & CONCRETE
50100	520985	KLF ENTERPRISES	20190039	10,258.93	MATERIAL HAULING
50100	580100	WATER RESOURCES INC	20180050	51,000.00	RADIO READ ENDPOINTS
50100	580100	511 WALTER DEUCHLER ASSOC	20060032	24,437.86	HILL AVE WATER MAIN EXTENSION
50100	580100	511 WALTER DEUCHLER ASSOC	20180025	16,631.70	HILL AVE UTILITY IMPROVEMENTS
50100	580100	13001 ILLINOIS STATE TREASURER	20180020	156,949.51	PARK BLVD CONSTRUCTION
50100	580100	13002 ILLINOIS STATE TREASURER	20150024	113,389.28	CRESCENT BLVD CONSTRUCTION
50100	580100	16005 RJN GROUP INC	20170052	805.51	CBD UNDERGROUND STUDY
50100	580100	16005 CIVILTECH ENGINEERING INC	20180065	3,725.12	CBD STREETScape/UTILITY
50100	580100	16005 CIVILTECH ENGINEERING INC	20190058	141,005.00	CBD PHASE II ENGINEERING
50100	580100	16015 BAXTER & WOODMAN, INC	20170009	48,593.44	ROUTE 53 WATER MAIN ENGINEERING
50100	580100	17004 EDWIN HANCOCK ENGINEERING CO	20170041	675.00	MONTCLAIR-DAVIS-SMITH CONS ENGINEERING
50100	580100	19009 WALTER DEUCHLER ASSOC	20180058	3,049.05	CUMNOR IMPROVEMENTS PROJECT
50100	580110	WATER RESOURCES INC	20190059	27,200.00	PURCHASE & INSTALL COLLECTOR
50100	580110	MILES CHEVROLET	20190068	11,222.00	2020 CHEVROLET COLORADO
50100	580110	ELLIOT CONSTRUCTION CORP	20190055	7,300.00	NEWTON GARAGE CONCRETE
50100	580110	METAL MARKETING GROUP	20190057	13,962.50	GARAGE AT NEWTON TOWER
50200	520985	KLF ENTERPRISES	20190039	14,468.47	MATERIAL HAULING
50200	520985	SCHROEDER & SCHROEDER INC	20190042	1,800.00	2019 SIDEWALK & CONCRETE
50200	520975	CARTEGRAPH, INC	20180034	1,929.87	OMS SOFTWARE & LICENSING
50200	580100	511 WALTER DEUCHLER ASSOC	20060032	36,889.60	HILL AVE WATER MAIN EXTENSION
50200	580100	511 WALTER DEUCHLER ASSOC	20180025	2,100.48	HILL AVE UTILITY IMPROVEMENTS
50200	580100	13001 ILLINOIS STATE TREASURER	20180020	71,314.84	PARK BLVD CONSTRUCTION
50200	580100	16005 RJN GROUP INC	20170052	1,158.16	CBD UNDERGROUND STUDY
50200	580100	16005 CIVILTECH ENGINEERING INC	20180065	12,730.05	CBD STREETScape/UTILITY
50200	580100	16005 CIVILTECH ENGINEERING INC	20190058	141,005.00	PHASE II ENGINEERING STREETScape
50200	580100	17004 EDWIN HANCOCK ENGINEERING CO	20170041	825.00	CONS. ENGINEERING MONTCLAIR-DAVIS-SMITH
50200	580100	19009 WALTER DEUCHLER ASSOC	20180058	3,145.25	CUMNOR IMPROVEMENTS PROJECT
50200	580110	MILES CHEVROLET	20190068	11,222.00	2020 CHEVROLET COLORADO
50200	580110	AUTOMATIC CONTROL SYSTEMS	20180074	1,000.00	SURREY LIFT STATION CONTROLS
50200	580110	ELLIOT CONSTRUCTION CORP	20190055	7,300.00	NEWTON GARAGE CONCRETE
50200	580110	METAL MARKETING GROUP	20190057	13,962.50	GARAGE AT NEWTON TOWER
50200	580110	INFOSENSE INC	20190074	26,330.00	SEWER INSPECTION EQUIPMENT
Water/Sewer Fund Subtotal: \$				987,957.99	
53000	580100	WESTERN REMAC	20180057	16,188.00	WAYFINDING SIGNAGE
53000	580100	19008 SCHROEDER ASPHALT SERVICES	20180051	13,589.51	2018 PARKING LOT RESURFACING
Parking Fund Subtotal: \$				29,777.51	
65000	570155	CURRIE MOTORS FRANKFORT, INC	20190070	120,140.00	4 FORD ESCAPES AND 1 TRANSIT VAN
65000	570155	BCR AUTOMOTIVE GROUP LLC	20190069	28,027.00	F-350 TRUCK
Equipment Services Fund Subtotal: \$				148,167.00	
Village Total: \$				4,820,861.31	



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

Meeting: 02/24/20 07:00 PM
Department: Police
Department Head: Christine Miller
Category: Ordinance
Prepared By: Phil Norton

SCHEDULED

ORDINANCE 6764

DOC ID: 4380

Ordinance No. 6764-VC, An Ordinance To Amend Section (9-5-8) (Schedule H; Parking Limits) Of The Village Code Of The Village Of Glen Ellyn, Illinois Regarding Commercial Loading, Unloading And Customer Pick-Up At The Northeast Corner Of Main Street At Hillside Avenue (Police Chief Norton)

Background:

There is an opportunity to enhance the flexibility of public parking by expanding an existing loading zone on the north-east corner of Main Street at Hillside Avenue. There is currently a small loading zone located just off of the corner radius. Vehicles making deliveries which utilize this loading zone contribute to congestion at the corner, and also interfere with sight-lines from WB Hillside to SB Main and vice-versa. This loading zone currently provides a location for deliveries on Hillside, east of Main and Main Street, north of Hillside. It is reasonable to assume local deliveries will continue to frequent this location.

Subject:

The current loading zone is undersized, measuring 8' wide x 15' long, smaller than a typical parking space measuring 8' wide x 20' long. The south end of the current loading zone extends three feet closer to the to the pedestrian crosswalk than as authorized. Vehicles pulling away from the loading zone require similar safety considerations as vehicles entering a lane of traffic from parallel parking. The combination of each of these conditions, coupled with the presumptive increase in use consistent with the influx of delivery and pick-up services all support an increase in the size of the loading zone as well as appropriate signage.

Budget Impact:

There is minimal budget impact. The pavement striping and signage are covered in budgeted funds for this type of use.

Action Requested:

Staff recommends the current loading zone, located along the curb line on the east side of Main Street at Hillside be extended north to include the first full parallel parking stall be changed to a loading zone between the hours of 5:00 a.m. through 7:00 p.m. Monday through Friday. Vehicles utilizing the loading zone will be limited to 15 minute parking, requiring the use of 4-way vehicle flashing lights.

Ordinance 6764

Meeting of February 24, 2020



Village of Glen Ellyn

Ordinance No. 6764 - VC

An Ordinance To Amend Section (9-5-8) (Schedule H; Parking Limits)
Of The Village Code Of The Village Of Glen Ellyn, Illinois

Regarding Commercial Loading, Unloading And Customer Pick-Up At
The Northeast Corner Of Main Street At Hillside Avenue

Adopted by the
President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois
This 24th Day of February, 2020.

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____.

**PREPARED BY AND MAIL TO:
VILLAGE OF GLEN ELLYN
ATTN: VILLAGE CLERK**

**535 DUANE STREET
GLEN ELLYN, IL 60137**

Ordinance No. 6764 - VC

An Ordinance To Amend Section (9-5-8) (Schedule H; Parking Limits)
Of The Village Code Of The Village Of Glen Ellyn, Illinois
Regarding Commercial Loading, Unloading And Customer Pick-Up At
The Northeast Corner Of Main Street At Hillside Avenue

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF GLEN ELLYN, DUPAGE COUNTY, ILLINOIS, in the exercise of its home rule powers, as follows:

SECTION ONE: Section 9-5-8 (SCHEDULE H; Parking Limits) of the Glen Ellyn Village Code is hereby amended by the following:

Time Limits	Name of Street	District
15 minutes, 4-way flashing lights required when using loading zone.	Main Street at Hillside, Northeast corner on Main Street	The first parallel parking space on Main Street

SECTION TWO: Section 9-5-8 (SCHEDULE H; Parking Limits) of the Village of Glen Ellyn is hereby amended by the addition of the following:

Time Limits	Name of Street	District
To Pick-up, Load and Unload only	Main Street at Hillside, Northeast corner on Main Street	South of the first parallel parking space on Main Street, 5:00 a.m. to 7:00 p.m.

SECTION THREE: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

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

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

Ayes		Diane McGinley		Kelli Christiansen		Mark Senak
		Craig Pryde		Bill Enright		Gary Fasules
		Steve Thompson				
Nayes		Diane McGinley		Kelli Christiansen		Mark Senak
		Craig Pryde		Bill Enright		Gary Fasules
		Steve Thompson				
Absent		Diane McGinley		Kelli Christiansen		Mark Senak
		Craig Pryde		Bill Enright		Gary Fasules
		Steve Thompson				

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

Village President

Attest:

Ordinance 6764

Meeting of February 24, 2020

Village Clerk

AFFIX VILLAGE SEAL

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



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

Meeting: 02/24/20 07:00 PM
Department: Administration
Department Head: Mark Franz
Category: Ordinance
Prepared By: AJ Goyal

SCHEDULED

ORDINANCE 6765

DOC ID: 4379 B

Ordinance No. 6765, An Ordinance Authorizing the Village to Enter a Contract for the Sale of 825 N. Main Street

Background

In 2010, the Village purchased the property at 825 N. Main Street for the purpose better preparing the blighted sight for resale to a buyer who would develop the property. The Village sold the property in 2017 to True North Energy, who proposed a gas station on the site. Unfortunately, the site was unable to be developed and, based on the initial sales agreement, the Village repurchased the property in 2019 and placed the property back on the market.

Subject

In January of this year, the Village received a written offer from a Chiropractor/Physical Therapist interested in moving their offices to 825 N. Main Street. Staff met with the buyer and toured the current Lombard offices. After meeting with all parties, the buyer has agreed to advance forward with a signed contract for the purchase of 825 N. Main.

The buyer's current offer for \$625,000 is particularly strong because it remains all cash in nature-without a financing contingency. Overall, the 60 day contingency period seems reasonable and appropriate for the buyer to complete research.

The buyer is requesting a 60 day contingency period in order to complete due diligence on environmental issues & existing conditions. To date, the buyer has toured the site with his architect & general contractor. Upon due diligence, they reviewed the NFR Letter that specifies, "any excavation within the contaminated soil will require implementation of safety plan consistent with USEPA, OSHA and other agency regulations."

The buyer's team also viewed the plat of survey in conjunction with previously submitted concept plans by PPK Architects that depict a retail strip center proposal for the site within the constraints of existing zoning/building codes. The buyer has advised staff that his plans are to construct a project within the guides of the architectural standards put forth.

Site Details

The site lies at the intersection of Main Street and St Charles Road at the southeast corner. It encompasses approximately 1.35 acres in vacant land area. Regulations have the site zoned as C2 Community Commercial, consistent with the parcel to the South. Overall, this intersection serves as a Northern Gateway to the community.

Additional Considerations

A public hearing will be held in order to gain input on the intended use of this site. Further, as

Ordinance 6765

Meeting of February 24, 2020

ordinance dictates for the sale of municipal land, the notice of public hearing for this sale was published in the Daily Herald newspaper during the current month.

As a second consideration, staff met with the 825 N. Main workgroup led by Tim Elliott. At that meeting, the members were supportive of a physical therapy/chiropractic clinic as the intended use.

Action Requested

Staff requests that the Village Board give permission to enter into a signed contract with the Buyer. Further, permission to continue forward and complete the future closing is also requested.

Ordinance No. 6765**An Ordinance of the Village of Glen Ellyn Finalizing the Sale of the Property at 825 N. Main St. and Authorizing Staff to Proceed and Set a Closing Date**

WHEREAS, on September 27, 2010, the Village Board approved Resolution 10-21, a Resolution authorizing the purchase of 825 N. Main St., for the purpose of demolishing the existing structure and reselling the property for commercial redevelopment; and

WHEREAS, various documents that comprise an economic development plan related to 825 N. Main St., and the Five Corners Area, which documents are attached to Ordinance No. 6498, as Exhibit “B”, demonstrate the authority of the Village Board to sell the property to Progressive Physical Medicine, S.C., for its proposed development; and

WHEREAS, the Village has determined that it is in the best interest of the Village and its residents that the property be sold and developed commercially for the purpose of constructing a chiropractic and physical therapy facility; and

WHEREAS, a duly noticed public hearing has been conducted by the Village Board on the sale and transfer of the property; and

WHEREAS, the Village of Glen Ellyn, exercising its powers as a home rule municipality, has the authority to adopt this Ordinance approving and finalizing the sale of the Property to Progressive Physical Medicine, S.C., and authorizing the Village Manager to proceed with scheduling the Closing at the earliest time convenient to both parties for transferring ownership of the Property to Progressive Physical Medicine, S.C.

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

Section One: The recitals set forth above are incorporated as if fully set forth herein.

Section Two: By its approval of this Ordinance, the Village Board approves Real Estate Purchase Contract attached as Exhibit A and approves the finalization of details necessary to fully effect the sale and transfer of the property commonly known as 825 N. Main St., Glen Ellyn, IL, and adjacent properties owned by the Village, to Progressive Physical Medicine, S.C..

Section Three: The Village Manager is hereby authorized to execute any and all documents to complete the transfer of the property commonly known as 825 N. Main St., Glen Ellyn, IL, and adjacent properties owned by the Village, to Progressive Physical Medicine S.C., and set a closing date for the transfer on the date most convenient to the parties.

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

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

Ayes:

Nays:

Absent:

Ordinance 6765

Meeting of February 24, 2020

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 _____.)

ATTACHMENTS:

- Exhibit A: Purchase Agreement 825 Main (PDF)
- Exhibit B Economic Development Documents (PDF)

REAL ESTATE PURCHASE CONTRACT

THIS REAL ESTATE PURCHASE CONTRACT ("Contract") is entered into as of the 18th day of February, 2020, by and between Village of Glen Ellyn ("**Seller**"), and Progressive Physical Medicine, S.C. or its assign ("**Buyer**").

For and in consideration of mutual covenants, Buyer and Seller hereby agree as follows:

Section 1. The Property.

(a) For and in consideration of the mutual covenants contained herein and other good and valuable consideration, upon and subject to the terms and conditions stated herein, Buyer agrees to purchase from Seller and Seller agrees to sell to Buyer, (i) certain real property consisting of approximately 1.35 acres of land located 825 N. Main Street, Glen Ellyn, IL 60137, being more particularly described in the attached Exhibit "A" (the "**Land**"); (ii) all improvements to the Land, exclusive of the Building, including, but not limited to, landscaping, parking lots, fences, driveways, walkways and the like ("**Improvements**"); (iii) all of Seller's right, title and interest in and to all easements and servitudes in favor thereof and in all public and/or private right of ways adjacent or adjoining the Land (the "**Right of Ways**") and all warranties (express or implied) and similar rights and claims relating thereto (the Land, Improvements, Building and Right of Ways, collectively, the "**Real Estate**" and together with the **Personalty**, the "**Property**").

Section 2. Earnest Money and Purchase Price.

(a) Buyer will deposit, within one day of Buyer's receipt of an executed counterpart of this Contract, with a J.W. Reedy Real Estate mutually agreed upon by the parties (the "**Brokerage**") the sum of Ten Thousand Dollars (\$10,000) in immediately available funds as an earnest money deposit, which the Brokerage shall deposit in a fully insured, interest-bearing account. Said sum of Ten Thousand Dollars (\$10,000), together with all interest earned thereon, is herein called the "**Deposit**". The Deposit shall remain refundable to Buyer and shall not be disbursed by Brokerage until Closing or five (5) days after Buyer receives notice of default from Seller. At such time this Contract shall be deemed terminated, the Deposit shall be delivered to Seller as liquidated damages and damages incurred.

(b) The purchase price for the Property ("**Purchase Price**") shall be Six Hundred Twenty-Five Thousand Dollars (\$625,000.00) subject to prorations as provided in Section 8 and less the Deposit, receipts and other deductions as set forth herein. On the Closing Date, the Deposit shall be paid to Seller as part of the Purchase Price, and Buyer shall pay back the balance of the Purchase Price in cash by a wire transfer of funds or by certified or cashiers check.

Section 3. Allocation of Purchase Price. The parties agree to allocate the Purchase Price among the Property for all purposes (including financial account and tax purposes) as follows:

(a) Land: \$625,000.

Section 4. Title and Deed; Survey.

(a) On the Closing Date, Seller shall sell and convey to the Buyer good and marketable fee simple title and the (i) Real Estate by warranty deed (the **"Deed"**), and in each case subject to no liens, charges, claims, actions, encumbrances or title exceptions of any kind whatsoever (**"Encumbrances"**) except with regard to the Real Estate (i) the lien of general real estate taxes and installments of special assessments (if any) against the Property not yet due and payable as of the Closing Date; (ii) the easements and rights-of-way granted to governmental authorities and to public companies for utility lines and facilities providing services to the Property; (iii) such other matters (if any) described or referred to in the Title Commitment or shown or referenced to on the Survey, in each case, which Buyer may approve or be deemed to approve; (iv) existing mortgages and liens, if any, which shall be paid off at or contemporaneously with the Closing out of the sale proceeds; and (v) all matters which would be disclosed by an accurate survey, if Buyer elects not to obtain one (the matters referred to in clauses (i) – (v) being herein collectively called the **"Permitted Exceptions"**). The Deed and Bill of Sale are sometimes herein referred to, collectively, as the **"Transfer Documents"**.

(b) With respect to the Real Estate, Seller will procure in preparation for the Closing a current survey of the Real Estate certified to the Buyer, prepared by a licensed surveyor (**"Surveyor"**) and conforming to the current ALTA/NSPS Land Title Survey, disclosing the location of all improvements, easements, party walls, sidewalks, roadways, utility lines, and other matters shown customarily on such surveys, and showing access affirmatively to public streets and roads (the **"Survey"**). If the Survey discloses, other than the Permitted Exceptions, encroachments from or onto adjacent property or that the Improvements are not located within the boundary lines of the Land which materially impact the Property or the operations thereon, then those matters shall be considered Encumbrances to the Property.

Section 5. Title Insurance.

(a) Seller shall, at Seller's sole expense, not less than 21 days prior to the Closing Date or sooner, obtain a title insurance commitment (the **"Title Commitment"**) issued by the Title Company, pursuant to which the Title Company shall agree to issue to Buyer, at Seller's sole expense, an ALTA owner's policy of title insurance (the **"Title Policy"**), in the amount of the Purchase Price for the Real Estate, insuring marketable fee simple title to the Real Estate in Buyer upon recording the Deed, subject only to the Permitted Exceptions. The Title Policy shall contain (i) an extended coverage endorsement insuring over the general exceptions contained customarily in such policies; (ii) an ALTA Zoning Endorsement 3.1 (or equivalent) and (iii) an endorsement insuring that the real property described in the Title Policy is the same real estate as shown on the Survey, if any. The cost of said endorsement shall be Seller's. Seller shall cause the Title Company to deliver to Buyer and the Surveyor (if applicable), concurrently with the Title Commitment, complete and legible copies of all exception documents listed in the Title Commitment) the **"Title Exception Documents"**.

(b) If the Title Commitment shall disclose Encumbrances other than the Permitted Exceptions which are objectionable to Buyer, Buyer shall notify Seller thereof. Seller, at Seller's Option, may elect to remove such Encumbrances or title matters as are susceptible of being removed or to otherwise cure such Encumbrances prior to the Closing Date. If Seller does not

remove or cure any Encumbrance which is not a Permitted Exception, Seller shall notify Buyer in writing and Buyer shall have the option within five (5) days of receipt of Seller's notice of either (i) completing this transaction (provided all other preconditions thereto have been satisfied) and accepting such title as Seller is able to convey, without reduction of the Purchase Price (unless such Encumbrances is for an ascertainable amount in which event the amount thereof shall be deducted from the Purchase Price); or (ii) terminating this Contract, in which event the Deposit shall be returned to Buyer, Seller shall pay Buyer any and all reasonable costs incurred in obtaining the Survey and UCC Searches, if any, and neither party shall have any further obligation to the other hereunder.

Section 6. Access to Property.

(a) For a period of Sixty (60) days after Buyer receives from Seller a fully executed counterpart of this Contract AND when Seller makes available to Buyer, or Buyer's agents and representatives, for review and copying (i) Recent ALTA/NSPS Land Title Survey, all books, records and other documents including any environmental site assessments pertaining to the Property (or duplicate copies thereof), (ii) to the extent in Seller's possession or control, any insurance policies relating to the Property, and (iii) copies of any licenses, contracts or leases to be assumed by Buyer hereunder.

(b) Any and all information provided by Seller to Buyer or obtained by Buyer relating to the Property during the Inspection Period and in the course of its review under subsection (a) and (b) of this Section 6, including, without limitation, any environmental assessment or audit ("Environmental Site Assessment"), shall be treated as confidential information by Buyer and Buyer shall instruct all of its employees, agents, representatives and contractors as to the confidentiality of all such information.

(c) During the Inspection Period, Buyer and its duly authorized agents and representatives shall have the right to enter the Property and shall have full access thereto for purposes of conducting thereon such inspections, engineering studies, soil tests, environmental site assessments and reviews as Buyer shall deem appropriate so as to satisfy Buyer as to the condition and suitability of the Property for Buyer's intended use thereof.

(d) If Buyer determines from its inspection and investigation, in its sole discretion, that it is not reasonably satisfied with the condition of the Real Estate, Buyer on or before the end of the Inspection Period may terminate this Contract by written notice thereof to Seller. Upon such termination, both parties to this contract shall have no further obligation or liability to each other and all Earnest Monies shall be returned to the Purchaser.

(e) Buyer agrees to indemnify and hold harmless Seller from any liability, claims or expenses (including, without limitation, mechanic's or construction liens and/or reasonable attorneys' fees) resulting from any and all damage or injury to another person or property (other than the Property if the transaction closes) resulting from any review or inspection of the Property by Buyer or any failure to keep all such information provided to Buyer confidential, whether occasioned by the acts of Buyer or any of its employees, agents or representatives.

Section 7. Representations and Warranties of Parties.

(a) Seller represents and warrants to Buyer the following as of the date hereof and as of the Closing Date:

1. That this Contract is duly authorized, executed and delivered by and binding upon Seller; that Seller has the capacity and authority to enter into this Contract and consummate the transaction herein contemplated, and that nothing prohibits or restricts the right or ability of Seller to close the transaction contemplated herein and to carry out the terms hereof.

2. Seller has good and marketable title to the Property, free and clear of any liens, mortgages, easement, covenant or other restriction, except for the Permitted Exceptions and the Personalty is in reasonable working order and condition and Seller has no knowledge of any defects, mechanical problems or deficiencies with respect thereto.

3. There are no leases, subleases, licenses, concessions or other agreements, written or oral, granting to any party or parties the right to use or occupancy of any portion of the Property.

4. There are no outstanding options or rights of first refusal to purchase the Property, or any portion thereof or interest therein.

5. There are no parties in possession of the Real Estate, or any part thereof.

6. Other than as previously disclosed to Buyer, Seller has not received notice from any governmental body of any alleged violation (which has not been remedied or satisfied) upon the Real Estate of any applicable Environmental Laws, zoning, building, fire, electrical, health and safety statutes or ordinances.

8. Seller warrants and represents except as otherwise disclosed or set forth in any Environmental Site Assessment furnished to Buyer (i) the Real Estate is not now and has not previously been used during Seller's ownership as a hazardous waste site as defined by the Resource Conversation and Recovery Act of 1976; (ii) no claim been asserted against Seller or the Real Estate during Seller's ownership thereof alleging a release or discharge into the environmental of any hazardous substance, defined by the Comprehensive Environmental Response, Compensation and Liability Act of 1980, any amendments thereof, or State of Illinois and local versions of said laws, (iii) there are no underground storage tanks located on or under the Real Estate, and (iv) no petroleum products, hazardous materials, hazardous substances or waste, asbestos, PCBs and/or regulated substances as defined by any Environmental Laws are present or exist in or under Real Estate, or have been generated, used, manufactured, stored, disposed of and/or transported from or in connection with the Real Estate in violation of any Environmental Laws.

9. Seller represents and warrants except as otherwise disclosed or set forth in any Environmental Site Assessment provided to Buyer, Seller has been in compliance with any and all federal, state and/or local environmental statutes, ordinances, rules and/or regulations, including, but not limited to, the Comprehensive Response Compensation and Liability Act of 1980, as

amended by the Superfund Amendments and Reauthorization Act of 1986, the Resource Conservation and Recovery Act, the Federal water Pollution Control Act and the Environmental Protection Act (collectively, "Environmental Laws").

10. There are no pending or, to the knowledge of Seller, threatened condemnation proceedings, lawsuits or administrative actions relating to the Property or other matters affecting materially and adversely the current use or occupancy thereof.

11. Seller has paid or cause to be paid all taxes required to be paid to any taxing authority that could in any way constitute a lien against the Property or any part thereof (except for real and personal property taxes for the current year that are not currently due and payable), and Seller has not received any notice from any taxing authority or governmental agency asserting that Seller has failed to file of that Seller has filed improperly any federal, state or local tax return or report pertaining to the Property (except with respect to current real property taxes not yet delinquent) that now or hereafter could constitute or result in a lien against the Property or any part thereof.

12. No labor has been performed on, and no materials have been furnished for, the Property or any part thereof, for which Seller has received an invoice and for which Seller has not heretofore fully paid, or for which a mechanics' or materialman's lien or any other Encumbrance can be rightfully claimed by an person, party, or entity.

13. No consent, approval or agreement of any person, entity, party, court or government is required to be obtained by Seller (or if required the same has been obtained) in connection with the execution and delivery of this Agreement or the performance of the terms of this Agreement or the consummation of the transactions contemplated by this Agreement.

14. There is no fact, development or threatened development with respect to the Property that is known to Seller that would adversely affect the Property, or prospects considered as a whole, other than such conditions as may affect the economy generally.

15. No representation or warranty made by Seller in this Contract nor any statement or certificate already furnished or to be furnished by Seller to Buyer in connection with the transaction contemplated herein contains, or will contain, any untrue statement or omits, or will omit to state a material fact necessary to make the statements contained no misleading. All copies of documents furnished by Seller to Buyer in connection with this Agreement are true, correct and complete in all respects.

(b) Buyer represents and warrants to Seller the following as of the date hereof and as of the Closing Date:

1. Buyer is a corporation duly authorized, validly existing and in good standing under the laws of the State of Illinois.

2. The this Contract is duly authorized, executed and delivered by and binding upon Buyer; that Buyer has the capacity and authority to enter into this Contract and consummate

the transaction herein contemplated, and that nothing prohibits or restricts the right or ability of Buyer to close the transaction contemplated herein and to carry out the terms hereof.

3. No consent, approval or agreement of any person, entity, party, court or government is required to be obtained by Buyer (or if required the same has been obtained) in connection with the execution and delivery of this Agreement or the performance of the terms of this Agreement or the consummation of the transactions contemplated by this Agreement.

Section 8. Closing Prorations.

(a) Closing adjustments for the Property will be made as follows:

1. General real property taxes, installments of special assessments and all personal property and valorem taxes (collectively, "**Taxes**") imposed on the Property shall be paid to the collecting authorities by Seller if due and payable on or before the Closing Date, and by Buyer if due and payable thereafter, provided, however, that all such Taxes for the tax fiscal period in which the Closing Date occurs (the "**Proration Period**") shall be apportioned between Buyer and Seller on and as of the Closing Date, with Buyer bearing only the expense of that proportion of such Taxes that the number of days in the Proration Period following and including the Closing Date bears to 365. If the Taxes for the Proration Period have not been prepaid by Seller prior to the Closing Date but are to be paid by Buyer after Closing, then Buyer shall receive a credit against Purchase Price for all taxes accruing during the Proration Period Prior to the Closing. All prorations shall be final.

2. The following items shall be prorated as of the later Closing Date or the last day of Seller's occupancy, on an actual basis, based on the most recent ascertainable amounts of or other reliable information in respect to each such item of income and expense, and the net amount owed to Buyer or Seller, as the case may be, shall be paid in cash not later than thirty (30) days after Closing:

a. Utility charges, unless a meter reading is obtained as of the Closing Date, if any.

b. All other costs and expenses in connection with operation of the Improvements, which are customarily and usually apportioned on the purchase or transfer of commercial/industrial property.

3. Seller's insurance policies on the Property shall not be assumed by Buyer, but shall be canceled effective as of the later of the date of Closing or Seller's occupancy. Buyer agrees that any prepaid or unused premium therefor shall be refunded to Seller.

(b) at Closing, the parties shall sign a mutually agreed upon Settlement Statement setting forth the costs assessed to each party per Section 9 as well as aforesaid prorations and the applicable credits and debits to each party based thereon.

Section 9. Closing Costs.

(a) Seller shall pay the cost of (i) the Title Commitment, Title Policy and the endorsements referred thereto, (ii) one-half of the Title Company's escrow fee in connection with this transaction ("**Escrow Fee**"), if any, (iii) all other certificates, instruments and documents which Seller is required to deliver or cause to be delivered, (iv) all federal, state and local documentary stamps and sales tax, if any, relating to the sale and conveyance of the Property, [(v) the Survey], and (vi) Seller's performance of all its obligations hereunder, including preparation of the Transfer Documents and any filing fee and/or prepayment penalties required in order to pay off, discharge and release any existing Encumbrances on the Property.

(b) Buyer shall pay the cost of (i) one-half the Escrow Fee, if any, (ii) all certificates, instruments and documents which Buyer is required to deliver or cause to be delivered, (iii) all costs in connection with Buyer's due diligence and investigation including UCC Searches, (iv) Buyer's financing, if any, including recording of Buyer's mortgage on the Real Estate, and any lender's policy of title insurance issues in connection therewith, (v) the cost of examining the Title Commitment, (vi) the Survey, if any, and (vii) recording the Deed.

(c) In addition to the foregoing, each party except for as otherwise provided herein agrees to pay its own attorney fees and expenses as well as the charges and fees of any consultants, accountants, appraisers, agents or other independent contractors hired employed or retained by such party in connection with this transaction or the consummation thereof.

Section 10. Condemnation and Fire of Other Casualty.

(a) If, prior to the Closing Date, all or any part of the Property shall be destroyed or damaged by fire or other casualty, which Seller at its option does not repair, Buyer shall have the option of either (a) completing this transaction, in which event (i) there shall be no reduction in the Purchase Price, (ii) Seller shall have no duty to repair or restore the Property, (iii) Seller shall pay to Buyer all insurance proceeds received by Seller with respect to such loss, (iv) Seller shall assign to Buyer all rights of Seller in and to Seller's insurance policies and proceeds; or (b) canceling this Contract, in which event the Deposit shall be returned to the Buyer and neither party shall have further obligation to the other hereunder.

Section 11. Conditions as of Closing.

(a) This Contract and all obligations of Buyer hereunder are expressly conditioned on the following conditions precedent being in effect or complied with on and as of the Closing Date, and Seller covenants that it will use commercially reasonable efforts to cause such conditions to be in effect or complied with on such date:

1. This Title Commitment, as redated or updated to the Closing Date, shall disclose good and marketable title to the Property vested in seller, free and clear of all Encumbrances except the Permitted Exceptions.

2. Seller's representations and warranties set forth in this Contract shall remain true and correct in all material aspects.

3. Seller shall have performed all of its other obligations under this Contract.

If any one or more of the conditions precedent hereinabove set forth shall not be in effect or complied with on the Closing Date, Buyer shall have the option of either waiving compliance with any one or more of said conditions precedent and closing this transaction, or canceling this Contract, in which latter event the Deposit shall be returned to Buyer and neither party shall have any further obligation to the other hereunder.

(b) This Contract and all obligations of Seller hereunder are expressly conditioned on the following conditions precedent being in effect or complied with on and as of the Closing Date, and Buyer covenants that it will use commercially reasonable efforts to cause such conditions to be in effect or complied with on such date:

1. Buyer's representations and warranties set forth in this Contract shall remain true and correct in all material aspects.

2. Buyer shall have performed all of its other obligations under this Contract.

3. Buyer shall have delivered to Seller a certificate of good standing issued by the Secretary of Stet from its state of incorporation along with the Resolution of its Board of Directors approving the transaction contemplated hereby.

If any one or more of the conditions precedent hereinabove set forth shall not be in effect or complied with on the Closing Date, Seller shall have the option of either waiving compliance with any one or more of said conditions precedent and Closing this transaction, or canceling this Contract, in which latter event the Deposit shall be returned to Seller and neither party shall have any further obligation to the other hereunder.

Section 12. Closing. Provided all conditions to Closing set forth in this Contract have not been satisfied or waived by the party entitled to the benefit thereof, and this Contract has not been terminated in accordance with provisions herein set forth, the transaction contemplated herein shall be closed (the "**Closing**") at the Title Company on a date (the "**Closing Date**") which is not later than thirty (30) days after Buyer receives from Seller a fully executed counterpart of this Contract. At Closing, the parties shall make the deliveries and payments required of them hereunder.,

Section 13. Possession. Exclusive possession of the Property shall be delivered to Buyer on the Closing Date free of all trash, garbage and debris.

Section 14. Brokerage. Seller shall be solely responsible for the payment of any fees or commissions due any real estate agents or brokers ("Brokers"). The fees due any Brokers shall be paid by Seller at Closing. With respect to this transaction, Buyer represents and warrants that buyer has not retained and is not represented by any Brokers. Accordingly, Buyer agrees to indemnify and save harmless Seller from and against all claims, costs, liabilities and expense

(including court costs and reasonable attorneys' fees) incurred by Seller as a result of Buyer's breach of this representation.

Section 15. Seller's Default. In the event of default by Seller under the terms of this Contract which Seller elects not to cure in its discretion, then at Buyer's option, Buyer may terminate the Contract by giving written notice of such termination to Seller, whereupon the Deposit shall be refunded to Buyer, and Buyer and Seller shall have no further rights or obligations hereunder. The foregoing is not Buyer's exclusive remedy in the event of Seller's breach and in the event of any such breach by Seller, Buyer shall be entitled to all lawful remedies at law and in equity, including the right to specific performance and the right to recover all reasonable attorneys' fees incurred by Buyer in pursuing such remedies.

Section 16. Indemnification.

(a) **Indemnification of Seller.** Buyer shall indemnify, defend and hold harmless Seller and/or any or all of its shareholders, officers, directors, employees or agents from and against any and all incidents, claims, demands, actions, causes of action, suits, obligations, liabilities, fines, losses, costs, damages or expenses, costs of investigation or remediation and defense, counsel or attorneys' fees, whether under retainer or salary or otherwise, including, without limitation, interest, penalties and court costs (collectively, "Damages"), suffered or incurred by Seller or any or all of its shareholders, officers, directors, employees or agents which directly or indirectly arise, occur, develop, accrue, result from, relate to or are asserted from or out of any one or more of the following: (i) any inaccuracy or misrepresentation in any of Buyer's representations or warranties in this Contract; (ii) any breach of, or any failure by Buyer to perform, and of Buyer's representations, warranties, covenants or agreements contained in this Agreement; and (iii) Buyer's use of the Property accruing or occurring from and after the Closing Date.

(b) **Indemnification of Buyer.** Seller shall indemnify, defend and hold harmless Buyer and/or any or all of its members, managers, employees or agents from and against any and all Damages suffered or incurred by Buyer or any or all of its members, managers, employees or agents, which directly or indirectly arise, occur, develop, accrue, result from, relate to or are asserted from or out of any one or more of the following: (i) any inaccuracy or misrepresentation in any of Seller's representations and warranties in this Agreement; (ii) any breach of, or any failure by Seller to perform, and of Seller's representations, warranties, covenants or agreements contained in this Agreement; and (iii) Seller's use of the Property accruing or occurring prior to the Closing Date.

(c) **Defense of Claim.** If any action or proceeding (including any governmental investigation or inquiry) shall be brought or asserted or threatened to be brought or asserted against an indemnified party in respect of which indemnity may be sought from an indemnifying party, such indemnified party shall promptly notify the indemnifying party in writing, and the indemnifying party shall assume the defense thereof, including the employment of counsel satisfactory to such indemnified party and the payment of all expenses. The indemnifying party shall not, except with the written consent of the indemnified party, consent to the entry of a judgment or settlement which does not include as an unconditional term thereof the giving by the claimant or plaintiff to the indemnified party of an unconditional release from all liability in respect

of such third party claim or demand. The indemnified party shall have the right to employ separate counsel in any such action and to participate in the defense thereof, but the fees and expenses of such counsel shall be the expense of such indemnified party, unless: (i) the indemnifying party has agreed to pay such fees and expenses; (ii) the indemnifying party shall have failed to assume the defense of such action or proceeding or shall have failed to employ counsel reasonably satisfactory to such indemnified party in in any such action or proceeding; (iii) the named parties to any such action or proceeding (including any impleaded parties) include both such indemnified party and the indemnifying party, and such indemnified party shall have been advised by counsel that there may be one or more legal defenses available to such indemnified party that are different from or additional to those available to the indemnifying party (in which case, if such indemnified party notifies the indemnifying party in writing that it elects to employ separate counsel at the expense of the indemnifying party, the indemnifying party shall not have the right to assume the defense of such action or proceeding on behalf of such indemnified party, it being understood, however, that the indemnifying party shall not, in connection with any one such action or proceeding or separate but substantially similar or related actions or proceedings in the same jurisdiction arising out of the same general allegations or circumstances, be liable for the reasonable fees and expenses of more than one separate firm of attorneys at any time for such indemnified party and any other indemnified parties, which firm shall be designated in writing by such indemnified parties). The indemnifying party shall not be liable for any settlement of any such action or proceeding effected without its written consent, but if it settled with its written consent or if there be a final judgment for the plaintiff in any such action or proceeding, the indemnifying party agrees to indemnify and hold harmless such indemnified parties from and against any loss or liability by reason of such settlement or judgment.

Section 17. Cooperation in Arranging Exchange. Provided the same shall not delay the Closing and shall not be at any cost to Buyer, Seller may elect to effect the sale of the Property as part of a tax-deferred exchange under Section 1031 of the code in lieu of selling such Property directly to Buyer hereunder (a "Tax Deferred Exchange"). If seller so elects, it shall provide notice to Buyer of its election, and thereafter (i) may at any time or prior to Closing assign its rights under this Agreement to a "qualified intermediary" as defined in Treas. Reg. Section 1.1031(k)-1(g)(4), subject to all of Buyer's rights and obligations hereunder, and (ii) shall promptly provide written notice of such assignment to all parties hereto. Notwithstanding the assignment of Seller's rights pursuant to this Section 18, the parties acknowledge and agree that the representations, warranties and covenants of Buyer hereunder are for the benefit of Seller and shall remain enforceable by Seller against Buyer in accordance with the terms thereof. Buyer shall cooperate with all reasonable requests of Seller and the "qualified intermediary" in arranging and effecting the Tax Deferred Exchange as one which qualifies under Section 1031 of the Code. Without limiting the generality of the foregoing, if Seller has given notice to its intention to effect the sale of the Property as part of a Tax Deferred Exchange, Buyer shall (i) promptly provide Seller with written acknowledgement of such notice and (ii) at Closing, pay the Purchase Price to the "qualified intermediary" rather than to Seller (which payment shall discharge the obligation of Buyer to make payment for the Property hereunder). Seller shall indemnify and hold Buyer harmless from and against all costs and expenses arising from Seller's election to effect the sale of Property as part of a Tax Deferred Exchange rather than outright sale thereof, other than such costs and expenses arising from Buyer's failure to perform its obligations hereunder with respect to such Tax Deferred Exchange.

Section 18. Miscellaneous Provisions.

(a) Buyer's rights and interests under this Contract shall not be assignable without the consent of Seller unless such assignment is to an affiliated entity of Buyer's in which case no consent shall be required, which consent shall not be unreasonably withheld; provided, however, if Buyer assigns its interest to an affiliate or Seller consents to any other assignment, the assignee shall deliver to Seller a written assumption of all obligations of Buyer jointly and severally with Buyer.

(b) Each party agrees to execute and deliver such other and further agreements, documents, instruments, notices, certificates, affidavits and further assurances, and to take such other and further actions, whether before or after the Closing Date, as many be necessary to carry out the intent of this Contract and cause the obligations of such party under this Contract to be fully performed.

(c) If either part obtains a judgment against the other party by reason of a breach of this Contract, a reasonable attorneys' fee as fixed by the court shall be included in such judgment.

(d) Time is of the essence of this Contract.

(e) Except as herein expressly provided, no waiver by a party of any breach of this Contract or of any warranty or representation hereunder by the other party shall be deemed to be a waiver of any other breach by the other party (whether preceding or succeeding and whether or not of the same or similar nature).

(f) No agreement, consent, approval, notice, amendment, modification, understanding or waiver of or with respect to this Contract or any agreement, instrument or document entered into pursuant to or with respect to this Contract, or any term, provision, covenant or condition hereof or thereof, nor any approval or consent given under or with respect to any of the foregoing, shall be effective for any purpose unless contained in a writing signed by the party against which such agreement, amendment, modification, understanding waiver, approval or consent is asserted.

(g) This Contract and the Exhibits attached hereto contain the entire agreement with respect to the transaction contemplated herein, and there are not other terms, conditions, promises understandings, statements or representations, express or implied, concerning the same.

(h) The headings in this Contract have been inserted for convenience of reference only, and shall not be deemed to modify or restrict any provision hereof, nor be used to construe any such provision.

(i) This Contract shall be governed by the laws of the State of Illinois.

(j) This Contract may be executed in one or more counterparts, including a facsimile thereof, each of which shall be deemed an original including the signature thereon, but all of which

together shall constitute one and the same agreement. A facsimile signature shall have the same legal effect as an original and shall bind any party executing this Contract in such manner.

(k) All of the representations, warranties and covenants of the parties shall survive the Closing and shall not merge with the Transfer Documents upon the delivery and/or recording thereof.

Section 19. Notices. All notices hereunder shall be sent by E-mail at tk@katrislaw.com

IN WITNESS WHEREOF, the parties have executed this Contract effective as of the date first above written.

SELLER:

By: _____

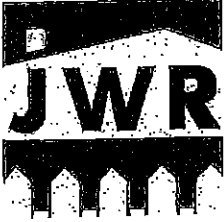
Name: _____

Title: _____

BUYER:

By: Progressive Physical Medicine / Jason N. Friedman

Its: Owner



Earnest Money Receipt

Date JWR Received:

2/18/20

Received From:

Progressive Phys Med

Received By:

S. J. Bly

Buyer:

Progressive Phys Med

Seller:

Village of Glen Ellyn

Property Address:

825 N Main Glen Ellyn

Sale Board #:

#42

Date of Contract Acceptance:

2/14/20

Progressive Physical Medicine

PROGRESSIVE PHYSICAL MEDICINE, S.C.

426 S. MAIN ST.
LOMBARD, IL 60148
630-620-0100

3684

EQUUS PLUS Check Fraud
Protection & ID Restoration

70-2334-719

Date 2-18-2020

Pay to the
order of

J.W. Reedy

\$10,000.00

Ten Thousand

Dollars

WEST SUBURBAN BANK

711 SOUTH WESTMORE-MEYERS RD.
LOMBARD, ILLINOIS 60148
PH. (630) 652-2500

For Earnest money for 825 N. Main St property

Glen Ellyn

⑈003684⑈ ⑆071923349⑆ 1100088369⑈

Exhibit B

Resolution No. 10-21

**A RESOLUTION TO AUTHORIZE THE EXECUTION OF A REAL ESTATE SALES
CONTRACT FOR A LOT OF APPROXIMATELY 59,000 SQUARE FEET AT 825 NORTH
MAIN STREET FOR THE PRICE OF \$590,000**

Whereas, the Village of Glen Ellyn has the opportunity to purchase the property at 825 North Main Street, Glen Ellyn, IL 60137 from David E. Grochocinski, as trustee for the bankruptcy estate of Sunbeamer Services; and

Whereas, the Village has determined that the purchase of this property is beneficial to the Village, its residents, and the general community as it provides a number of opportunities to beautify and redevelop a key site in the northern gateway to Glen Ellyn; and

Whereas, The Village of Glen Ellyn and the property owner have negotiated a contract for 825 North Main Street as depicted in Exhibit "A" attached hereto.

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

Section One. The Village President and Board of Trustees hereby authorize execution of a real estate sales contract for a lot of approximately 59,000 square feet at 825 North Main Street for the price of \$590,000.

Section Two. The Resolution shall be in full force and effect from and after its passage and approval.

Passed by the Village Board of the Village of Glen Ellyn, Illinois, this 27th day of

September, 2010.

Ayes: *Henninger, Hartweg, Cooper, Comerford, Thorsell, Ledesma*

Nays: — 0 —

Absent: — 0 —

Approved by the Village President of the Village of Glen Ellyn, Illinois this 27th day of

September, 2010.



Village President of the
Village of Glen Ellyn, Illinois

Attest:

Suzanne R. Connors

Village Clerk of the
Village of Glen Ellyn, Illinois

Exhibit A

**REAL ESTATE PURCHASE CONTRACT
FOR PROPERTY SITUATED AT
825 N. MAIN STREET, GLEN ELLYN, ILLINOIS**

THIS AGREEMENT entered into this 28 day of September 2010, between David E. Grochocinski, as trustee for the bankruptcy estate of Sunbeamer Services Corp. 09- 25326 ("Seller") and the Village of Glen Ellyn, an Illinois municipal corporation, ("Purchaser").

In consideration of the mutual covenants contained in this Contract, the Parties agree as follows:

1. Property.

1.1. Seller agrees to sell, and Purchaser agrees to purchase from Seller, Seller's interest in that parcel of real property commonly known as 825 N. Main Street, Glen Ellyn, in DuPage County, Illinois, comprising permanent index numbers: 05-02-419-001; 05-02-419-006; and 05-02-419-007, and containing approximately 1.348 acres ("Subject Property") together with all privileges, rights and appurtenances thereto, the legal description of which is attached as Exhibit A.

1.2 Bankruptcy Court Contingency. The parties hereto acknowledge that on July, 13 2009, Sunbeamer Services Corp. filed a voluntary petition for relief under Chapter 7 of Title 11 of the United States Code in the United States Bankruptcy Court for the Northern District of Illinois ("Bankruptcy Court"), Case No. 09-25326("Bankruptcy Case"). Seller will use commercially reasonable efforts to obtain from the Bankruptcy Court an order approving the Seller's entry into and performance of its obligations under this Agreement and the Sale ("Sale Order"). Purchaser shall timely and reasonably cooperate with Seller to provide or obtain any information necessary to obtain the Sale Order. The obligations of Seller to consummate the transactions contemplated in this Agreement are subject to and conditioned upon Seller obtaining the Sale Order from the Bankruptcy Court prior to the Closing date ("Order Date "). Seller's inability to obtain such Sale Order in the Bankruptcy Case shall not, however, constitute a default or breach of this Agreement by Seller, but until the earlier of the termination of this Agreement or such time as Seller obtains a final determination from the Bankruptcy Court that the Sale Order will not be entered, Seller will continue to use its commercially reasonable efforts to obtain the Sale Order prior to the Order Date. If the Bankruptcy Court makes a final determination not to enter the Sale Order or the Sale Order has not been entered and become final and non-appealable on or before the Order Date, this Agreement shall thereupon terminate automatically without any liability to any party (except for liability of Purchaser to Seller for any damage to the Property or Seller's operations related to or arising from Purchaser's due diligence and/or entry on to the Subject Property).

2. Earnest Money. Purchaser shall not be required to deposit with Escrow Agency any earnest money in support of this Contract. The sufficiency of the indirect costs paid by both the Seller and Purchaser in preparation and administration of the Contract through Closing shall serve as ample consideration in binding both Seller and Purchaser.

3. Purchase Price.

3.1 The purchase price ("Purchase Price") to be paid by Purchaser to Seller at Closing shall be Five Hundred Ninety Thousand and No/100 Dollars (\$590,000.00), plus or minus prorations and credits as set forth herein.

3.2 At Closing, the Purchase Price, when due, shall be payable in cash by cashier's or bank check or by wire transfer providing immediately available funds. The Closing of this transaction shall result in a payoff to the secured creditor, Ciena Capital. LLC f/k/a Business Loan Express, Inc. ("Secured Creditor") in the amount required by Secured Creditor at Closing. The Purchase Price, at Closing, shall be paid over to David E. Grochocinski, as trustee for Sunbeamer Services Corp and the Secured Creditor shall be paid the proceeds less administrative costs due to the bankruptcy estate and other costs of closing that are approved in advance from Secured Creditor including but not limited to commissions due the real estate broker employed by the seller; provided however, that the parties anticipate the commission and customary closing costs will be paid at closing.

4. Conditions Precedent. The following are conditions precedent ("Conditions"), which must be satisfied fully or waived in writing by Purchaser within thirty (30) days of execution of this Contract before Purchaser is obligated to purchase the Subject Property. Such Conditions must remain satisfied (if not waived) as of the Closing. If for any reason the Purchaser determines that the site is not satisfactory, or any condition is not met within thirty (30) days of execution of this Contract, the Purchaser may terminate this Contract upon written notice to Seller without cost or penalty to either party and this Contract shall be null and void. Purchaser shall be reasonable in making all determinations and opinions to satisfy the Conditions. Purchaser, in its sole discretion, shall determine whether it is satisfied with the results of its investigation of the Subject Property. The Conditions are:

4.1 Purchaser has obtained a Phase 1 environmental assessment of the Subject Property prepared by a consultant approved by Purchaser and the results thereof are satisfactory to Purchaser.

4.2 Purchaser has received a preliminary title report from the Title Company on the Subject Property, and has determined that the Subject Property is not subject to any title exceptions that would impede the development or contemplated use of the Subject Property.

4.3 The Title Company is unconditionally prepared to issue to Purchaser or its

nominee, at Closing, an ALTA Owner's Policy with extended coverage in the full amount of the Purchase Price, insuring fee simple title to the Subject Property to be vested in Purchaser or its nominee.

5. Survey. Within ten (10) days prior to Closing, Seller shall, at the expense of Seller at Closing, cause the Subject Property and the necessary right-of-ways surveyed by a reputable registered land surveyor ("Surveyor") selected by Seller and approved by Purchaser, such approval not to be unreasonably withheld or delayed. The plat of survey prepared by the Surveyor is hereinafter referred to as the "Survey." The Survey shall be prepared in accordance with current ALTA/ACSM Standards. The ALTA/ACSM Survey shall be made certified to the Purchaser, the Chicago Title Insurance Company, and any other parties necessary to the completion of this Contract. The legal description on the Survey shall be the description used in the deed conveying the Subject Property to Purchaser and in the title insurance policy.

6. Costs; Prorations; Credits.

6.1 Seller shall pay the cost of the Survey (as defined in Paragraph 5), the cost of the title examination of the Subject Property, and the issuance of the Title Commitment (as defined in Paragraph 7.1), the title insurance premium for the title insurance policy issued to Purchaser pursuant to the Title Commitment in the amount of the Purchase Price, and any state, county and local transfer, grantor, documentary stamp or similar taxes applicable to this transaction, if any. Purchaser shall pay the cost of recording the deed if not exempt by local or state law. Seller and Purchaser shall share equally any escrow charges of the Escrow Agent and any charges of the Escrow Agent for a "New York style" closing. Each Party shall pay its own attorney's fees.

6.2 The parties stipulate and acknowledge that Seller has disclosed the non-payment and subsequent tax sales of the real estate taxes affecting the Subject Property for the tax years 2005, 2006, 2007, and 2008. Purchaser shall be solely responsible for the full payment and redemption of the 2005, 2006, 2007, and 2008 real estate taxes; provided however, that (a) there shall be no credit provided to Purchaser in the event that Seller makes payment of taxes prior to Closing; and (b) that the Seller shall provide a credit to the Purchase Price in the amount of the real estate taxes for the tax years 2005, 2006, 2007, 2008 up to the amount of \$98,500 (or lesser amount of the actual estimate of redemption issued by the County). The Seller and Purchaser agree that the \$98,500 figure is an estimate and the actual redemption amounts will be obtained by Purchaser at or prior to Closing. In the event that the redemption amounts exceed \$98,500, then and Seller is unwilling to provide a credit to Purchaser for the actual amount at Closing, then Purchaser may terminate the Agreement. In the event that the 2005, 2006, 2007 and 2008 taxes are not redeemable by Purchaser on, before, or at the time of Closing, then Purchaser shall be allowed to terminate this Agreement by written notice to Seller or at the time of Closing.

6.3 From the Purchase Price proceeds, Seller shall pay at Closing if due and owing any and all 2009 real estate taxes, and the pro rata share of the 2010 real estate

taxes from January 1, 2010 through and including the date of Closing. Should the 2009 real estate tax bill be unavailable, the general real estate taxes for the tax years 2009 and 2010 shall be prorated as of the date of Closing based upon one hundred five percent (105%) of the most recent ascertainable full year tax bill. Such prorations shall be final as of the date of Closing.

7. Title.

7.1 Seller shall convey marketable and insurable title for the Subject Property by virtue of a trustee's quit claim deed. The title to the Subject Property shall be subject only to the matters set forth on Exhibit B attached hereto and made a part hereof by this reference, and any other matters waived or approved by Purchaser in accordance with this Paragraph 7.1 (collectively the "Permitted Title Exceptions"). The Subject Property shall not be subject to any (i) mortgage, deed to secure debt, deed of trust, security agreement, judgment, lien or claim of lien, or any other title exception or defect that is monetary in nature, Seller hereby agreeing to pay and satisfy of record any such title defects or exceptions prior to or at Closing at Seller's expense, or (ii) any leases, except those specifically provided herein, rental agreements or other rights of occupancy of any kind, whether written or oral (the items described in (i) and (ii) are hereinafter referred collectively as the "Seller Defects"). Seller shall, at the expense of Seller, and within seven (7) days after the Date of this Contract, deliver to Purchaser an Owner's title insurance commitment ("Title Commitment"), issued by Chicago Title Insurance Company ("Title Company") on ALTA form 2006, covering the Subject Property and naming Purchaser as the proposed insured together with legible copies of all documents shown as exceptions in the Title Commitment. In addition, the Title Commitment shall include: an Extended Coverage Endorsement (unless such coverage cannot be provided by a Title Company) at Seller's cost. As to any title exceptions or defects affecting the Subject Property, including matters shown on the Survey, Purchaser shall have ten (10) working days after receipt of the Title Commitment or after delivery of the survey to Seller, whichever is later, to give Notice to Seller of any objections of Purchaser. If Purchaser fails to give any Notice to Seller by such date, Purchaser shall be deemed to have waived this right to object to any exceptions or defects. If Purchaser does give Seller Notice of objection to any title exceptions or defects, Seller shall have the right until Closing to cure or satisfy all Seller Defects. If Seller fails or elects not to cure any unpermitted title exceptions or defects, then Purchaser may elect to close the transaction and take title subject to such exception or to terminate this Contract. Purchaser shall have the right at any time to waive any objections that it may have made and thereby to preserve this Contract in effect. So long as this Contract remains in effect, Seller agrees not to alter or encumber in any way the title to the Subject Property.

7.2 As used in Subparagraph 7.1, "insurable title" shall mean title insurable at standard rates by the Chicago Title Insurance Company with a standard ALTA extended coverage Purchaser's title insurance policy.

7.3 The Closing shall be a "New York style" closing, and Purchaser shall be entitled to require that the title insurance policy to be issued to Purchaser for the Subject Property be effective and in force at the time of delivery of the Purchase Price to Seller.

7.4 Whether or not the Purchaser delivers to Seller a Notice of objection to title for the Subject Property pursuant to Paragraph 7.1, Purchaser shall, at Purchaser's expense, have the right, from time-to-time until Closing, to update the title examination of the Subject Property, from and after the effective date of the Title Commitment. Any expense associated with updating the Title Commitment shall be the Purchaser's responsibility. If such updated title examination reveals an existence of any exceptions or defects in the title for the Subject Property which arose after the effective date of the Title Commitment, Purchaser shall be entitled to give Notice of objection to such additional defects and exceptions with the same rights and obligations as would apply to a Notice of title objection given pursuant to Paragraph 7.1.

8. Closing. The closing or settlement ("Closing") of the transaction contemplated by this Contract shall be held at an agreed upon suburban office of Chicago Title Insurance Company ("Escrow Agent") during regular business hours on or before September 30, 2010, or at such time that the parties may mutually agree.

9. Broker.

9.1 Seller has employed Millennium Properties R/E, Inc as its broker in connection with this transaction and shall solely be responsible for any and all costs and or commission due and owing. No broker procured or participated in this transaction on behalf of Purchaser.

9.2 The Seller covenants and agrees to indemnify the Purchaser against any loss, liability, costs, claims, demands, damages, actions, causes of action, and suits arising out of or in any manner related to the alleged employment, engagement or use by Seller of its real estate broker or agent. The provisions of this Paragraph 9.2 shall survive Closing and any Termination of this Contract.

10. Right of Entry. From and after the date of this Contract, Seller hereby grants Purchaser, its representatives and agents, the right to enter upon the Subject Property to: (1) examine, inspect and test the feasibility and adaptability of the Subject Property for Purchaser's intended use, such tests to include, without limitation, soil borings, soil tests, tests to determine the adaptability of the Subject Property for drainage and environmental audits and a Phase 1 environmental assessment; and (2) collect all information that is necessary or appropriate in connection with this Real Estate Contract, or for Purchaser's intended use of the Subject Property. (All of the foregoing examinations, inspections, studies and tests being hereinafter referred to as the "Studies".) All such Studies are to be made at Purchaser's expense. Purchaser agrees to repair any damage caused to the Subject Property as a result of the Studies, and to indemnify, defend and hold harmless Seller from and against any claims, demands, losses, liabilities, settlements, damages, costs or expenses resulting from

Purchaser's carrying out the Studies. Purchaser shall not cause or allow any lien claim to be filed against the Subject Property as a result of said Studies, and shall remove any such claims so filed within ten (10) days following its filing of record. Purchaser's indemnification of Seller in this Section 10 shall survive termination of this Agreement.

11. Notice. Each Notice ("Notice") provided for under this Contract must comply with the requirements of this Paragraph. Each Notice shall be in writing and sent by (i) depositing it with the United States Postal Service or any official successor thereto, certified or registered mail, return receipt requested, with adequate postage prepaid, or (ii) special courier service (e.g., Federal Express), addressed to the appropriate Party (and marked to a particular individual's attention if so indicated) as hereinafter provided. Each Notice shall be effective upon the date of delivery. Rejection or other refusal by the addressee to accept, or the inability of the United States Postal Service to deliver because of a changed address of which no Notice was given, shall be deemed to be the receipt of the Notice sent. In the event that registered or certified mail service is not being provided by the United States Postal Service or any official successor thereto at the time in question, each Notice may then be served by personal service or sent by facsimile. Any Party shall have the right from time-to-time to change the address or individual's attention to which Notices to it shall be sent by giving to the other Parties at least ten (10) days prior Notice thereof. The addresses of the Parties shall be those set forth on the first page of this Contract, with additional addresses as follows:

IF TO SELLER: David E. Grochocinski, trustee
1900 Ravinia Place
Orland Park, IL 60462

708-226-2700
708-226-9030 - facsimile

with a copy to: Michael Gilmartin
Chuhak & Tecson
30 S. Wacker Drive
Suite 2600
Chicagao, IL 60606

312-855-4050
312-444-9027 - Facsimile

IF TO
PURCHASER: Village of Glen Ellyn
Attention:
535 Duane Street
Glen Ellyn, Illinois 60137

Telephone: (630) 469-5000
Facsimile: (630) 469-8849

with a copy to: Ancel, Glink, Diamond, Bush,
DiCianni & Krafthefer, P.C.
Attention: Paula Vincich Randall, Esq.
175 E. Hawthorn Parkway, Suite 145
Vernon Hills, Illinois 60061
Telephone: (847) 247-7400
Facsimile: (847) 247-7405

12. Closing Documents. At Closing, the following shall occur:
- 12.1 Seller shall deliver or cause to be delivered to Purchaser the following:
- (i) A QuitClaim or Trustee's Deed fully executed by Seller conveying to Purchaser the Subject Property, subject only to Permitted Title Exceptions;
 - (ii) Owner's policy of title insurance in the amount of the Purchase Price (the "Title Policy"), issued by the Title Company pursuant to the Title Commitment, subject only to Permitted Title Exceptions, with extended coverage.
 - (iii) Evidence reasonably satisfactory to Purchaser and the Title Company that the person or persons executing the Closing documents on behalf of Seller have full right, power and authority to do so;
 - (iv) Certificate of Non-Foreign Status executed by Seller;
 - (v) Gap Undertaking duly executed by Seller;
 - (vi) ALTA Statement duly executed by Seller;
 - (vii) A Closing Statement;
 - (viii) All required Transfer Tax Declarations;
 - (ix) Such other instruments as may be reasonably necessary to effect the conveyance of the Subject Property in accordance with this Contract.
 - (x) Evidence reasonably satisfactory to Purchaser and the Title Company, including, but not limited to, Court orders or decree that the sale of the Subject Property has been authorized, as required by the Federal Bankruptcy Court, in accordance with all applicable rules governing the transfer of property from a seller that has filed for bankruptcy protection.

12.2 Purchaser shall deliver or cause to be delivered to Seller the following:

- (i) The Purchase Price adjusted in accordance with Paragraph 6;
- (ii) GAP Undertaking (if required by the Title Company) and ALTA Statement duly executed by Purchaser;
- (iii) Evidence reasonably satisfactory to Seller that the person or persons executing the Closing documents on behalf of Purchaser have full right, power and authority to do so;
- (iv) A signed Closing Statement; and
- (v) Such other instruments as may be reasonably necessary to effect the conveyance of the Subject Property in accordance with this Contract.

13. Default and Remedies. In the event this Agreement is terminated by a default without Purchaser's fault, Purchaser shall be entitled, as its sole remedy, to receive the return of all Earnest Money (if any) and accrued earnings thereon, if any, which return shall operate to terminate this Agreement and release Seller from any and all liability hereunder, except as otherwise specifically set forth in this Agreement. In the event this Agreement is terminated because of the fault of Purchaser, the Seller shall have, as its sole and exclusive remedy, the right to declare the Earnest Money (if any) forfeited, in which event, all of the Earnest Money (if any) (and accrued earnings thereon, if any) shall be paid to or retained by the Seller.

14. Time of Essence. Time is of the essence of this Contract.

15. Entire Agreement. This Contract constitutes the entire agreement of the Parties and may not be amended except by written instrument executed by Purchaser and Seller.

16. Interpretation. The paragraph headings are inserted for convenience only and are in no way intended to interpret, define, or limit the scope of content of this Contract or any provision thereof. If any Party is made up of more than one person or entity, then all such persons and entities shall be included jointly and severally, even though the defined terms of such Party is used in the singular in this Contract. If any right of approval or consent by a Party is provided for in this Contract, the Party shall exercise the right promptly, in good faith and reasonably, unless this Contract expressly gives such Party the right to use its sole discretion. The term "Business Day" shall mean Monday through Friday, excluding holidays recognized by the state government of the State in which the Subject Property is located. If any time period under this Contract ends on a day other than a Business Day, then the time period shall be extended until the next Business Day. If a time period under this Contract is five (5) days or less, it shall mean five (5) Business Days.

17. Possession; Risk of Loss. Seller shall deliver actual possession of the Subject Property at Closing. The Subject Property shall, on the date of Closing, be in the same condition as of the Date of this Contract.

18. Survival and Termination.

18.1 The provisions of this Contract shall not survive Closing except to the extent expressly provided otherwise.

18.2 "Terminate" and "Termination" shall mean the termination of this Contract pursuant to a right to do so provided herein.

19. Applicable Law. This Contract shall be construed and interpreted in accordance with the laws of the State of Illinois.

20. Successors and Assigns. This Contract shall be binding upon and inure to the benefit of the Parties and their respective successors and assigns.

21. Exhibits. The exhibits referred to in, and attached to this Contract, are incorporated herein by reference in full.

22. Investigation Study. The Purchaser's obligations under this Contract are subject to and conditioned upon Purchaser's investigation and study of the Subject Property and satisfaction with all aspects thereof deemed relevant by Purchaser, including, but not limited to: soil conditions; availability of all utilities to the Subject Property in adequate capacities and at appropriate locations; access to the Subject Property by public roads; the availability of all approvals and permits required for the use of the Subject Property contemplated by Purchaser; and the economic and feasibility of the use of the Subject Property contemplated by Purchaser. Purchaser shall have ten (10) calendar day after the Date of this Contract (the "Investigation Period") in which to make such investigations and studies with respect to the Subject Property as Purchaser deems appropriate. Upon Purchaser's satisfaction with all aspects of the Subject Property deemed relevant by Purchaser, Purchaser shall give Seller Notice thereof. In the event Purchaser shall conclude that any aspect of the Subject Property or matter in any way related thereto is not, for any reason whatsoever, satisfactory to Purchaser, Purchaser may elect, by Notice to Seller, to Terminate this Contract. Purchaser, in its sole discretion, shall determine whether it is satisfied with the results of its investigation of the Subject Property. If Purchaser gives such Notice of Termination to Seller, then the Parties shall have no further obligation hereunder except as otherwise provided herein. Seller agrees to provide to Purchaser within ten (10) days after the Date of this Contract legible copies of any and all surveys, plans, engineering reports, environmental reports, title reports, title insurance policies and other similar documents which Seller may have in its possession concerning the Subject Property that have not been previously transmitted to the Purchaser (collectively, "Seller Documents").

23. Seller's Agreements. Seller warrants, represents and agrees that:

23.1 Seller has the authority to transfer the Subject Property in its capacity of bankruptcy trustee.

23.2 Seller represents that it is not a "foreign person" as defined in Paragraph 1445 of the Internal Revenue Code, and is therefore exempt from the withholding requirements of said Paragraph. Seller will furnish Purchaser at Closing the Exemption Certification set forth in Paragraph 12.1(iv).23.3.

23.3. Seller has no actual knowledge, nor has Seller received any Notice, of any actual or pending litigation or proceeding by any organization, person, individual or governmental agency against Seller with respect to the Subject Property or any portion thereof or with respect thereto; and Seller has no actual knowledge, nor has Seller received any notice, of any violations of law, municipal or county ordinances, or other legal requirements with respect to the Subject Property (or any part thereof) or with respect to the use or occupancy of the Subject Property.

"Governmental Regulations" means any generally applicable law, regulation, rule, policy, ordinance or similar requirements of the United States, State of Illinois, and any County, City or other agency or subdivision of the United States or State of Illinois.

"Hazardous Materials" includes, without limitation, any flammable explosives, radioactive materials, hazardous materials, hazardous wastes, hazardous or toxic substances, or related materials defined in the Comprehensive and Liability Act of 1980, as amended (42 U.S.C. §9601, *et seq*), the Hazardous Materials Transportations Act, as amended (49 U.S.C. §1801, *et seq*), the Resource, Conservation and Recovery Act, as amended (42 U.S.C. §6901, *et seq*), and in the regulations adopted and publications promulgated pursuant thereto, or any other federal, state or local government law, ordinance, rule or regulation.

24. No Representations By Seller- "AS IS" Condition. The Purchaser acknowledges that Seller has not heretofore operated any business or owned the Property for a lengthy period of time and has limited or no knowledge of facts, conditions or character of the Subject Property or other matters relating to the Property. Notwithstanding anything set forth to the contrary herein, Seller is not making and has not at any time made any warranties or representations of any kind or character, express or implied, with respect to the Subject Property, including, but not limited to, any warranties or representations as to habitability, merchantability or fitness for a particular purpose.

Upon Closing Seller shall sell and convey to Purchaser and Purchaser shall accept the Subject Property, and **"As Is, Where Is, With All Faults"**, except to the extent (if any) expressly provided otherwise in this Agreement. Purchaser has not relied and will not rely on, and Seller is not liable for or bound by, any express or implied

warranties, guaranties, statements, representations or information pertaining to the Subject Property or relating thereto made or furnished by Seller, or any agent representing or purporting to represent Seller, to whomever made or given, directly or indirectly, orally or in writing, unless specifically set forth in this Agreement. Purchaser acknowledges that the Purchase Price reflects and takes into account that the Subject Property is being sold "AS IS".

Purchaser represents and covenants to Seller that Purchaser conducted, or will conduct prior to Closing pursuant to its due diligence, such investigations of the Subject Property, including but not limited to, the physical and environmental conditions thereof, as Purchaser deems necessary or desirable to satisfy itself as to the condition of the Subject Property and the existence or nonexistence or curative action to be taken with respect to any condition, and will rely solely upon same and not upon any information provided by or on behalf of Seller or its agents or employees with respect thereto, other than such representations, warranties and covenants of Seller as are expressly set forth in this Agreement.

Seller will provide all documents and reports in Seller's possession to Purchaser promptly following the Effective Date of this Agreement, but Seller otherwise makes no representation or warranty whatsoever as to the existence on the Subject Property of Hazardous Materials (as defined in this Agreement), or the release into the environment, discharge, placement, or disposal, of Hazardous Materials, from, at, on, adjacent to, or under the Property. Purchaser, for itself and its successors in interest, waives and releases Seller from any present or future claim(s) arising from or relating to the presence or alleged presence of Hazardous Materials at, on, within, adjacent to, or under the Subject Property, including without limitation, any claims under or on account of: (i) any federal law described within the definition of Hazardous Materials contained in this Agreement, as the same may have been or may be amended from time to time, and similar state or local laws, and any regulations promulgated thereunder; (ii) any other federal, state or local law, ordinance, rule or regulation, now or hereafter in effect, that deals with, or otherwise in any manner relates to, environmental matters of any kind; or (iii) this Agreement or the common law. Purchaser accepts all risks of the Property's condition, including without limitation, faults that are undiscovered, undisclosed, inadequately disclosed or unknown. The terms and provisions of this section 24 of this Agreement shall survive the Closing.

To the extent allowed by law, Purchaser does not agree to indemnify Seller or otherwise accept fault or liability related to any third-party claim, including, but not limited to, any claim brought under any state or federal environmental statute or law.

25. Village Approval. This Contract shall be contingent upon the approval and passage of the appropriate Ordinance authorizing the purchase and acquisition of real property by the Village of Glen Ellyn on or before September 27, 2010.

26. Contract. As used herein, the phrase "Date of this Contract" shall mean the date of which the acceptance of the offer is completed by the signing of the offer by Seller or Purchaser, whichever is the last to execute.

27. Counterpart Execution. This Contract may be executed in separate counterparts. It shall be fully executed when each Party whose signature is required has signed at least on (1) counterpart, even though no one (1) counterpart contains the signature of all the Parties.

28. The parties executing this document on behalf of Purchaser do so only in their official capacity and shall incur no personal obligation or liability.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the date first written above.

[Signature Page to Follow]

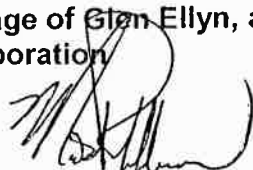
SELLER:

By: _____

By: _____

PURCHASER:

Village of Glen Ellyn, a municipal
corporation

By: 
(Title) VILLAGE PRESIDENT

ATTEST:


(Title) VILLAGE CLERK

EXHIBIT A
(Legal Description)

Common Address: 825 N. Main Street, Glen Ellyn, Illinois

Permanent Index Numbers: 05-02-419-001; 05-02-419-006; and 05-02-419-007

Legal Description:

PARCEL 1: LOT 1 IN FIVE CORNERS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 10, 1958 AS DOCUMENT 867790, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE EAST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE $\frac{1}{4}$ SECTION CORNER IN THE SOUTH LINE OF SAID SECTION 2, AND RUNNING THENCE NORTH ALONG THE $\frac{1}{4}$ SECTION LINE 6.50 CHAINS (429.0 FEET) TO THE CENTER OF ST. CHARLES ROAD; THENCE SOUTH 88 DEGREES WEST ALONG SAID CENTER LINE OF ROAD 96.32 FEET TO THE NORTHWEST CORNER OF MILLER'S SUBDIVISION, AS OCCUPIED AND MONUMENTED, BEING A SUBDIVISION IN THE SOUTH $\frac{1}{2}$ OF SAID SECTION 2, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 17, 1948 AS DOCUMENT 552071 AND CORRECTION CERTIFICATE RECORDED DECEMBER 5, 1948 AS DOCUMENT 559493 FOR PLACE OF BEGINNING; THENCE CONTINUE WESTERLY ON SAID CENTER LINE 78.50 FEET TO ITS INTERSECTION WITH THE EAST LINE, IF EXTENDED NORTH, OF FIVE CORNERS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 10, 1958, AS DOCUMENT 867790; THENCE SOUTHERLY ON SAID EAST LINE AND EAST LINE, IF EXTENDED, OF FIVE CORNERS SUBDIVISION 262.87 FEET TO A POINT IN THE NORTH LINE OF FOREST GLEN ADDITION, A SUBDIVISION OF PART OF SAID SECTION 2, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 20, 1924 AS DOCUMENT 170220; THENCE EASTERLY ON THE NORTH LINE OF SAID FOREST GLEN ADDITION 89.32 FEET TO THE SOUTHWEST CORNER OF SAID MILLER'S SUBDIVISION AS CORRECTED; THENCE NORTHERLY ON THE WEST LINE OF SAID MILLER'S SUBDIVISION 253.68 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3: LOT 1 IN MILLER'S SUBDIVISION, BEING A SUBDIVISION IN THE SOUTH $\frac{1}{2}$ OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 17, 1948 AS DOCUMENT 552071, AND CERTIFICATE OF CORRECTION RECORDED DECEMBER 5, 1948 AS DOCUMENT 559493, IN DUPAGE COUNTY, ILLINOIS.

EXHIBIT B
(Permitted Title Exceptions)

Title exceptions pertaining to liens or encumbrances voluntarily imposed or consented to by Purchaser prior to or as of the Closing Date;

Subject to Section 6.2 of the Agreement, general real estate taxes and all assessments and unpaid installments thereof;

All exceptions (included printed exceptions) to title contained or disclosed in the title commitment;

All matters, rights and interest that would be discovered by an inspection or survey of the Property.

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I, Mark Pfefferman, Village President for the Village of Glen Ellyn, an Illinois municipal corporation, Glen Ellyn, Illinois 60137, have made, constituted and appointed and BY THESE PRESENTS, do make, constitute and appoint Paula Vincich Randall, Esq., of Ancel, Glink, Diamond, Bush, DiCianni & Krafthefer, P.C., 175 E. Hawthorn Parkway, Suite 145, Vernon Hills, Illinois 60061, true and lawful attorney for me and in my name, place and stead to execute any and all documents necessary in order to consummate the acquisition of the property commonly known as: 825 N. Main Street, Glen Ellyn, Illinois, and legally described as follows:

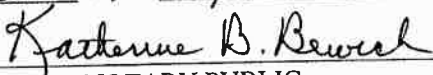
See Attached Exhibit A

giving and granting unto my said attorney full power and authority to do and perform all and every act and thing whatsoever, requisite and necessary to be done in and about the premises, as fully, to all intents and purposes, as I might or could do if personally present at the doing thereof, with full power of substitution and revocation, hereby ratifying and confirming all that my said attorney or her substitute shall lawfully do or cause to be done by virtue hereof.

IN TESTIMONY WHEREOF, I hereunto set my hand and seal this 28th day of September, 2010.


Mark Pfefferman, Village President (SEAL)

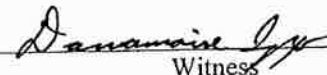
SUBSCRIBED and SWORN to before me this
28 day of September, 2010.


Katherine B. Bewick
NOTARY PUBLIC



The undersigned witness certifies that Mark Pfefferman, Village President, known to me to be the same person whose name is subscribed as principal to the foregoing Power of Attorney, appeared before me and the notary public and acknowledged signing and delivering the instrument as the free and voluntary act of the principal, for the uses and purposes therein set forth. I believe her to be of sound mind and memory.

Dated this 28 day of September, 2010.


Witness (SEAL)

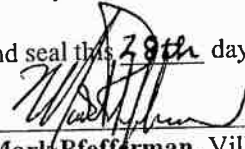
SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I, Mark Pfefferman, Village President for the Village of Glen Ellyn, an Illinois municipal corporation, Glen Ellyn, Illinois 60137, have made, constituted and appointed and BY THESE PRESENTS, do make, constitute and appoint Paula Vincich Randall, Esq., of Ancel, Glink, Diamond, Bush, DiCianni & Krafthefer, P.C., 175 E. Hawthorn Parkway, Suite 145, Vernon Hills, Illinois 60061, true and lawful attorney for me and in my name, place and stead to execute any and all documents necessary in order to consummate the acquisition of the property commonly known as: 825 N. Main Street, Glen Ellyn, Illinois, and legally described as follows:

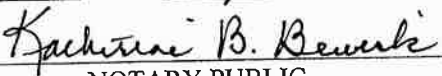
See Attached Exhibit A

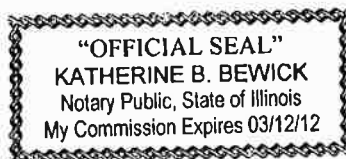
giving and granting unto my said attorney full power and authority to do and perform all and every act and thing whatsoever, requisite and necessary to be done in and about the premises, as fully, to all intents and purposes, as I might or could do if personally present at the doing thereof, with full power of substitution and revocation, hereby ratifying and confirming all that my said attorney or her substitute shall lawfully do or cause to be done by virtue hereof.

IN TESTIMONY WHEREOF, I hereunto set my hand and seal this 28th day of September, 2010.


Mark Pfefferman, Village President (SEAL)

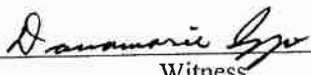
SUBSCRIBED and SWORN to before me this 28 day of September, 2010.


NOTARY PUBLIC



The undersigned witness certifies that Mark Pfefferman, Village President, known to me to be the same person whose name is subscribed as principal to the foregoing Power of Attorney, appeared before me and the notary public and acknowledged signing and delivering the instrument as the free and voluntary act of the principal, for the uses and purposes therein set forth. I believe her to be of sound mind and memory.

Dated this 28 day of September, 2010.


Witness (SEAL)

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I, Mark Pfefferman, Village President for the Village of Glen Ellyn, an Illinois municipal corporation, Glen Ellyn, Illinois 60137, have made, constituted and appointed and BY THESE PRESENTS, do make, constitute and appoint Paula Vincich Randall, Esq., of Ancel, Glink, Diamond, Bush, DiCianni & Krafthefer, P.C., 175 E. Hawthorn Parkway, Suite 145, Vernon Hills, Illinois 60061, true and lawful attorney for me and in my name, place and stead to execute any and all documents necessary in order to consummate the acquisition of the property commonly known as: 825 N. Main Street, Glen Ellyn, Illinois, and legally described as follows:

See Attached Exhibit A

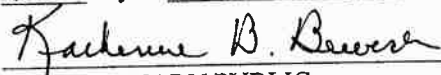
giving and granting unto my said attorney full power and authority to do and perform all and every act and thing whatsoever, requisite and necessary to be done in and about the premises, as fully, to all intents and purposes, as I might or could do if personally present at the doing thereof, with full power of substitution and revocation, hereby ratifying and confirming all that my said attorney or her substitute shall lawfully do or cause to be done by virtue hereof.

IN TESTIMONY WHEREOF, I hereunto set my hand and seal this 28th day of September, 2010.

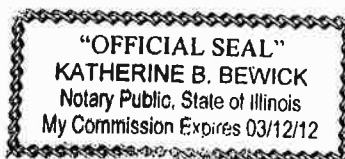


Mark Pfefferman, Village President (SEAL)

SUBSCRIBED and SWORN to before me this
28 day of September, 2010.

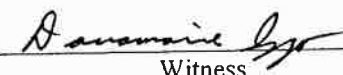


NOTARY PUBLIC



The undersigned witness certifies that Mark Pfefferman, Village President, known to me to be the same person whose name is subscribed as principal to the foregoing Power of Attorney, appeared before me and the notary public and acknowledged signing and delivering the instrument as the free and voluntary act of the principal, for the uses and purposes therein set forth. I believe her to be of sound mind and memory.

Dated this 28 day of September, 2010.



Witness (SEAL)

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I, Suzanne Connors, Village Clerk for the Village of Glen Ellyn, an Illinois municipal corporation, Glen Ellyn, Illinois 60137, have made, constituted and appointed and BY THESE PRESENTS, do make, constitute and appoint Paula Vincich Randall, Esq., of Ancel, Glink, Diamond, Bush, DiCianni & Krafthefer, P.C., 175 E. Hawthorn Parkway, Suite 145, Vernon Hills, Illinois 60061, true and lawful attorney for me and in my name, place and stead to execute any and all

documents necessary in order to consummate the acquisition of the property commonly known as: 825 N. Main Street, Glen Ellyn, Illinois, and legally described as follows:

See Attached as Exhibit A.

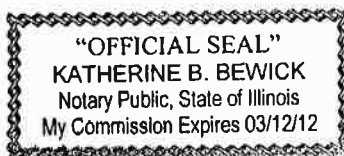
giving and granting unto my said attorney full power and authority to do and perform all and every act and thing whatsoever, requisite and necessary to be done in and about the premises, as fully, to all intents and purposes, as I might or could do if personally present at the doing thereof, with full power of substitution and revocation, hereby ratifying and confirming all that my said attorney or her substitute shall lawfully do or cause to be done by virtue hereof.

IN TESTIMONY WHEREOF, I hereunto set my hand and seal this 28 day of September, 2010.

Suzanne R. Connors (SEAL)
Suzanne Connors, Village Clerk

SUBSCRIBED and SWORN to before me this 28 day of September, 2010.

Katherine B. Bewick
NOTARY PUBLIC



The undersigned witness certifies that Suzanne Connors, Village Clerk, known to me to be the same person whose name is subscribed as principal to the foregoing Power of Attorney, appeared before me and the notary public and acknowledged signing and delivering the instrument as the free and voluntary act of the principal, for the uses and purposes therein set forth. I believe her to be of sound mind and memory.

Dated this 28 day of September, 2010.

Danamaris Lugo (SEAL)
Witness

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I, Suzanne Connors, Village Clerk for the Village of Glen Ellyn, an Illinois municipal corporation, Glen Ellyn, Illinois 60137, have made, constituted and appointed and BY THESE PRESENTS, do make, constitute and appoint Paula Vincich Randall, Esq., of Ancel, Glink, Diamond, Bush, DiCianni & Krafthefer, P.C., 175 E. Hawthorn Parkway, Suite 145, Vernon Hills, Illinois 60061, true and lawful attorney for me and in my name, place and stead to execute any and all documents necessary in order to consummate the acquisition of the property commonly known as: 825 N. Main Street, Glen Ellyn, Illinois, and legally described as follows:

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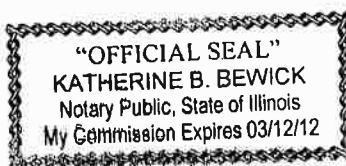
giving and granting unto my said attorney full power and authority to do and perform all and every act and thing whatsoever, requisite and necessary to be done in and about the premises, as fully, to all intents and purposes, as I might or could do if personally present at the doing thereof, with full power of substitution and revocation, hereby ratifying and confirming all that my said attorney or her substitute shall lawfully do or cause to be done by virtue hereof.

IN TESTIMONY WHEREOF, I hereunto set my hand and seal this 28 day of September, 2010.

Suzanne R. Connors (SEAL)
Suzanne Connors, Village Clerk

SUBSCRIBED and SWORN to before me this
28 day of September, 2010.

Katherine B. Bewick
NOTARY PUBLIC



The undersigned witness certifies that Suzanne Connors, Village Clerk, known to me to be the same person whose name is subscribed as principal to the foregoing Power of Attorney, appeared before me and the notary public and acknowledged signing and delivering the instrument as the free and voluntary act of the principal, for the uses and purposes therein set forth. I believe her to be of sound mind and memory.

Dated this 28 day of September, 2010.

Daranne L. Lyle (SEAL)
Witness

SPECIAL POWER OF ATTORNEY

I, **Suzanne Connors**, Village Clerk for the Village of Glen Ellyn, an Illinois municipal corporation, Glen Ellyn, Illinois 60137, have made, constituted and appointed and BY THESE PRESENTS, do make, constitute and appoint **Paula Vincich Randall, Esq.**, of Ancel, Glink, Diamond, Bush, DiCianni & Krafthefer, P.C., 175 E. Hawthorn Parkway, Suite 145, Vernon Hills, Illinois 60061, true and lawful attorney for me and in my name, place and stead to execute any and all documents necessary in order to consummate the acquisition of the property commonly known as: 825 N. Main Street, Glen Ellyn, Illinois, and legally described as follows:

See Attached as Exhibit A.

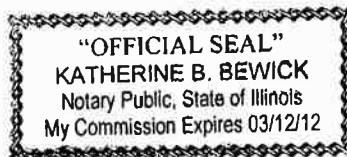
giving and granting unto my said attorney full power and authority to do and perform all and every act and thing whatsoever, requisite and necessary to be done in and about the premises, as fully, to all intents and purposes, as I might or could do if personally present at the doing thereof, with full power of substitution and revocation, hereby ratifying and confirming all that my said attorney or her substitute shall lawfully do or cause to be done by virtue hereof.

IN TESTIMONY WHEREOF, I hereunto set my hand and seal this 28th day of September, 2010.

Suzanne R. Connors (SEAL)
Suzanne Connors, Village Clerk

SUBSCRIBED and SWORN to before me this
28 day of September, 2010.

Katherine B. Bewick
NOTARY PUBLIC



The undersigned witness certifies that **Suzanne Connors**, Village Clerk, known to me to be the same person whose name is subscribed as principal to the foregoing Power of Attorney, appeared before me and the notary public and acknowledged signing and delivering the instrument as the free and voluntary act of the principal, for the uses and purposes therein set forth. I believe her to be of sound mind and memory.

Dated this 28 day of September, 2010.

Danawane Lynn (SEAL)
Witness

Ancel Glink

DIAMOND BUSH
DiCIANNI
& KRAFTHEFER

A Professional Corporation
175 E. Hawthorn Parkway, Suite 145
Vernon Hills, IL 60061
www.ancelglink.com

Paula Vincich Randall
prandall@ancelglink.com
(P) 847.247.7400 Ext. 5423
(F) 847.247.7405

November 19, 2010

Mr. Steve Jones
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, Illinois 60137-4699

RE: Purchase of 825 N. Main Street, Glen Ellyn, Illinois 60137
Permanent Index Numbers: 05-02-419-001; -006; and -007

Dear Steve:

Please find enclosed the original Trustee's Deed which was recorded with the DuPage County Recorder of Deeds on October 22, 2010, as document number R1010-143994. Please retain this original Deed in a safe and accessible location along with any other documents relating to this transaction. I have retained a copy for our file.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,

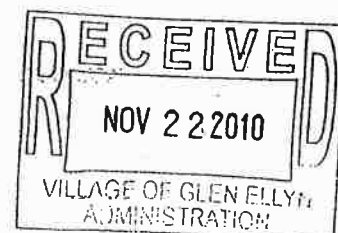


Paula Vincich Randall

Enclosure

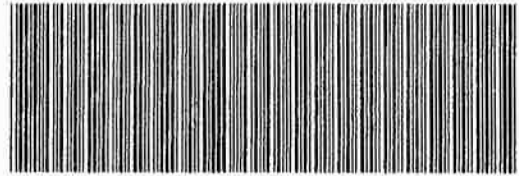
cc: Stewart H. Diamond

PVR\maw\S\Real Estate\clients\Glen Ellyn\825 N Main Street - Buy\Steve Jones - Transmittal of Recorded Trustee Deed Ltr
111910.doc



CHICAGO • VERNON HILLS • NAPERVILLE • CRYSTAL LAKE • BLOOMINGTON

1961
880009215
CT
TRUSTEE'S DEED



FRED BUCHOLZ
DUPAGE COUNTY RECORDER

OCT. 22, 2010 RHSP 9:50 AM
DEED 05-02-419-001
003 PAGES R2010-143994

THIS INDENTURE, made this 29 day of September, 2010, between David E. Grochocinski, Trustee in Bankruptcy of Sunbeamer Services Corp., 09 B 25326, party of the first part, and Village of Glen Ellyn, an Illinois municipal corporation, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten dollars and other good and valuable consideration, in hand paid, convey and warrant to the party of the second part, the following described Real Estate, to wit:

--SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Subject only to, if any: Covenants, conditions and restrictions of record; public and utility easements; roads and highways; ~~existing leases and tenancies~~; general real estate taxes for the year 2010 and subsequent years.

TO HAVE AND TO HOLD the above granted premises unto the party of the second part forever.

Permanent Real Estate Index Number: 05-02-419-001; 05-02-419-006; and 05-02-419-007

Address of Real Estate: 825 N. Main Street, Glen Ellyn, Illinois

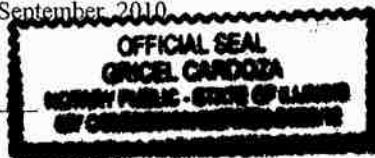
IN WITNESS WHEREOF, the party of the first part has hereunto set his hand and seal the day and year first above written.

David E. Grochocinski
GRANTOR

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that David E. Grochocinski, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal this 29 day of September, 2010.

Graci Cardoza
NOTARY PUBLIC



This instrument was prepared by David P. Lloyd, 1900 Ravinia Place, Orland Park IL 60462

Angel Glink %
Mail to: Paula V. Randall, Suite 145, 175 E. Hawthorn Pkwy, Vernon Hills, IL 60061
Tax Bills to: Village of Glen Ellyn, 535 Duane St., Glen Ellyn, IL 60137
Address of Grantor: 1900 Ravinia Place, Orland Park IL 60462
Address of Grantee: 535 Duane Street, Glen Ellyn IL 60137

Village of Glen Ellyn Real Estate Transfer Tax	
014111	
Sale \$	-0-
Tax \$	-0-
Date	9-29-10 Initials JES

CHARGE C. DUPAGE

09/28/10 08:36 FAX 708 580 8785

CHICAGO TITLE

001

J.P. "RICK" CARNEY
RECORDER

AFFIDAVIT - METES AND BOUNDS

STATE OF ILLINOIS

COUNTY OF DUPAGE

} SS.

DOCUMENT NO. _____

DANIEL GREGORCINSKI, TRUSTEE OF SUNBEAMER SERVICES CORP., 09B 25326, being duly sworn on oath, states that
 _____ resides at 1900 RAVENNA PLACE, GRAND PARK IL 60162. That the
 attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size which does not involve any new streets or easements of access.
3. The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further states that HE makes this affidavit for the purpose of inducing the Recorder of DuPage County, Illinois, to accept the attached deed for recording.

[Signature]
 Trustee

SUBSCRIBED AND SWORN TO BEFORE ME

this 29 day of SEPTEMBER, 2010.

[Signature]
 Notary Public



EXHIBIT A
(Legal Description)

Common Address: 825 N. Main Street, Glen Ellyn, Illinois

Permanent Index Numbers: 05-02-419-001; 05-02-419-006; and 05-02-419-007

Legal Description:

PARCEL 1: LOT 1 IN FIVE CORNERS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 10, 1958 AS DOCUMENT 867790, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE EAST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE $\frac{1}{4}$ SECTION CORNER IN THE SOUTH LINE OF SAID SECTION 2, AND RUNNING THENCE NORTH ALONG THE $\frac{1}{4}$ SECTION LINE 6.50 CHAINS (429.0 FEET) TO THE CENTER OF ST. CHARLES ROAD; THENCE SOUTH 88 DEGREES WEST ALONG SAID CENTER LINE OF ROAD 96.32 FEET TO THE NORTHWEST CORNER OF MILLER'S SUBDIVISION, AS OCCUPIED AND MONUMENTED, BEING A SUBDIVISION IN THE SOUTH $\frac{1}{2}$ OF SAID SECTION 2, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 17, 1948 AS DOCUMENT 552071 AND CORRECTION CERTIFICATE RECORDED DECEMBER 5, 1948 AS DOCUMENT 559493 FOR PLACE OF BEGINNING; THENCE CONTINUE WESTERLY ON SAID CENTER LINE 78.50 FEET TO ITS INTERSECTION WITH THE EAST LINE, IF EXTENDED NORTH, OF FIVE CORNERS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 10, 1958, AS DOCUMENT 867790; THENCE SOUTHERLY ON SAID EAST LINE AND EAST LINE, IF EXTENDED, OF FIVE CORNERS SUBDIVISION 262.87 FEET TO A POINT IN THE NORTH LINE OF FOREST GLEN ADDITION, A SUBDIVISION OF PART OF SAID SECTION 2, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 20, 1924 AS DOCUMENT 170220; THENCE EASTERLY ON THE NORTH LINE OF SAID FOREST GLEN ADDITION 89.32 FEET TO THE SOUTHWEST CORNER OF SAID MILLER'S SUBDIVISION AS CORRECTED; THENCE NORTHERLY ON THE WEST LINE OF SAID MILLER'S SUBDIVISION 253.68 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3: LOT 1 IN MILLER'S SUBDIVISION, BEING A SUBDIVISION IN THE SOUTH $\frac{1}{2}$ OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 17, 1948 AS DOCUMENT 552071, AND CERTIFICATE OF CORRECTION RECORDED DECEMBER 5, 1948 AS DOCUMENT 559493, IN DUPAGE COUNTY, ILLINOIS.

10121417102051540123

Exempt under provisions of Paragraph <u>8</u>			
Section	31-45,	Property	Tax Code
<u>10/22/18</u>		<u>[Signature]</u>	
Date	Buyer,	Seller, or Representative	

**Minutes
Regular Meeting
Glen Ellyn Village Board of Trustees
September 27, 2010**

Call to Order

Village President Pfefferman called the meeting to order at 8:01 p.m.

Roll Call

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

Pledge of Allegiance

The Pledge of Allegiance was led by Cub Scout Troop 150 after which each scout introduced himself.

Village Recognition

- a. The Village Board accepted the resignation of Architectural Review Commission member Michael Gorz and thanked him for his service.
- b. The students from St. Petronille created 107 very nice greeting cards for the members of our Police Department, forwarding their thanks for keeping them safe. The cards are on display at our Police Department through the month of October.
- c. Sherry Yarema, Co-Chair of the Wheaton-Glen Ellyn Branch of the American Association of University Women, sent a letter of thanks to Facilities Supervisor Harold Kolze and Custodians Brad Davis, David Fries, Dave Heighway, and Gary Kostal for their support during the annual book sale.
- d. The Glen Ellyn Volunteer Fire Company received two complimentary letters, one from a patient who thanked the involved paramedics for their professionalism, and one letter from a family thanking Firefighter Kyle Marcussen for providing exceptional assistance.
- e. A resident called to forward her thanks and appreciation to Public Works Crew Leader Mark Mellor and Maintenance Worker Ken Major, who assisted her in retrieving her keys from a catch basin.
- f. An officer of the Oak Brook-based McDonald's Corporation wrote to thank Community Service Officer Rose Volpe for participating in their first campus Safety Fair by teaching parents how to properly install their child safety seat.

- g. A letter was received from a non-resident thanking Police Chief Phil Norton for being allowed to attend the recent Senior Police Academy, and she complimented Police Officer Tom Staples for supervising an excellent program.
- h. Police Officer Keith Duval received a family's letter of thanks for responding to their emergency medical call.
- i. Police Chief Phil Norton received two letters from Faith Evangelical Lutheran Church – one thanking him and the Police Department for assistance at the recent funeral service for Lance Corporal Kevin Oratowski, and the second letter thanked Chief Norton for time and conversation following the most recent *Coffee with the Cops* event.
- j. The Operation RAILSAFE Committee sent a letter of thanks to Police Chief Norton for participating in their event on September 10.
- k. A note was received by Police Chief Norton from Sunrise Assisted Living of Glen Ellyn thanking our Police Department for faithful service.
- l. A letter of resignation has been received from the Village's Finance Director, Jon Batek, and he was thanked for his service to the Village.

Audience Participation

- a. James Burdett, Architectural Review Commission Chairman, presented this year's winner of the annual Traveling Trophy Award to the Shamrock Company for the Taco Bell/KFC building on Roosevelt Road, and an honorable mention to the 1st United Methodist Church for their tower, each for excellence in building design. The Vivian Ball Landscape Award for excellence in achieving the landscape objectives of the Village was presented to Panfish Venture LLC who developed Waters Edge townhomes.
- b. Dan Smith, 97 Newton Avenue, spoke to the Village Board concerning the condition of Manor Woods and inquired about the planned progress of the clean up. Public Works Director Caracci responded that the Village is working on an RFP for some upper canopy work to be done in late November or early December. Public Works will be taking care of some of the dead wood on the parameter, and the public should see some positive activity in the area soon.
- c. Carl Hokenson, 243 N. Park Boulevard, addressed the Village Board concerning a \$50 sump pump discharge fee he was charged when he does not have a sump pump. Public Works Director Caracci explained the \$50 is a clear water inspection fee charged to confirm/deny the presence of the sump pump. Further information will be provided to Mr. Hokenson.

- d. Carol Van Garp, 89 Newton Avenue, spoke to the Village Board regarding the floral clock. She mentioned the difficulty reading the time due to the plantings and that the time is often incorrect. People use cell phones for time. She suggested a pool with a water wall or waterfall with lights.

Consent Agenda

Village Manager Jones presented the Consent Agenda; Village President Pfefferman called for questions and/or discussion on the items on the Consent Agenda.

Trustee Henninger moved and Trustee Cooper seconded the motion that the following items included on the Consent Agenda be approved:

- a. **Minutes** of the following Village Board Meetings:
Workshop Meetings
September 13, 2010
September 20, 2010
Regular Meeting
September 13, 2010
- b. Total **Expenditures** (Payroll and Vouchers) - \$1,213,690.77.
The vouchers were reviewed by Trustee Henninger prior to the meeting.
- c. Contract with McFarlane Douglass & Company of Burr Ridge, Illinois for the installation, maintenance, and removal of **holiday decorations and lighting** in our downtown area in a not-to-exceed amount of \$24,000 (including a 10-percent contingency), to be expensed to the Special Programs Fund.
- d. Declare certain pieces of **equipment and vehicles surplus** and approve the disposal of these various obsolete Village vehicles and equipment.
- e. Purchase of Vehicle #250, a 2011 **Freightliner** M2 106 with a 55 foot over center articulated aerial lift from Transchicago Truck Group of Elmhurst, Illinois in the amount of \$135,747, to be expensed to the FY11 Capital Outlay-Vehicles Fund.
- f. Purchase of Equipment #510, a Brush Bandit 1890XP **chipper trailer** from Bandit Industries Inc., of Remus, Michigan in the amount of \$43,835, to be expensed to the FY11 Capital Outlay-Vehicles Fund.
- g. Recommendation of Village President Pfefferman that Henry Kummerer be appointed as a youth member of the Historic Preservation Commission for a term ending December 31, 2011.

Upon roll call on the Consent Agenda, Trustees Henninger, Cooper, Comerford, Hartweg, Ladesic and Thorsell voted "Aye". Motion carried.

Ordinance No. 5888 – Memorial Park (671 Crescent Boulevard) – Approval of Zoning Variations

Planning and Development Director Staci Hulseberg presented information on the request of Glenbard High School District 87 for approval of variations from the Glen Ellyn Zoning Code to accommodate proposed improvements at Memorial Park including minimum set back, the construction of new dugouts, sidewalks, pavers, concrete pads and stairs. No lights were proposed at this time. The Plan Commission voted 9-1 to approve the variations as presented.

Trustee Thorsell moved and Trustee Comerford seconded the motion that Ordinance No. 5888 be passed, an Ordinance Approving Zoning Variations for Memorial Park Located at 671 Crescent Boulevard to Allow the Construction of New Dugouts, Sidewalks, Concrete Pads and Stairs.

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

Resolution No. 10-20 – Reconstruction of Hill Avenue Bridge

Village Manager Steve Jones presented information regarding a resolution approving the adoption of an intergovernmental agreement with the Villages of Glen Ellyn and Lombard for the reconstruction of the Hill Avenue Bridge. In 2009 the weight limit was lowered due to the start of the failure of the bridge. The Village of Lombard asked the Village of Glen Ellyn to participate in the cost of the reconstruction of the bridge and the Village of Glen Ellyn agreed. Negotiations led to the intergovernmental agreement. Manager Jones detailed several items the Village of Glen Ellyn requested be part of the intergovernmental agreement. Approval of this agreement is on the Village of Lombard's October 7 agenda.

Trustee Hartweg moved and Trustee Cooper seconded the motion that Resolution No. 10-20 be passed, a Resolution Adopting an Intergovernmental Agreement with the Village of Lombard Regarding the Reconstruction of the Hill Avenue Bridge.

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

Resolution No. 10-21 – 825 N. Main Street – Real Estate Sales Contract

Village Attorney Stewart Diamond presented information regarding a resolution authorizing a real estate sales contract to purchase the property at 825 North Main Street. The bankruptcy court has approved the purchase price of \$590,000. Attorney Diamond explained this was an opportunity for the Village to hold the property until it can be sold to be developed in keeping with the architectural motif of the History Park.

Trustee Henninger moved and Trustee Hartweg seconded the motion that Resolution No. 10-21 be passed, a Resolution to Authorize the Execution of a Real Estate Sales Contract

for a Lot of Approximately 59,000 Square Feet at 825 N. Main Street for the Price of \$590,000.

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

Other Business

Public Works Director Caracci gave an update on the status of the Riford Road project. Although it is an IDOT project, he does know that the contractor has requested a three week extension in time due to the contractor's strike earlier this year. IDOT has not finalized the approval of that request. If IDOT does approve the request, the completion date will be November 20 of this year.

Reminders

- The next Regular Village Board Meeting is scheduled for Monday, October 11, 2010 with a Workshop beginning at 7 p.m. and the Regular Board Meeting beginning at 8 p.m., in the Galligan Board Room of the Glen Ellyn Civic Center.

Adjournment

At 8:56 p.m., Trustee Ladesic moved and Trustee Cooper seconded the motion to adjourn to executive session in Room 301 to discuss pending litigation and the purchase or lease of real property without returning to open session. Upon roll call, all Trustees voted "Aye." Motion carried.

Respectfully Submitted,

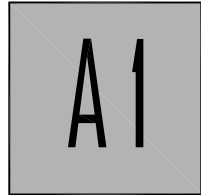
Suzanne R. Connors
Village Clerk

VILLAGE OF GLEN ELLYN

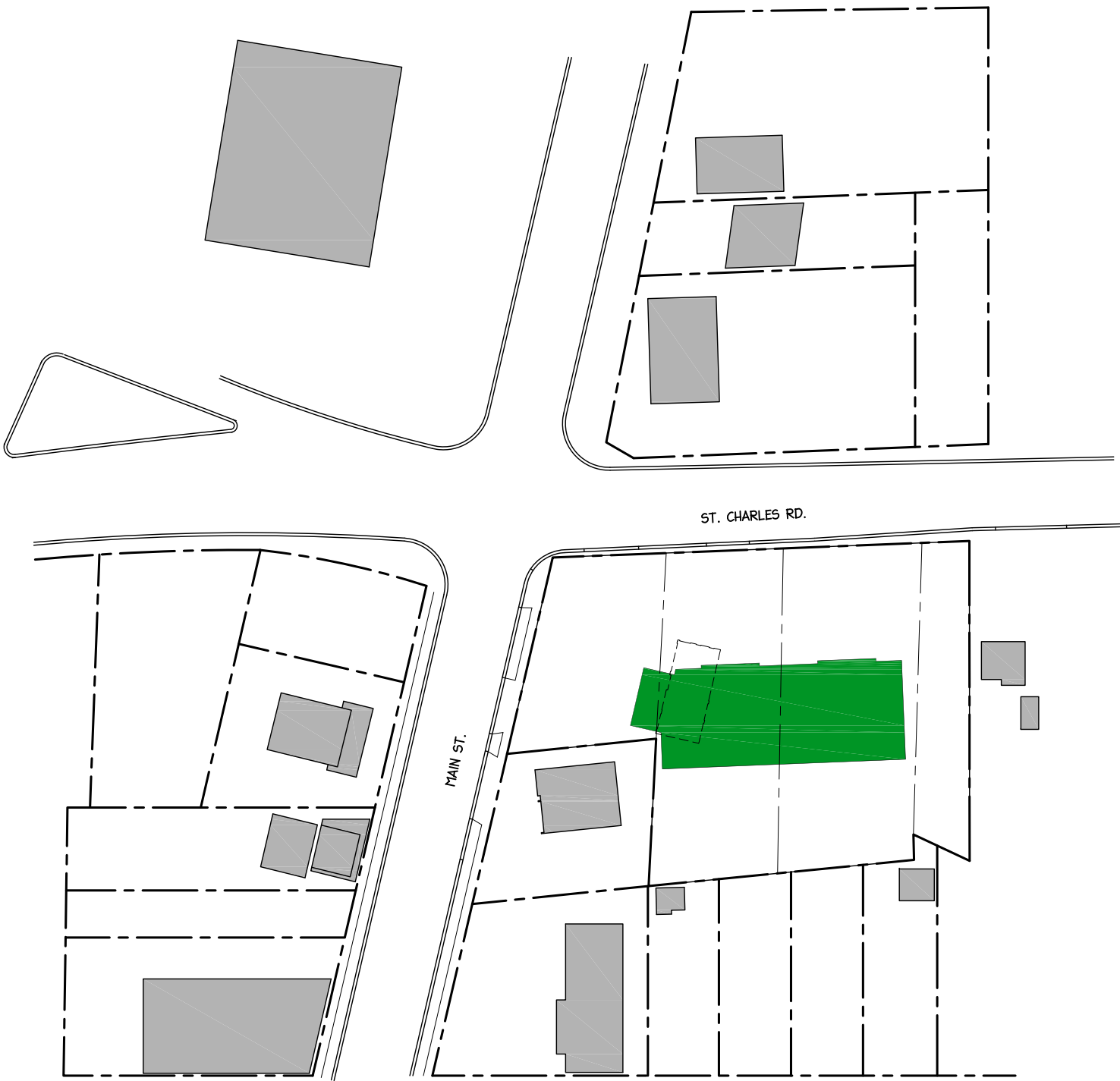
STACY'S CORNERS STUDY

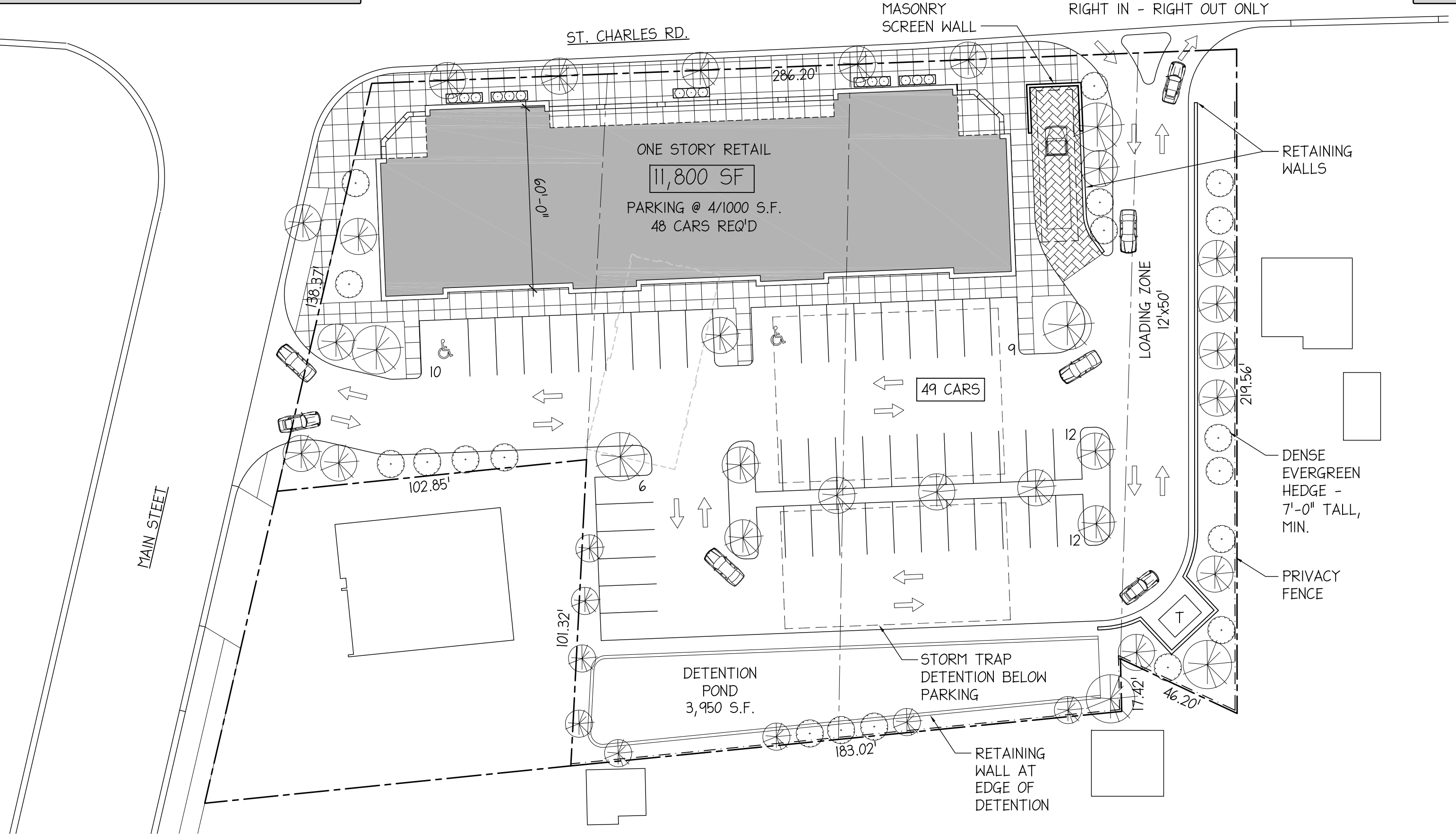


06 MAY 2011

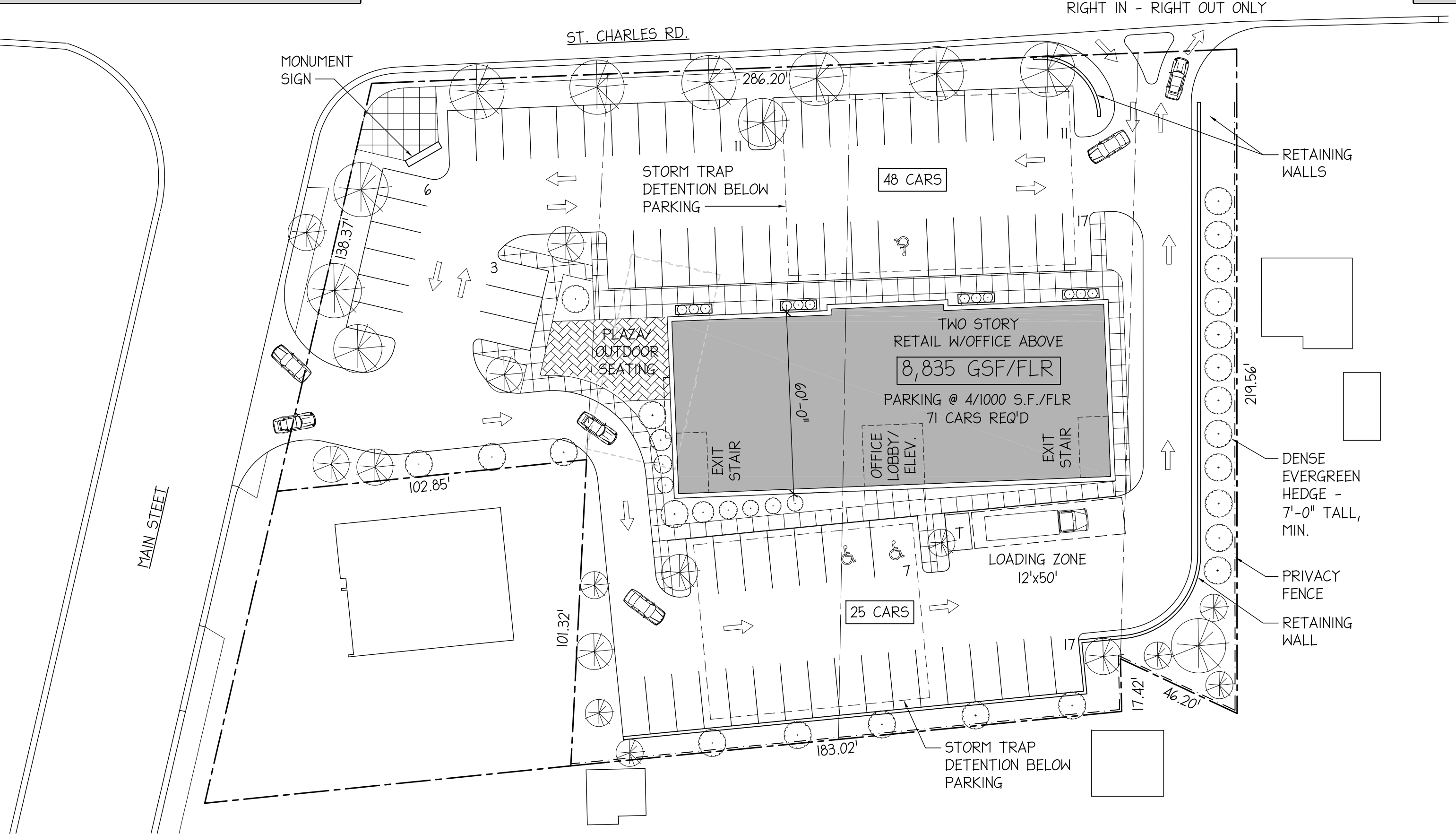

$$1'' = 30' - 0''$$

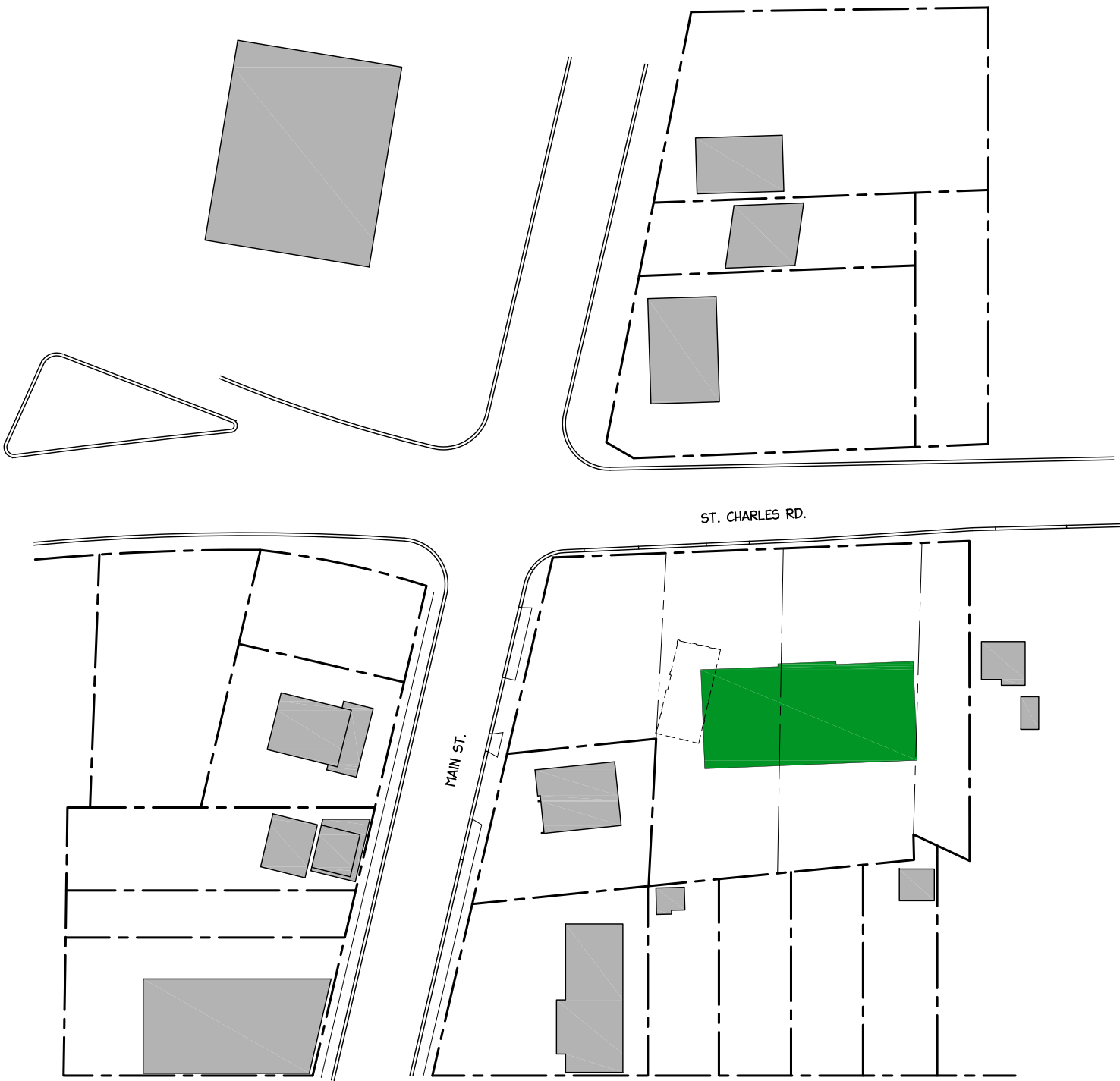
ppk architects
www.ppkarchitects.com

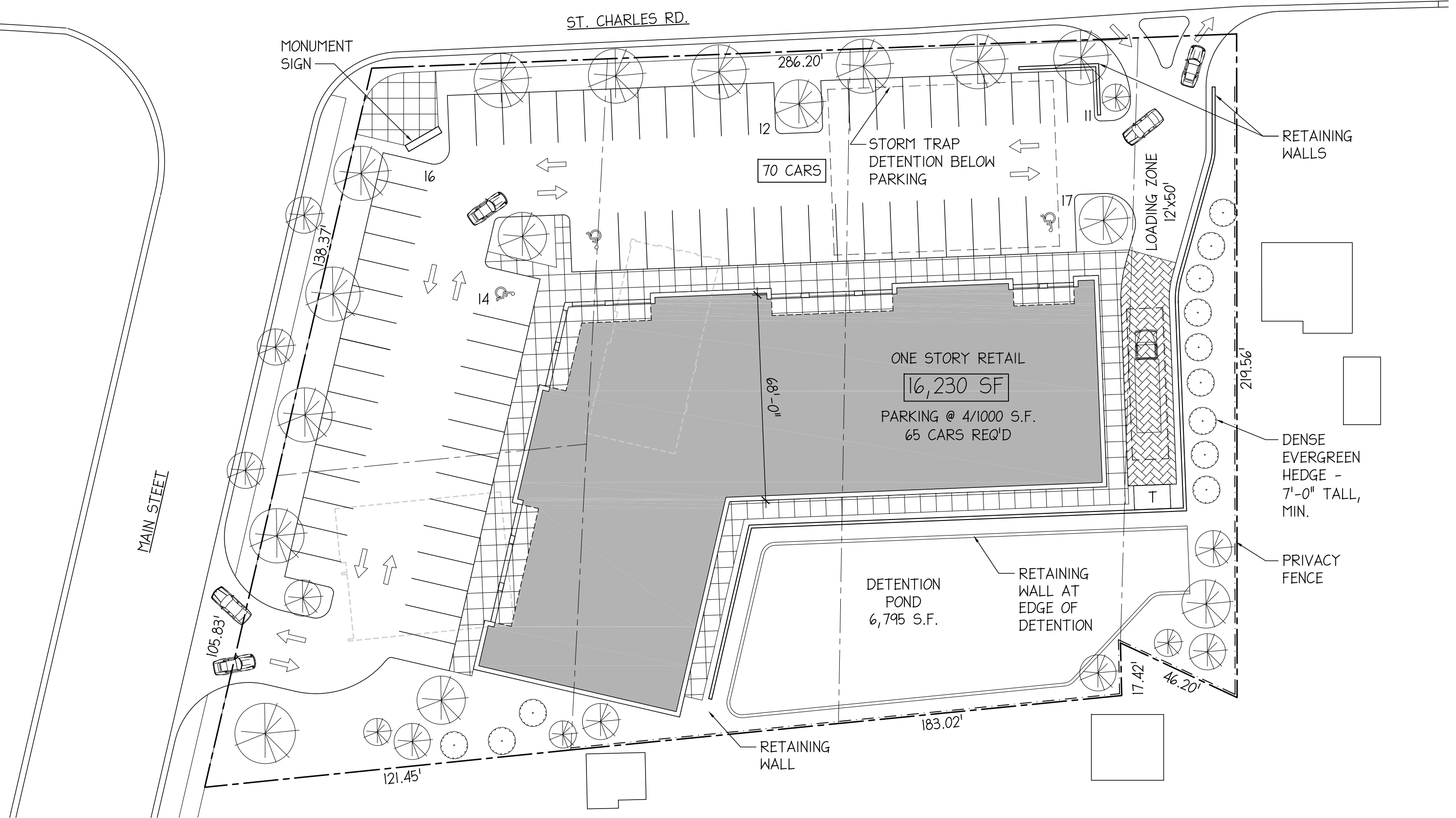


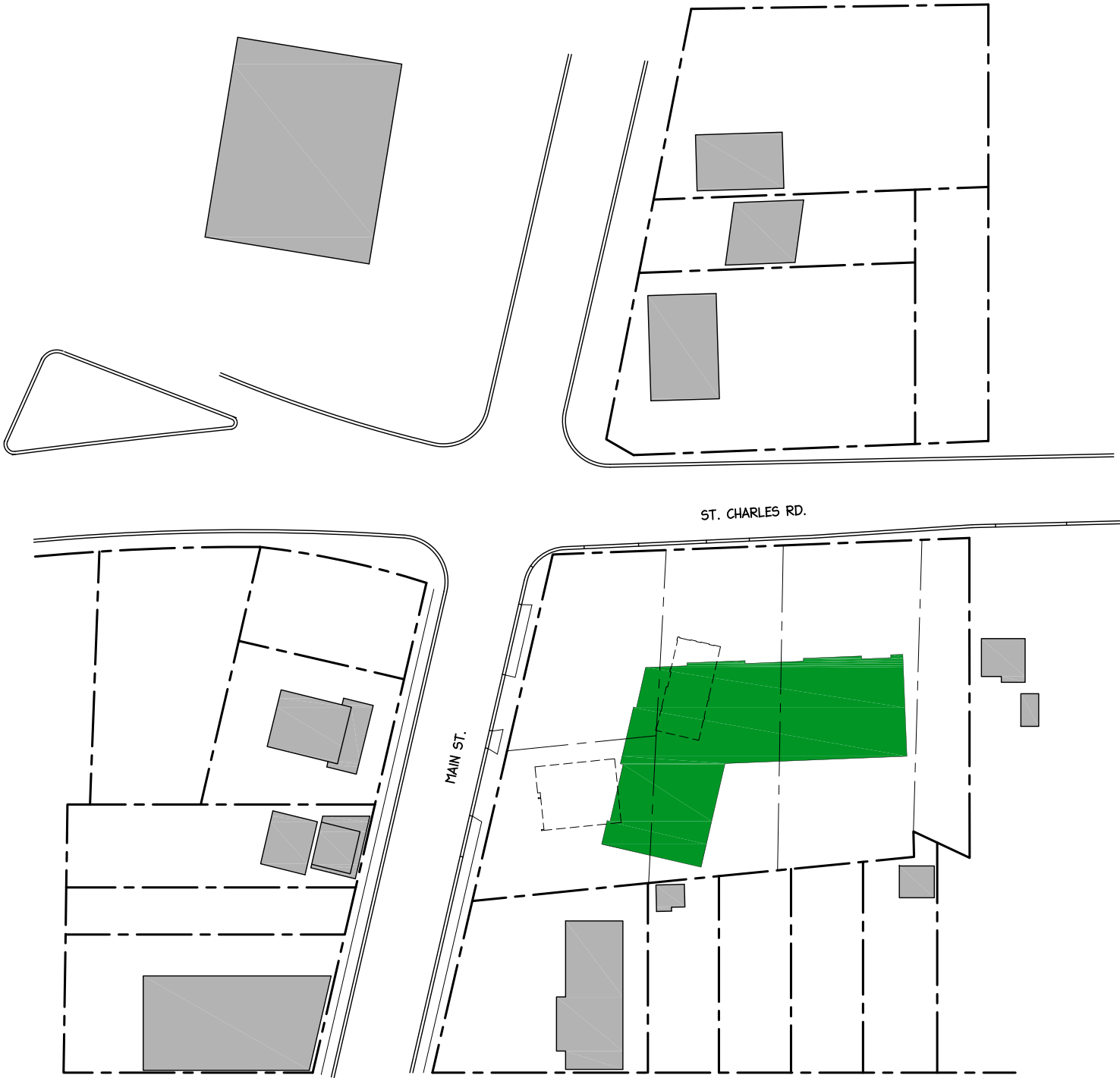


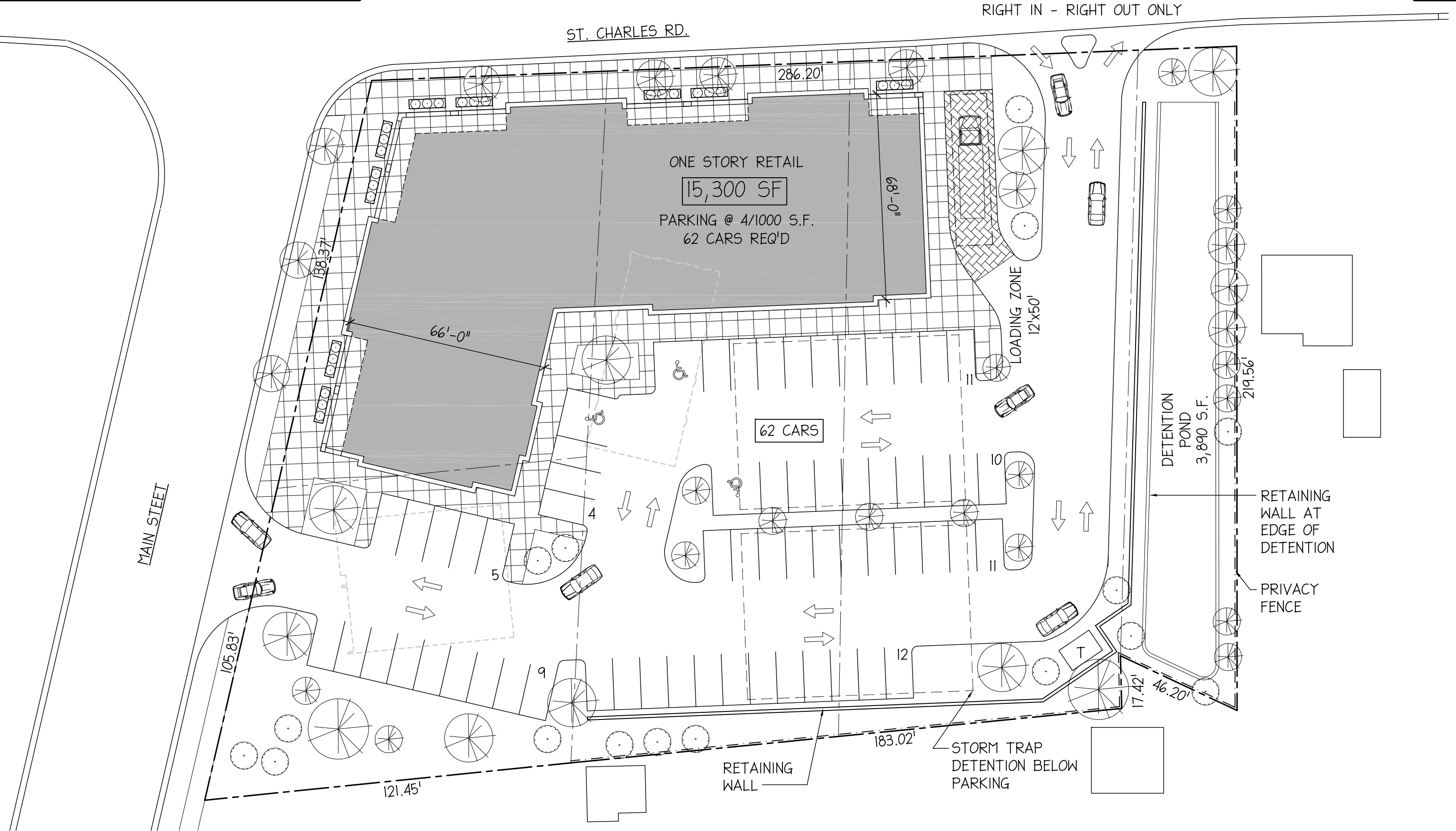




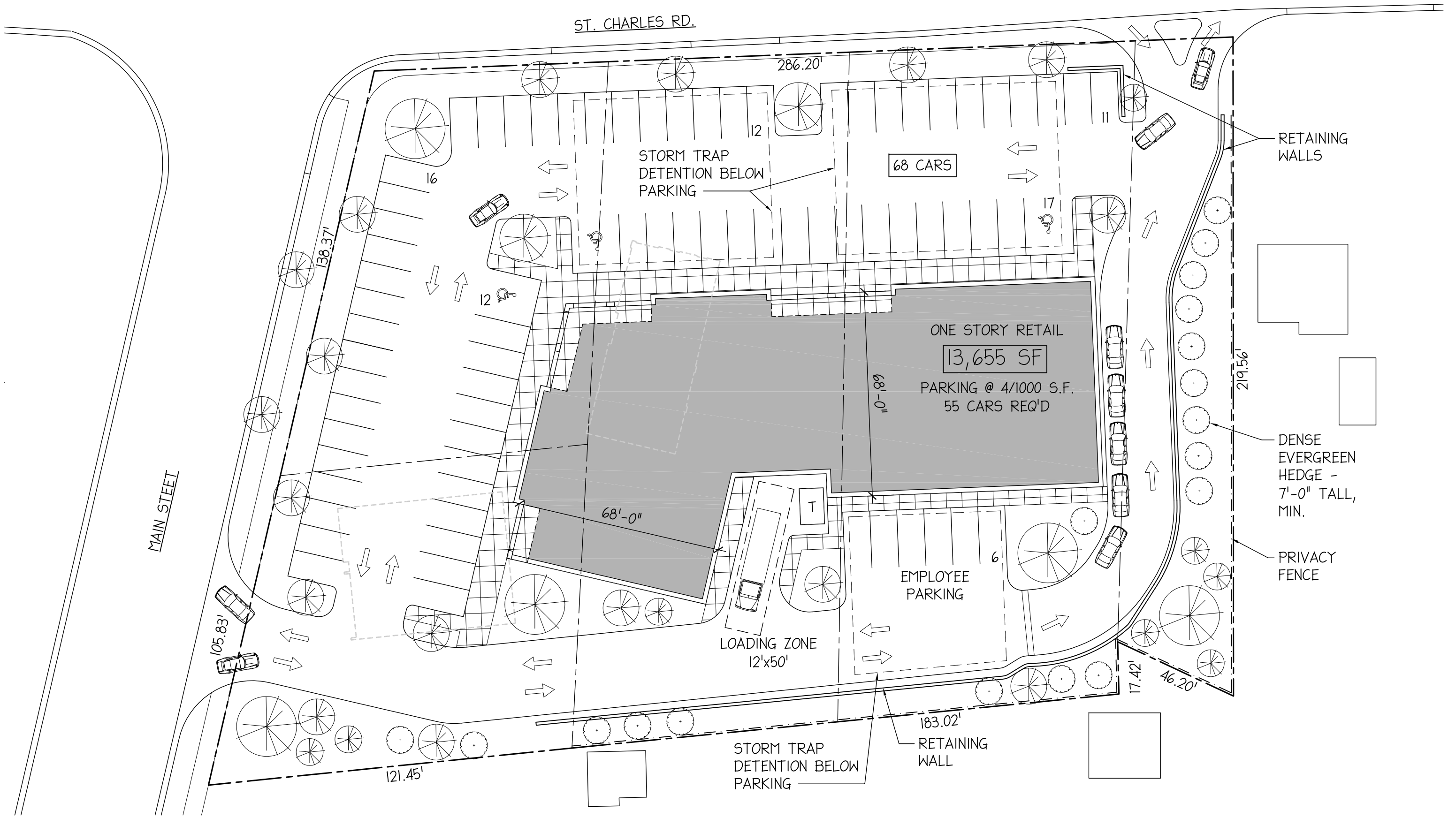


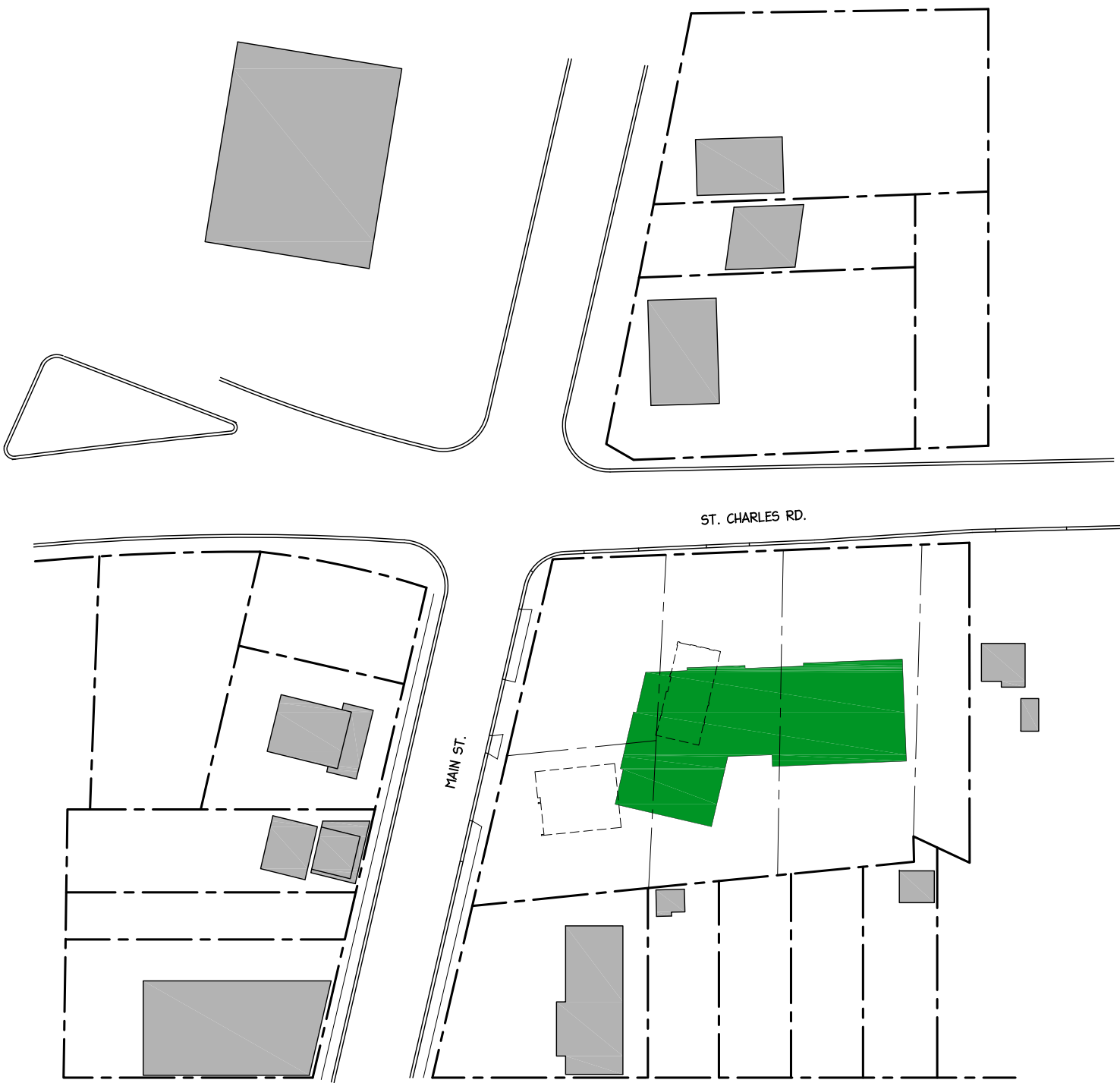


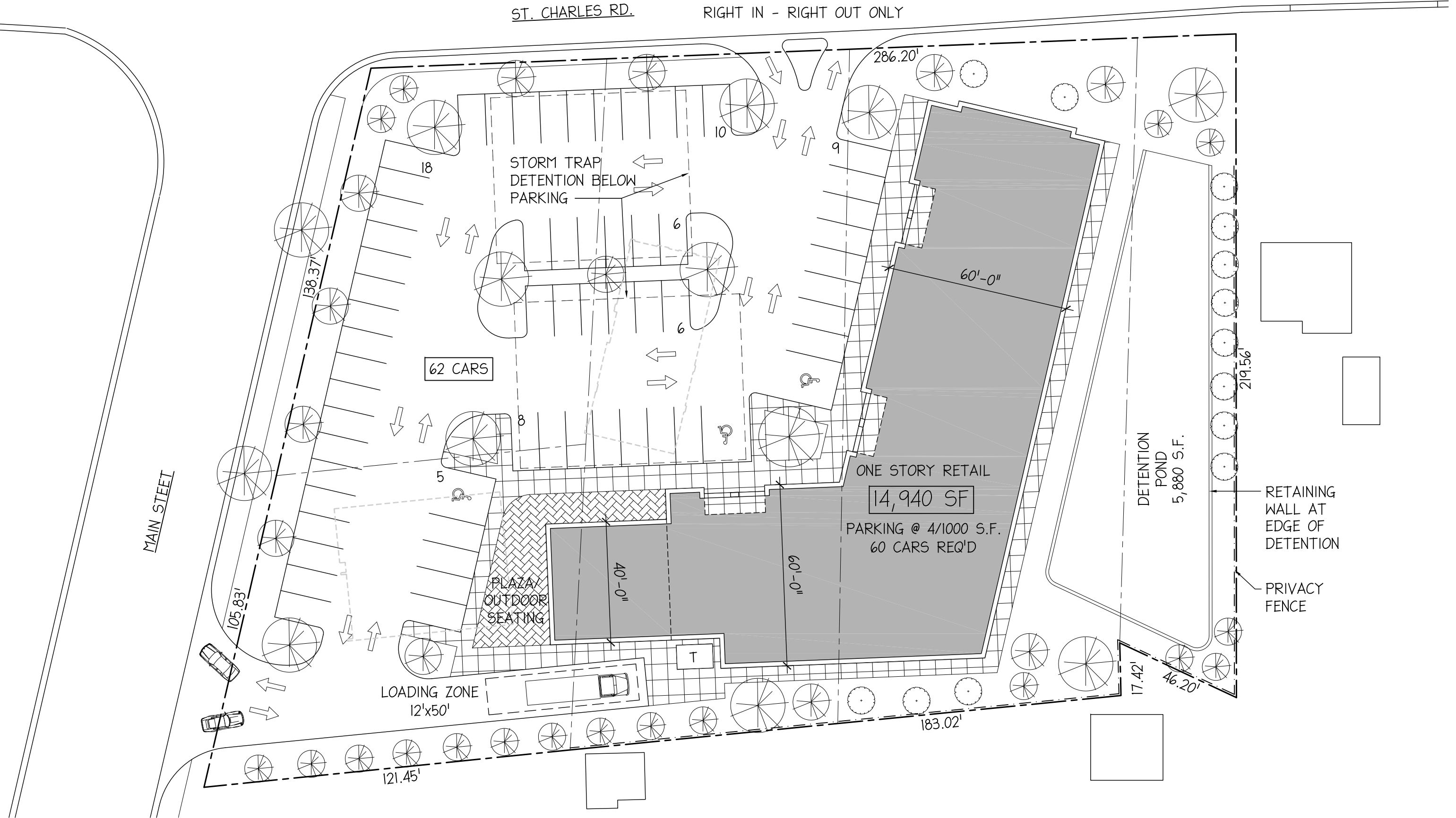


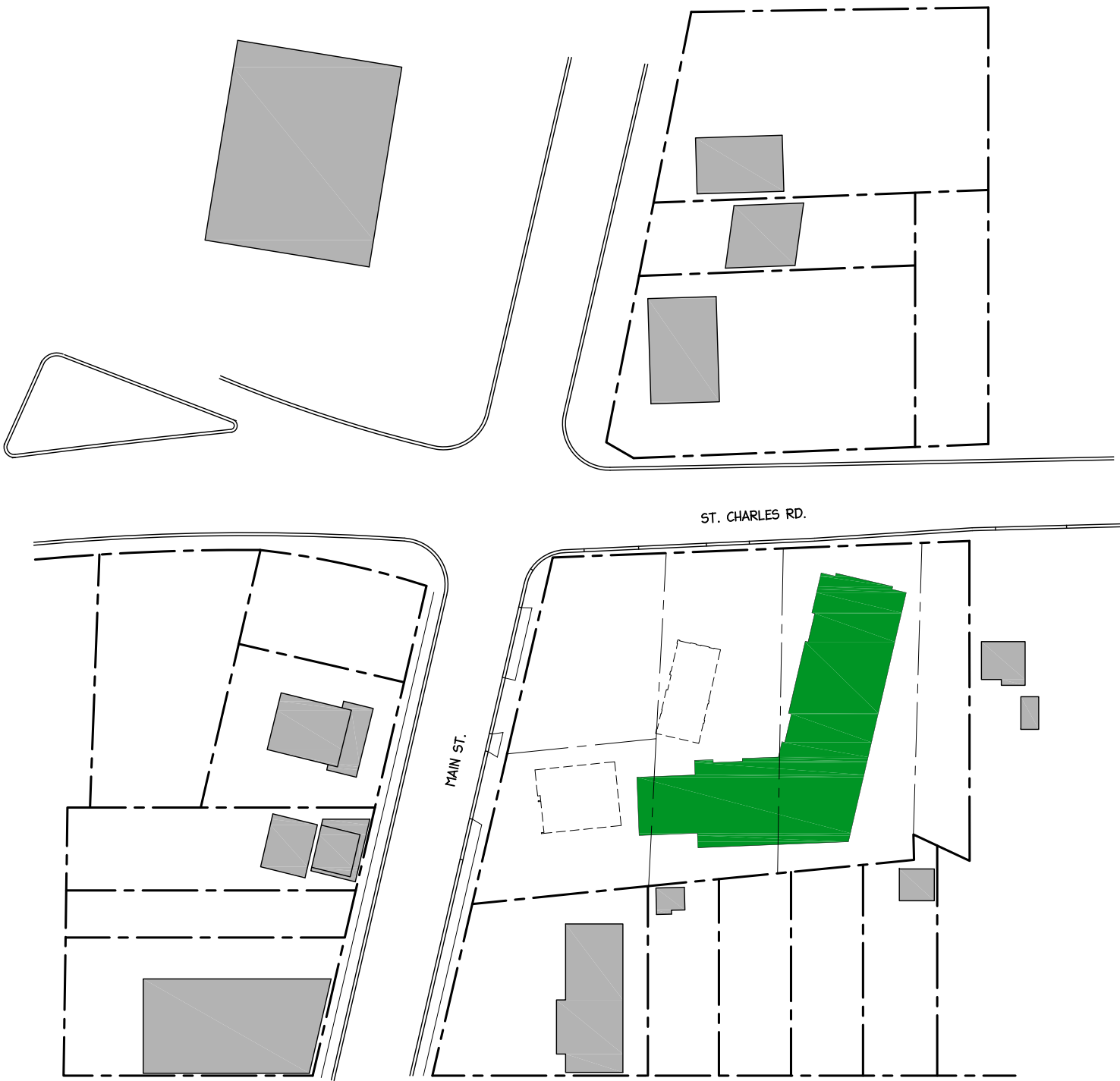












VILLAGE OF GLEN ELLYN



REQUEST FOR DEVELOPMENT PROPOSALS

825 N. MAIN STREET

June 6, 2012

Introduction

The Village of Glen Ellyn, Illinois is seeking proposals from interested parties for the purchase and redevelopment of property located at the southeast corner of St. Charles Road and Main Street known as 825 N. Main Street. The ideal redevelopment will consist of a commercial user or users. All permitted and special uses allowed in the C2 Community Commercial District, except those prohibited in this RFP, will be considered. The Village is open to considering a wide range of site designs, users and purchase options and is hopeful that the development of the property will spur reinvestment and development elsewhere at the intersection.

The purpose of this RFP is to release the essential development information for the site. The Village will accept proposals in accordance with this document and will review each development submission received in order to ultimately select a "Developer of Record" that the Village determines to be the best suited for the project based on the objectives of this request. However, the Village is not obligated to accept any proposal and has the option to reject all proposals.

Area Characteristics

The Village of Glen Ellyn is located approximately 25 miles west of Chicago and has a population of 27,400. Glen Ellyn is an attractive and desirable suburban community noted for its quality residential neighborhoods, "small-town" atmosphere, historic downtown, and variety of public and institutional amenities. Glen Ellyn is primarily a single-family residential community. There are 3 main commercial areas in the Village including the Historic Stacy's Corners intersection, the Central Business District and the Roosevelt Road corridor. The average household income within a 1-mile radius of the Village is \$105,298 and the median household income is \$80,579.

Site Conditions/Zoning

The property at 825 N. Main Street is located at the northern gateway to the Village in the heart of the Historic Stacy's Corners intersection which has an average daily traffic volume of 20,400 vehicles. The site is comprised of three lots totaling 1.35 acres. The western two lots are zoned C2 Community Commercial district and the eastern lot is zoned R2 Residential district. The Village is in the process of rezoning the eastern lot to the C2 Community Commercial district. The Village of Glen Ellyn is the current owner of the property and purchased the land for \$590,000 in the fall of 2010.

The properties immediately to the east and south of the site are zoned R2 Residential district and are developed with single-family homes. There is a steep slope on the east end of the site. A Plat of Survey for the property and a copy of the Village's C2 Community Commercial zoning regulations are attached as Exhibits "A" and "B".

A map showing the location of the site and basic property information is attached as Exhibit "C". The map identifies the location of the property at 825 N. Main Street as well as the property to the south at 817 N. Main Street. It is the Village's hope that a developer will be able to successfully purchase and redevelop both sites as a single project area. The Village has had preliminary discussions with the property owner of the 817 N. Main Street property and he seems open to the potential sale of the property.

The property was previously occupied by a gas station. Since purchasing the site, the Village has been working to prepare the property for redevelopment and the building, pavement, canopy structure and underground tanks have all been removed. An environmental remediation plan was approved by the IEPA and is now underway. The ultimate goal is for the Village to receive a “no further remediation (NFR)” letter for the property. Among other things, it is anticipated that the NFR letter will restrict future use of the property to non-residential purposes and prohibit future water wells in the vicinity. We expect to receive an NFR letter sometime this fall.

The Comprehensive Plan recommends that the area *“should be revitalized as a neighborhood service area, a showcase for local history, and an attractive gateway to the Glen Ellyn community.”* and that the site is a *“suitable location for convenience retail, service or office uses.”* A copy of the Comprehensive Plan recommendations for the area is attached as Exhibit “D”.

History

The Historic Stacy’s Corners intersection marks the location of the Village’s origin. Travelers headed west were known to stop at the historic Stacy’s Tavern which is now a National Register Structure located at 557 Geneva Road, just west of the intersection. Today the tavern is home to a museum owned and operated by the Glen Ellyn Historical Society. The Society maintains other properties at the southwest corner of the intersection, including offices and a gift shop at 800 N. Main Street. The Society hopes to one day complete the construction of a history park at the southwest corner of the intersection across the street from the 825 N. Main Street property. Conceptual plans for the history park can found on the Historical Society’s website at www.gehistoricalsociety.homestead.com.

Preliminary Study

In the spring of 2011, the Village hired PPK Architects to develop conceptual plans showing how the property could potentially be redeveloped. Plans were prepared showing various options for different site and building layouts. The plans were shared with the Plan Commission and were all based on potential commercial redevelopment of the site. The plans were flexible and intended to offer a variety of building footprints and accommodate either single or multiple users. A link to these plans and the accompanying staff memo and Plan Commission minutes can be found at www.glenellyn.org/Planning/Economic_Development.html. Proposals need not reflect the layout designs reflected in the above-referenced plans. These plans are for reference purposes and proposals not conforming to these preliminary designs will be given the same consideration as all other plans.

Design Considerations

Submitted proposals should be sensitive to the character of the area and surrounding land uses, and the Village recommends considering the following items when designing the proposed development:

1. The Plan should be sensitive to the adjacent single-family properties and should include information about how any impacts to the surrounding residential properties would be addressed including any impacts related to such items as loading, traffic, lighting, and

screening. Site fencing, walls, and landscaping should be employed as necessary to provide adequate screening. Screening of all rooftop units is expected.

2. The building design, materials and exterior site features should be sensitive to the historic character of the area and should conform to Glen Ellyn's Appearance Review Guidelines. Proposal responders should reference Chapters 1, 2 and 5 in the Guidelines which can be found on the Village's website at http://www.glenellyn.org/Planning/Codes_Ordinances.html.
3. Particular attention should be paid to vehicular access and safety and proposed access drives should be located as far east and south on the property as possible. A full traffic study will be required to be submitted as part of the standard Village zoning review and entitlement process.
4. The Plan should include extensive landscaping, including but not limited to, perimeter parking lot landscaping, interior parking lot landscaping and foundation plantings.
5. Signage should be compatible with the historic character of the area and no neon, internally illuminated box signs, scrolling signs, flashing signs, electronically variable message signs, roof-mounted signage or pylon signs will be permitted.
6. Exterior site features such as light poles, light fixtures and fences should be compatible with the historic character of the area and/or other properties in the vicinity. The Village can provide cut sheets for public light standards used at the Stacy's Corner's intersection if desired.
7. The plans should incorporate and preserve elements from the 2003 Historic Stacy's Corners Streetscape Plan attached hereto as Exhibit "E".
8. The required stormwater detention for the project should be fully accommodated on site. The site will need to be constructed in full conformance with the DuPage County Stormwater Ordinance with Glen Ellyn's local amendments.
9. The plan should be designed to fully comply with the Village's C2 Community Commercial district zoning regulations (minor variations may be considered if there are unique circumstances and it results in a superior project). The Village is open to considering both one and two-story options within the height limitation of the C2 district.
10. All required parking must be provided on site, although some reduction in the parking requirements may be considered where shared parking can be demonstrated to be appropriate.
11. While all permitted and special uses listed in the C2 Community Commercial District regulations will be considered, uses that generate sales taxes or other Village revenues will be preferred. The following uses will be prohibited: self storage, warehouse uses, residential uses, nursery or daycare facilities, outdoor merchandise, sheltered care facilities, public utilities, churches, commercial laundries, cartage or motor freight terminals, contractors yards, manufacturing, vehicle storage lots, educational facilities, clubs or lodges, cellular towers and antennas, adult day care centers, rental equipment shops, adult uses, automotive repair shops, car rentals, or car washes (unless accessory to another use).
12. The design should reflect 19th and early 20th century architecture.

Submission Requirements

Interested consultants should submit 6 hard copies and 1 digital copy on disc of proposal(s) that include both the 817 N. Main Street property and the 825 N. Main Street property. Development proposals may also include additional properties to the east and south. The following information should be included in the proposals.

A. General Information

1. Name, address and telephone number of developer or development agency.
2. Narrative description of proposed project and uses.
3. Information about development experience, including examples of any public-private partnerships.
4. Information about the proposed on-going management team for the project.
5. References from at least 3 different municipalities that the developer or development entity has done work in, preferably located in the Chicagoland region.
6. List of retail tenants that the developer has worked with in the past.
7. Written plan for long-term holding/selling of the land.

B. Plan Information

1. Conceptual site plan drawn to scale with building setbacks, landscape setbacks and parking lot dimensions identified along with a site plan depicting the proposed development in context with the surrounding properties and land uses.
2. Conceptual engineering plan showing the location and, if applicable, the height of any proposed stormwater detention basins, retaining walls and other similar features. (This plan may be combined with the site plan or submitted as a separate plan.)
3. Conceptual landscape plan with sufficient detail to identify the general type and location of landscaping.
4. Conceptual building elevations showing all sides of the building(s) with sufficient detail to illustrate building materials, color, architectural detail and building height.
5. Conceptual signage plan showing the general location, number and design of all primary signage. (This information may be provided on the site plan and/or building elevations or submitted as a separate plan.)
6. A preliminary project schedule with respect to the completion of each aspect of the project in a form of the developer's choice.

C. Financial Information

1. Proforma development analysis including all assumptions in regard to land and development costs and project return.
2. Total projected property, sales and other tax revenues to be generated from the development and the amount of such revenues that would be directed to the Village.
3. Anticipated construction and lease schedule and the names of any known users.
4. Proposed purchase price of land and description of any financial assistance requested from the Village.
5. Information to demonstrate financial capability to successfully complete the proposed development.

Evaluation Criteria

The proposal will be reviewed based on the following criteria:

1. Sensitivity and compatibility to the historic character of the area.
2. Sensitivity to nearby single-family residential properties.
3. Total projected Village revenues (including any anticipated revenue from the sale of the property as well as anticipated property, sales and other tax revenues).
4. Believed ability of the project to spur additional investment and redevelopment in the area.
5. Reputation of the developer based on references.
6. Experience of the developer in completing similar projects.
7. Ability to meet long-term goals and objectives.
8. Responsiveness to Comprehensive Plan, Architectural Guidelines, Streetscape Plan and design criteria of this RFP.

The Village is open to considering a variety of potential purchase agreements and options and will review each proposal based on the overall benefit to the Village.

Review Process

Proposals will be reviewed in two phases. The timing for the review is flexible and can be adjusted as necessary to develop and reach agreement on the proposal(s). In Phase I, the Village intends to select a preferred development proposal for the 825 N. Main Street property alone and one or more preferred development plans that include both the 817 N. Main Street and 825 N. Main Street properties. The Village may choose to conduct interviews prior to selecting the finalists.

The submitter(s) of the preferred plans will then be given approximately 45 days to discuss the potential purchase of the 817 N. Main Street property with the owner, if applicable, after which time updated proposals and proforma may be submitted. Developers should also feel free to contact the owner of 803-807 N. Main Street to discuss the potential purchase of that property and to incorporate it into the second round of proposals if possible. Village staff will assist in providing contact information for surrounding property owners.

After any proposals have been modified and resubmitted, the Village may choose to conduct second interviews and will select a preferred development plan. The successful Plan will then need to be refined and the developer will be required to go through the Village's standard entitlement process including formal review by the Village's Architectural Review Commission, Plan Commission and Village Board. The Village will simultaneously begin working with the successful developer to finalize the terms of a development and sale agreement.

Pre-Proposal Meeting

A pre-proposal meeting will be held on **Friday, July 6 at 2:00 pm** in the Galligan Board Room. The Galligan Board Room is located on third floor of the Glen Ellyn Civic Center, 535 Duane Street.

RFP Timeline

The estimated timeline for review of submitted proposals and the selection of a final Plan is provided below. This timeline is subject to change.

June 15 - RFP Released.

July 6 - Pre-Proposal Meeting.

August 10 - Proposals due by 4:00 pm.

September 7 - Selection of Preferred Plan for Phase I.

October 5 - Submittal of any Revised Phase II Proposals.

November 2 - Selection of Preferred Development Plan.

Disclosure

The reply requested from applicants to this Request for Proposal will be considered by the Village to determine whether it wishes to enter into an arrangement without the formal bidding process. When a Request for Proposal is sought, the Corporate Authorities may discuss the application with any party which submits a response and the nature of the proposal may be modified and alternative financial arrangements may be sought and agreed to with any applicant. These Requests for Proposals are sought by a governmental body which is seriously interested in entering into a contractual relationship.

Inquiries

All inquiries should be directed to:

Staci Hulseberg, AICP
Planning and Development Director
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137
Phone: 630-547-5241
Email: shulseberg@glenellyn.org

Deadline

All proposals should be submitted to the attention of Planning and Development Director Staci Hulseberg no later than **4:00 pm on Friday, August 10, 2012**. Late submissions will not be considered.

Exhibits

Exhibit A - Plat of Survey

Exhibit B - C2 zoning district regulations

Exhibit C - Aerial Photo and Map of 817 and 825 N. Main Street

Exhibit D - Comprehensive Plan excerpt

Exhibit E - Historic Stacy's Corners Streetscape Plan

Exhibit "A"

825 Main

LEGEND

IRON PIPE FOUND
IRON PIPE SET

EXISTING BUILDING

SUBDIVISION LIMITS

SECTION LINE

QUARTER SECTION LINE

QUARTER, QUARTER SECTION LINE

CENTERLINE OF ROAD

EXISTING R.O.W. LINE

EASEMENT

SECTION CORNER

QUARTER SECTION CORNER

MEASURED DISTANCE

RECORD DISTANCE

EXISTING FENCE

EXISTING POWER POLE

EXISTING STREET LIGHT

EXISTING TREE & TRUNK DIAMETER

EXISTING SIGN

EXISTING CONTOUR LINE

PROPOSED CONTOUR LINE

EXISTING DEPRESSION CURB

SPOT ELEVATION

EXISTING UTILITIES

MANHOLE

SANITARY SEWER

STORM DRAIN

WATERMAIN VALVE & VAULT

WATERMAIN VALVE

BUFFALO BOX

WATERMAIN

WET

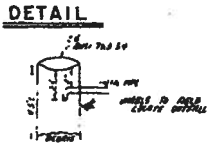
CATCH BASIN

FIRE HYDRANT

TELEPHONE LINE

ELECTRIC LINE

JOB LINE



BENCHMARKS

B.M. 1 - EASY TOP OF FIRE HYDRANT AT THE SOUTHWEST CORNER OF THE INTERSECTION OF MAIN STREET AND MAPLE STREET
ELEVATION = 773.77

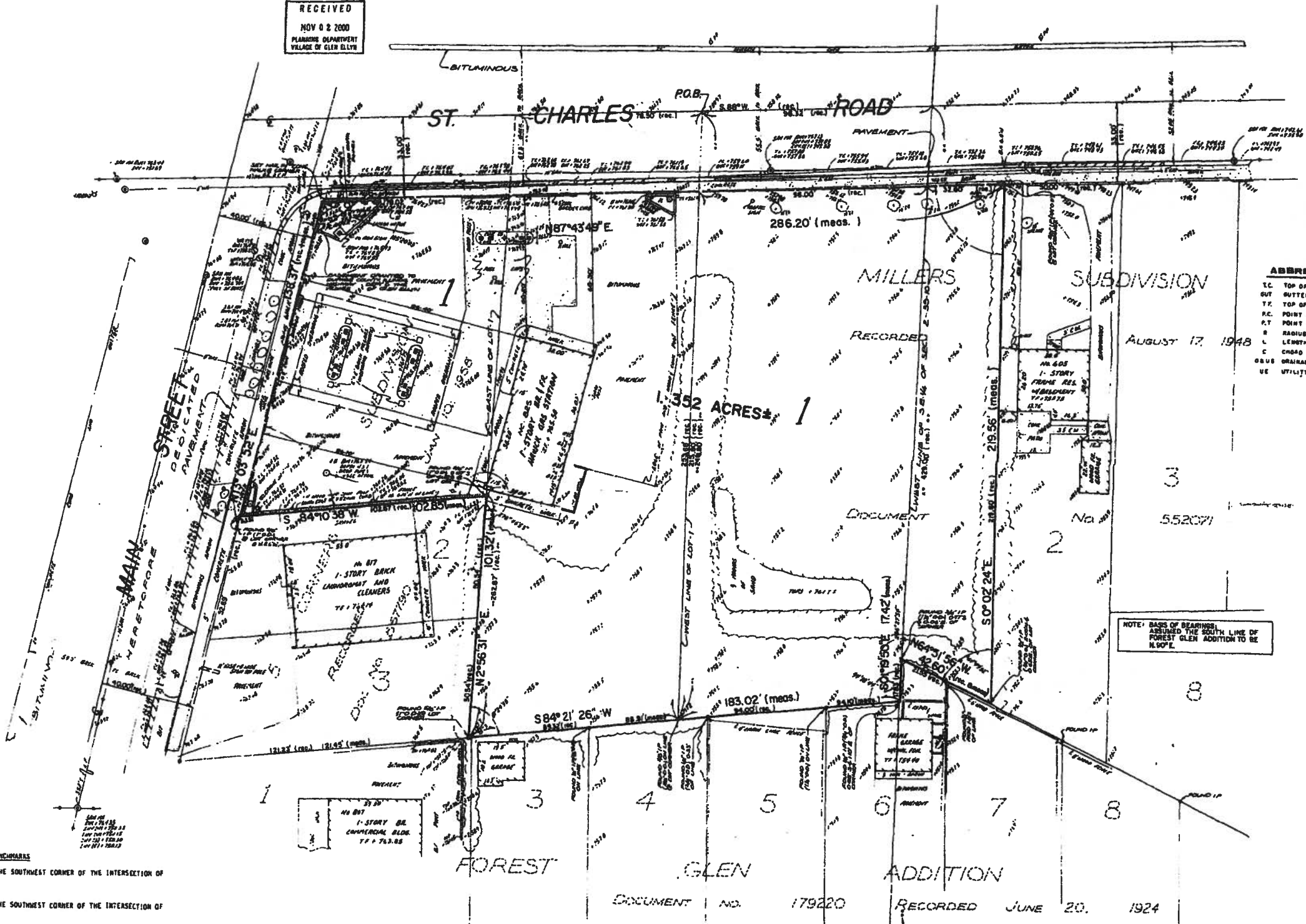
B.M. 2 - EASY TOP OF FIRE HYDRANT AT THE SOUTHWEST CORNER OF THE INTERSECTION OF MAIN STREET AND ELM STREET
ELEVATION = 768.13

825 N. Main Street

PLAT OF SURVEY

OF PART OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN DUPAGE COUNTY, ILLINOIS.

RECEIVED
NOV 02 2000
PLANNING DEPARTMENT
VILLAGE OF GLEN ELLEN



ABBREVIATIONS

T.C. TOP OF CURB

OUT BUTTER

T.F. TOP OF FOUNDATION

K.C. POINT OF CURVATURE

P.T. POINT OF TANGENCY

R RADIUS

L LENGTH OF CURVE

C CHORD LENGTH

ORUS DRAINAGE AND UTILITY EASEMENT

UE UTILITY EASEMENT

NOTE: BASIS OF BEARINGS ASSUMED THE SOUTH LINE OF FOREST GLEN ADDITION TO BE N. 90° E.

PREPARED FOR:
MARATHON PETROLEUM

JOB NO. 612-60 DRAWN BY: ETC. JEC

THE BALSAMO OLSON GROUP, INC.
LAND SURVEYING, ENGINEERING, ARCHITECTURE, PLANNING, LANDSCAPE ARCHITECTURE

11001 2TH STREET, N.W. SUITE 200, ANDERSON, TENNESSEE, 37015

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SHEET 1 of 2

Exhibit "B"**10-4-14: C2 COMMUNITY COMMERCIAL DISTRICT****(A) PERMITTED USES***

1. Bakery where not more than 50% of the floor area is devoted to processing.
2. Commodities sales uses for basic living needs of neighborhoods, such as: art and school supply store; bicycle sale and repair shop; book store; camera and photographic supply store; candy and ice cream store; furniture, upholstery, carpet, china or glass store; clothing store; department store; toy and hobby shop; hardware store; jewelry or leather goods store; liquor store; garden supply shop; electrical and household appliance sales; coin and philatelic store; interior decorating including making of draperies, slip covers and other similar articles; sporting goods; musical instrument sale and repair; paint and wallpaper store; variety store.
3. Community support service uses such as: music and dance school; antique shop; health spa; mail order store; newspaper office; office supply; pet shop; indoor theater; catering; laundry retail; mortuary; photographic and art studio; food store; and employment agency.²⁴
4. Service uses performed on the premises for needs of a neighborhood, such as: barber and beauty shop; dressmaking; tailoring; shoe repair; household appliance repair; radio or television sales, service and repair; frozen food locker; locksmith; millinery shop; travel agency; telegraph office; furrier storage, conditioning or sales; picture framing.
5. Office, business and professional.
6. Antenna attachments to existing antenna towers, buildings or other structures which do not exceed the permitted height in the zoning district or the height established by a special use permit.¹⁸
7. Restaurant and eating place (except drive-in and carry-out establishments) without entertainment and dancing and including outdoor seating on private property as an accessory use provided such outdoor seating complies with the provisions in Section 10-5-15.²⁴

*All (A) Permitted and (B) Special Uses must also comply with all applicable requirements contained in the "Supplementary District Regulations," as well as all other pertinent regulations in this Code.

10-4-14: C2 COMMUNITY COMMERCIAL DISTRICT (continued)**(B) SPECIAL USES***

No enumerated Special Use shall be considered to be an accessory use to any other permitted or Special Use, and a separate permit shall be required for each separate Special Use.

- | | |
|--|--|
| <ol style="list-style-type: none"> 1. Adult day care center. 2. Automobile car wash³. 3. Automobile repair³. 4. Automobile and automotive sale and service use, including open sale lots, parking lots and public garages and storage garages³. 5. Automotive vehicle rental³. 6. Bank or financial institution. 7. Church or temple. 8. Club or lodge – private, fraternal or religious. 9. Commercial planned development in accordance with the provisions of the "Planned Unit Development Regulations". 10. Congregate housing for the elderly. 11. Day care center. 12. Drive-in commercial facility.²¹ | <ol style="list-style-type: none"> 13. Garage/service station. 14. Group home. 15. Heating equipment and fixture repair uses³. 16. Medical or dental clinic. 17. Outdoor merchandise,²⁷ storage, promotional activities, or tents¹⁹. 18. Private School. 19. Public park and playground. 20. Public use. 21. Public utility and public service use. 22. School – commercial or trade. 23. Sheltered care facility. 24. Television and radio tower, antenna support structure, church spire, belfry, monument, tank, water and fire tower, stage tower or scenery loft, cooling tower, ornamental tower, and spire, chimney, elevator bulkhead, conveyor and flag pole which exceed the maximum height¹⁸. |
|--|--|

(C) ACCESSORY BUILDING AND USES

1. Storage garage and parking lot.
2. Accessory buildings may be located in a rear yard but not occupy more than 30% of a rear yard. If within 10' of a principal building, then it must observe the same side yard requirements for a principal building. If more than 10' from a principal building, then it must be at least 60' from the front street line and 3' from both the side and rear yards.

(D) MINIMUM YARD AND LOT REQUIREMENTS

1. Front yard: None.
2. Rear yard: 10' in depth.

10-4-14: C2 COMMUNITY COMMERCIAL DISTRICT (continued)

3. Side yard: None. A 20' side yard is required when the property adjoins or is across the alley from a residential district.
4. Lot area: 9,000 sq. ft.
5. Lot width:
 - a. Interior lot - 75';
 - b. Corner lot - 90'.
6. Lot depth: 125'.²⁴

(E) MAXIMUM HEIGHT

1. 35'.
2. Special Uses may be erected to a height not exceeding 45', and churches and temples may be erected to a height not exceeding 75', if the building is set back from each yard line at least 2' for each foot of additional building height above the height limit otherwise permitted in the district.
3. The height of a television or radio tower, antenna support structure, church spire, belfry, monument, tank, water and fire tower, stage tower or scenery loft, cooling tower, ornamental tower, and spire, chimney, elevator bulkhead, conveyor and flag pole shall be specified in the ordinance granting a special use permit.¹⁸

(F) SIGNS, FENCES AND OBSTRUCTIONS IN YARDS

1. Signs as per Sign Ordinance.
2. Screening required pursuant to Section 10-5-13 (L).
3. See Section 10-5-5: YARDS.¹⁹

(G) PARKING AND LOADING REQUIREMENTS

1. All buildings except those specified below: One space for each 250 sq. ft. of floor area.
2. Automobile sales: Three spaces for each 1,000 sq. ft. of gross floor area, plus 1 space for each 2,000 sq. ft. of gross land area.³
3. Car wash: One space for each 2 employees, plus reservoir parking space or stacking space equal to 5 times the maximum capacity of the washing unit.³

10-4-14: C2 COMMUNITY COMMERCIAL DISTRICT (continued)

4. Club and lodge: One space for each 300 sq. ft. of gross floor area.
5. Commercial or trade school: One space for each 2 students, based on design capacity.
6. Day care center: One space for each 800 sq. ft. of gross floor area.
7. Eating or restaurant establishment: One space for each 3 seats provided in eating or drinking areas.
8. Indoor theater: One space for each 3 seats.
9. Medical and dental clinic: One space for each 200 sq. ft. of the gross area used for clinic.
10. Private school: One space for each 4 students, based on design capacity.
11. Sheltered care facility: One space for each 1,200 sq. ft. of gross floor area.
12. Additional off-street parking and loading requirements are found in the "Supplementary District Regulations."

817-825 N. Main Street



Area: 1.6 acres

Lot Dimensions: 284 feet (north) by 219 feet (east)

Frontage: 284 feet (St. Charles Road), 243 feet (Main Street)

Zoning: C2 Community Commercial and R2 Residential Districts (R2 portion recommended for C2 rezoning)

Number of Property Owners: 2

Current Tenants: Vacant, Kumon Reading Center, Main Cleaners

Existing Use: Vacant, 2-unit retail building occupied by Main Cleaners and Kumon Reading Center

Average Daily Traffic Count: 20,400

Availability Status: 825 N. Main Street planned for public sale. 817 N. Main Street not currently listed for sale.

P.I.N.s: 05-02-419-001, 05-02-419-006, 05-02-419-007 and 05-02-419-037

Contact/Property Owner of 825 N. Main Street:
Village of Glen Ellyn
Staci Hulseberg, Planning and Development Director
(630) 547-5241



Village of Glen Ellyn
Date Prepared: May 2012
2009 Aerial Photo



Exhibit "D"

Five Corners

Target Area 3 consists of Five Corners, a small grouping of commercial, public, institutional and residential properties near the intersection of Main Street, St. Charles Road and Geneva Road, at the northern "gateway" to the Village. It encompasses land within Glen Ellyn as well as properties within unincorporated DuPage County.

Five Corners has traditionally functioned as a small neighborhood service area for Glen Ellyn's northern neighborhoods, the adjacent unincorporated area, and passing motorists. It is also the site of Stacy's Tavern Museum, which is listed on the National Register of Historic Places.

While Five Corners is fully developed, it is characterized by a few vacant properties, deferred maintenance, traffic circulation concerns, and a less than desirable overall image and appearance. Much could be done to revitalize Five Corners as a neighborhood service area, a showcase for local history, and an attractive gateway to the Glen Ellyn community.

Planning Influences

Several factors will influence opportunities for improvement and development within Five Corners. Planning influences, highlighted in Figures 20 and 21, include: a) existing land-use, b) building conditions, c) current zoning, d) access and circulation, e) parking, and f) appearance and character.

- **Existing Land-Use.** The Five Corners area consists of commercial, residential, public and institutional uses.

Commercial uses are located along the Main Street frontage from Emerson Avenue south to Elm Street. Existing uses include a White Hen Pantry, two dry cleaning establishments, a real estate office, a gas station, two auto repair shops, and other small retail and service uses.

Single-family residential uses border the commercial area on all sides. Residential areas include Glen Ellyn's attractive and well-maintained neighborhoods south of St. Charles/Geneva Road, and unincorporated neighborhoods to the north. There have been several new homes constructed on "in-fill" lots both within and outside the Village.

Five Corners also includes several notable public and institutional uses including Forest Glen Elementary School, the Administrative Center for School District #41, the Montessori Academy, and Stacy Park.

Stacy's Tavern Museum is located on Geneva Road just west of Main Street. The Glen Ellyn Historical Society has prepared a long-range plan to assemble and redevelop adjacent properties as a local "Historical Center" focused around Stacy's Tavern and a reconstructed Yalving House, which was moved from its original location and is now in storage.

- **Building conditions.** While there appear to be few major structural deficiencies, a number of buildings within Five Corners would benefit from minor maintenance and repair. These include several commercial properties along Main Street, several homes in the

unincorporated area, and a few homes along St. Charles/Geneva Road in Glen Ellyn.

- **Zoning.** Current zoning generally reflects the existing land-use pattern.

Commercial properties within the Village are zoned C2: Community Commercial. This district is intended to accommodate limited neighborhood retail, community and neighborhood services, and offices. There are no front yard, side yard or lot coverage requirements within this district. The maximum building height varies from 35 to 45 feet, depending on site conditions.

Residential properties in Glen Ellyn are zoned R2, which is the Village's predominant single-family zoning district.

DuPage County zoning regulates the unincorporated portion of Five Corners. Commercial properties are zoned either B1: Local Business, or B2: General Business, and residential properties are zoned R4: Single-Family.

- **Access and circulation.** The Five Corners area has good accessibility. St. Charles Road, Geneva Road and Main Street north of St. Charles Road are all classified as minor arterial streets. Main Street south of St. Charles Road is classified as a Village arterial. These streets provide convenient connections to other activity areas and highways. Traffic signals exist at the intersection of Main Street, St. Charles Road and Geneva Road, and at the intersection of Main and Elm Streets.

The primary traffic issues within Five Corners relate to the intersection of Main Street, St. Charles Road and Geneva Road.

Several streets carrying relatively heavy traffic converge at this intersection, creating significant capacity problems during peak travel periods. In addition, the "five corners" configuration of the intersection is difficult to signalize because of the number of different crossing movements.

The Village is currently working with the DuPage County Division of Transportation to devise an improvement plan for the Five Corners intersection that would simplify traffic operations and increase traffic capacity.

- **Parking.** Commercial uses within Five Corners are served by small, separate off-street parking lots served by individual access drives. Most parking lots are located either in front or at the side of commercial buildings, and several have deteriorated or gravel surfaces. Curb parking is not permitted within Five Corners.

- **Appearance and Character.** While the neighborhoods south of St. Charles/Geneva Road are attractive and well maintained, other parts of Five Corners are characterized by a less than desirable image and character.

Most of the commercial buildings have a tired and dated appearance and several are in need of repair. Parking lots are not well screened or landscaped, and some have surfaces in poor condition. A few of the commercial uses have unattractive outdoor storage areas that are highly visible from the street.

There are no distinctive street-scape treatments along the roadways that pass through Five Corners, and several street sur-

faces are in poor condition. Traffic signals and public signage are outdated, overhead utility lines cross the area, and there are few pedestrian amenities. Most streets within the unincorporated neighborhoods do not have curbs, gutters or sidewalks, and the parkways along most of these streets are poorly maintained.

Improvement and Development Guidelines

Five Corners should be revitalized as a neighborhood service area, a showcase for local history, and an attractive gateway to the Glen Ellyn community.

Existing businesses should be upgraded, and limited and compatible new commercial development should be promoted. Existing public and institutional uses should be maintained and enhanced as focal points within the area. Residential areas in need of improvement should also be upgraded.

The overall image and appearance of Five Corners should be significantly improved, including sites and buildings, public and private signage, and design treatments along the public rights-of-way. The southwest quadrant of the intersection of Main Street and St. Charles Road should be improved as a local Historical Center centered on Stacy's Tavern and other historic buildings.

Improvement and development recommendations for Five Corners are described below and highlighted in Figures 22 and 23. Recommendations relate to: a) land-use, b) sites and buildings, c) streets and transportation, d) parking, and e) streetscape and open spaces.

LAND-USE:

- Five Corners should continue to consist of a mix of small retail, service, residential, public and institutional uses.
- The commercial portion of Five Corners should remain small and compact. Commercial uses should be limited to the frontage properties along Main Street from Emerson Avenue south to Elm Street, and the properties that "turn the corner" at the intersection of Main Street and St. Charles Road. The Five Corners commercial area should not undergo expansion into the adjacent neighborhoods.
- The Village should encourage the enhancement of existing businesses and the improvement of properties in decline, and should promote high-quality new development and redevelopment in selected locations.
- Commercial uses should be oriented primarily to the needs of surrounding residents and motorists who pass through the area. Five Corners should not compete with or detract from the commercial prominence of nearby Downtown Glen Ellyn.
- Plans should continue to be refined for reorganizing the southwest quadrant of Five Corners as an Historical Center focused around Stacy's Tavern and the Yalving House, as described in more detail below.

Figure 20

Five Corners: Planning Influences

Five Corners is a small grouping of commercial, institutional and residential properties near the intersection of Main Street, St. Charles Road and Geneva Road, at the northern "gateway" to the Village. It encompasses land within Glen Ellyn, as well as properties within unincorporated DuPage County.

Five Corners has traditionally functioned as a neighborhood service area for Glen Ellyn's northern neighborhoods, the adjacent unincorporated area, and passing motorists. It is also the site of Stacy's Tavern Museum, a structure with local historic interest.

Several factors will influence opportunities for improvement and development within Five Corners. Planning influences, highlighted in Figure 15, include: a) existing land-use, b) building conditions, c) current zoning, d) access and circulation, e) parking, and f) appearance and character.



Character of Five Corners



Character of Five Corners...

Five Corners has a traditional "small-town" image and character:

- A** - Five Corners serves as the northern "gateway" to the Village of Glen Ellyn;
- B** - An "Historical Center" has been proposed adjacent to Stacy's Tavern Museum;
- C** - Several arterial routes converge at the Five Corners intersection;
- D** - Most existing commercial buildings need site and building improvements;
- E** - Forest Glen Elementary School is an important neighborhood focal point;
- F** - Older neighborhoods border Five Corners, and many homes have historic interest; and
- G** - Stacy Park is an attractive open space and recreational area.

Current Zoning



Current Zoning: Glen Ellyn

- C2 - Community Commercial
- R2 - Single-Family Residential
- CR - Conservation/Recreation

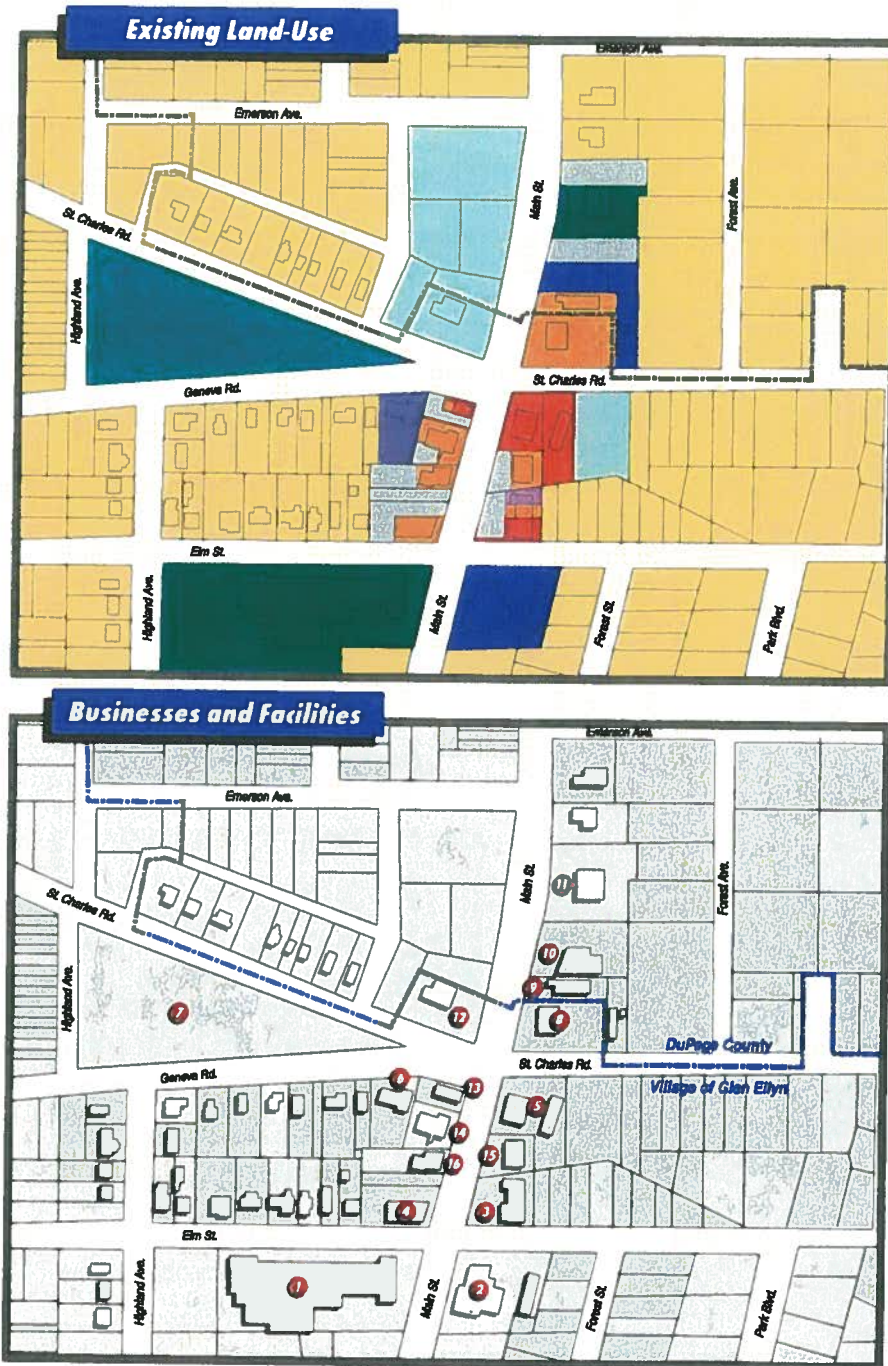
Current Zoning: DuPage County

- B1 - Local Business
- B2 - General Business
- R4 - Single-Family Residential

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Figure 21

Five Corners: Existing Uses and Facilities**Existing Land-Use:**

- Retail
- Commercial service
- Restaurant
- Office
- Public
- Educational
- Parking
- Parks and open space
- Single-family residential
- Vacant land or building

Businesses & Facilities:

- 1 - Forest Glen Elementary School
- 2 - Administrative Center for School District #41
- 3 - White Hen Pantry, Barber Shop, Pizzeria
- 4 - Century 21 Real Estate
- 5 - Speed Way Gas
- 6 - Stacy's Tavern Museum
- 7 - Stacy Park
- 8 - Village Garage
- 9 - Larry's Auto Body
- 10 - KCW Environmental Consultants
- 11 - Montessori Academy
- 12 - Vacant Gas Station
- 13 - Five Corners Florist, Photographer
- 14 - Five Corners Cleaners
- 15 - Main Cleaners
- 16 - Chiropractor, Nail Salon

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- New uses that would strengthen, enhance and complement the historical focus and character of Five Corners should be encouraged. For example, small restaurants and gift shops might be developed to serve visitors of the proposed Historical Center.
- Adjacent residential neighborhoods, which contribute to the overall character of Five Corners, should be maintained and protected. Homes in poor condition should be repaired. It should be noted that Churchill Park Subdivision, a new residential development currently being reviewed for the southeast corner of St. Charles and Bloomingdale Roads just west of Five Corners, will further strengthen and enhance the residential quality and character of this portion of Glen Ellyn.
- The Village should consider annexing the unincorporated properties immediately adjacent to Five Corners in order to ensure direct control over the type, quality and character of future improvements and developments in the area. While this is particularly important for the commercial properties, it is also desirable in residential areas as well.

SITES and BUILDINGS:

- Although most existing commercial and residential buildings within Five Corners appear to be structurally sound, several are characterized by deferred maintenance. All deficient buildings should be repaired and rehabilitated as required.
- Most commercial buildings are characterized by a tired and dated appearance and would benefit from a "facelift." Appearance improvements should focus on exterior surface materials, signs, colors, awnings and canopies, and related design features. Updated storefront treatments would do much to improve the image and appearance of individual buildings and the Five Corners area as a whole.
- More design consistency and compatibility should be promoted among buildings within the same block. At a minimum, signage, colors and materials should be similar or compatible.
- Building improvements and new developments should help promote a new traditional scale and character for Five Corners. Buildings should be one- to two-stories in height and should complement the scale and character of adjacent neighborhoods. Traditional exterior building materials such as brick, shingles, limestone and wood clapboard siding should be encouraged. Pitched roofs, which are representative of the traditional character of buildings in Glen Ellyn, should be promoted.
- As commercial improvements and redevelopment take place, the Village should encourage the grouping and clustering of buildings within the same block to permit the coordination of buildings, parking areas, access drives and pedestrian amenities.
- In addition to new street trees and landscaping along the public right-of-way, more extensive landscaping of private properties should be encouraged. Landscaping can effectively screen and buffer parking and service areas, and can emphasize major

access points to commercial properties.

- The rear portions of commercial properties should be clean, well maintained and clear of trash and debris. Trash receptacles, dumpsters, service areas and outdoor storage facilities should be well maintained and attractively screened. Chain-link fencing is not appropriate within Five Corners.
- The Village should work with property owners and developers to address storm water planning within Five Corners on a comprehensive, area-wide basis.

STREETS and TRANSPORTATION:

- The Village should continue to work with DuPage County to implement improvement plans for the intersection of Main Street, St. Charles Road and Geneva Road that will improve traffic flow and traffic safety, and complement and enhance land development plans for the Five Corners area.
- Street surfaces in poor condition should be repaired. While surface conditions do not necessarily affect traffic circulation or safety, they do detract from the overall image and appearance of the Five Corners. The replacement of older traffic signals with more distinctive new fixtures should also be considered.
- Pedestrian crosswalks should be improved within Five Corners. This is important for the safety of children and other residents moving between different parts of the community. Special paving materials might be used to designate crosswalks.

- The Village should work with DuPage County to determine if limited new median treatments might be appropriate as part of the traffic operational improvements near the intersection of Main Street and St. Charles / Geneva Road. A small landscaped median could help improve traffic flow, enhance pedestrian safety, and improve the image and appearance of the intersection.
- The Village should also work with DuPage County to develop a bicycle facility along Main Street extending from the Great Western Trail south to Elm Street to provide improved bicycle access to the area.
- The condition of streets and rights-of-way within currently unincorporated residential neighborhoods should be improved. If these areas are annexed into the Village, neighborhood streets should be equipped with curbs, gutters and sidewalks on at least one side of the street.

PARKING:

- An adequate supply of parking should be provided on-site to serve all commercial, public and institutional uses within Five Corners. Where possible, parking lots should be located behind buildings or in mid-block locations. Parking lots along major streets should be attractively edged with landscaping and decorative amenities.
- Small, separate parking lots within the same block should be combined and redesigned to improve access and internal circulation, and to provide additional spaces.

- A few existing parking lots within Five Corners are characterized by cracked or gravel surfaces, holes or depressions, poor drainage, and general disrepair. All parking areas should be paved, striped and have surfaces in good condition, unless there are compelling historic reasons for retaining unimproved parking in certain locations.

STREETSCAPE and OPEN SPACES:

- Streetscape improvements should be undertaken to visually unify the Five Corners area and make it more attractive and convenient for visitors and pedestrians. The Village should establish guidelines for street trees, light fixtures, paving materials, signs, and other streetscape features. Streetscape treatments should reflect the traditional and historic qualities of the Five Corners area.
- Public and directional signage should be improved. New signage should better direct motorists and visitors to points of interest within Five Corners, such as the Historical Center, and also to other Glen Ellyn destinations, such as Downtown.
- Pedestrian amenities such as benches, bike racks, trash receptacles and other conveniences should be provided where space permits, particularly in proximity to the proposed Historical Center.
- Even though small "welcome" signs already exist, more extensive gateway design features should be considered where Main Street actually enters the Village. Gateway design features could include a special sign utilizing the Village logo, trees, shrubs,

flowers, and perhaps a sculptural element.

- To supplement the gateway signs, additional improvements should be undertaken at Main Street and St. Charles Road to emphasize the historic importance of this intersection. Small design treatments would be desirable at each corner of the intersection, perhaps including signage and accent landscaping. Special paving materials or decorative design treatment might also be considered for the street surface at this key intersection.
- Stacy Park is an important recreational and visual amenity for the Five Corners area. The proposed Historical Center will be an important new open space addition. Additional opportunities for small parks, plazas and open space accents should be explored in the future. For example, a new design element might be considered at the east end of Stacy Park as a more prominent focal point for the area.

In addition to the recommendations outlined above, it is further suggested that the Village consider renaming Five Corners to "Stacy's Corners," as suggested by the Historical Society, to further promote historical connotations and enhance the distinctive character of this particular area.

Potential Improvement and Development Sites

Even though Five Corners is fully developed and most existing uses are viable, there will be opportunities for development and redevelopment in the future.

Figure 22

Five Corners: Land-Use Plan

Five Corners should be revitalized as a neighborhood service area, a show-case for local history, and an attractive gateway to the Glen Ellyn community.

Existing businesses should be upgraded, and limited and compatible new commercial development should be promoted. Existing public and institutional uses should be maintained and enhanced as focal points within the area. Residential areas in need of improvement should also be upgraded.

The overall image and appearance of Five Corners should be significantly improved, including sites and buildings, public and private signage, and design treatments along the public rights-of-way.

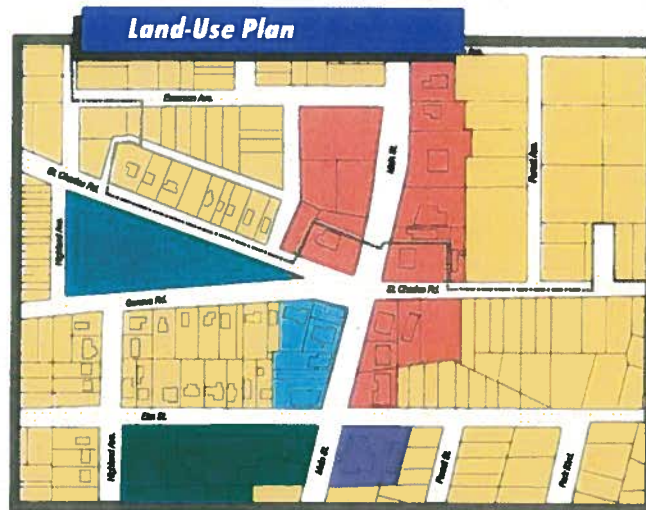
Land-Use Plans:

Neighborhood Commercial	Red
School	Green
Public/Semi-Public	Blue
Mixed-Use "Historical Center"	Light Blue
Multi-family Residential	Orange
Single-Family Residential	Yellow
Park/Open Space	Dark Blue



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Land-Use Plan:

While the Land-Use Plan for Five Corners is similar to the 1986 Comprehensive Plan, it differs from the previous plan in several ways:

- The southwest quadrant of Five Corners is designated as a mixed-use local "Historical Park" suitable for museum and recreational uses and limited commercial development;
- The frontage along both sides of Main Street between St. Charles Road and Emerson Avenue is designated for commercial use;
- The small vacant parcel along the south side of St. Charles Road just east of Main Street is designated for commercial use; and
- The west side of Highland Avenue between St. Charles and Geneva Roads is maintained for single-family use.

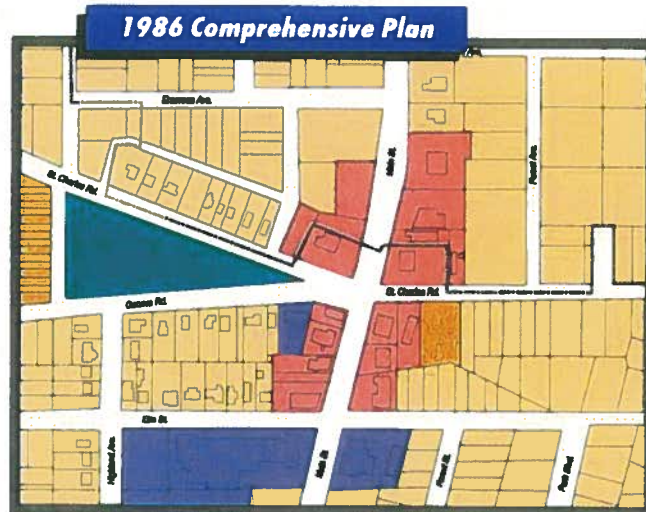
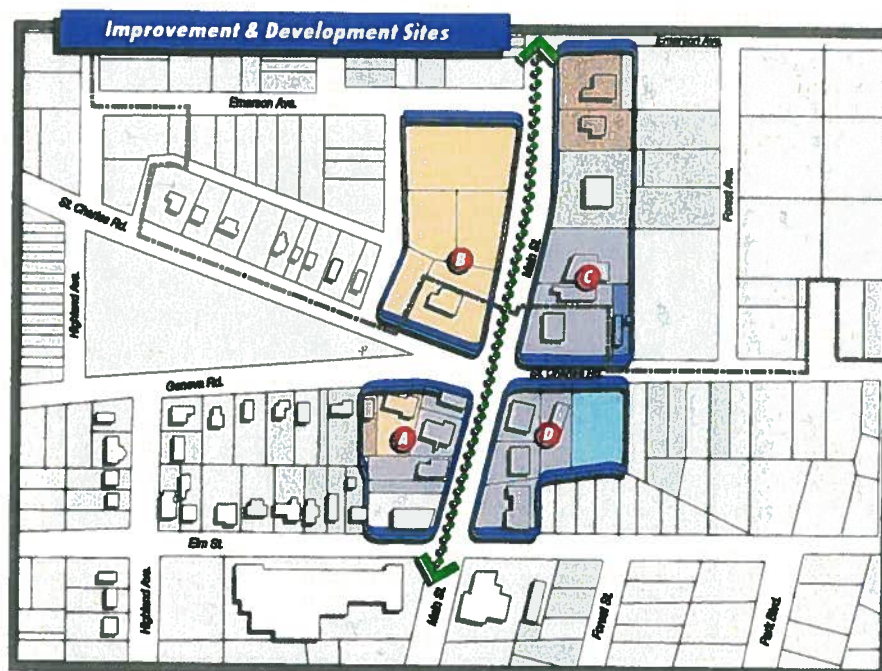
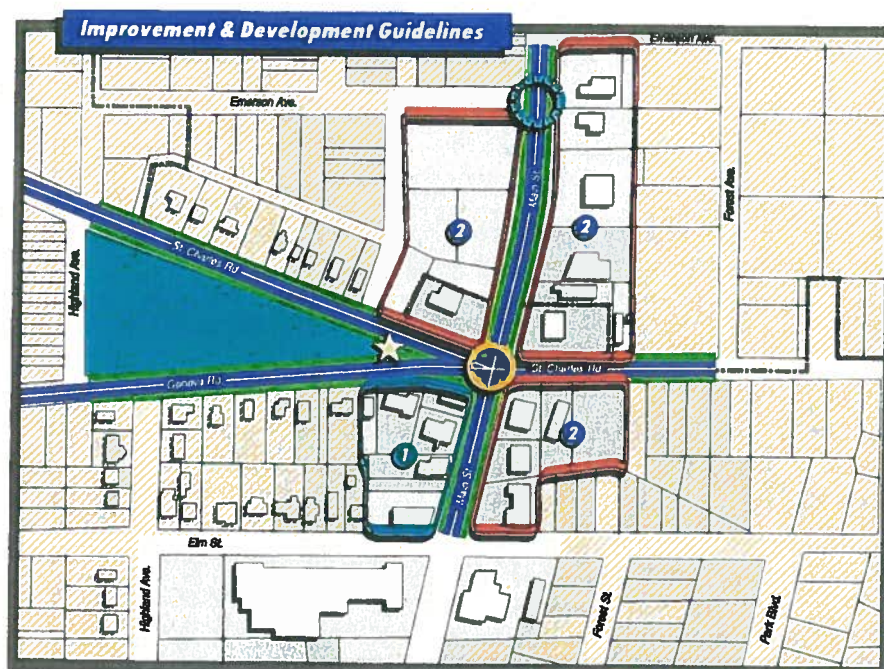


Figure 23

Five Corners: Improvement Guidelines



Improvement Guidelines:

Work with DuPage County to improve traffic flow and safety at the Five Corners Intersection.

Undertake streetscape improvements along each of the primary roadways that converge at Five Corners.

Work with the Historical Society to refine plans for an Historical Center near Stacy's Tavern Museum.

Improve and enhance the other three quadrants of Five Corners for neighborhood-oriented retail and service uses; promote improvement of existing businesses and compatible redevelopment.

Provide more extensive "gateway" design treatments where Main Street enters the Glen Ellyn community.

Undertake additional unifying design enhancements at each corner of the Five Corners intersection.

Consider providing a new design element at the east end of Stacy Park.

Maintain, protect and upgrade adjacent neighborhoods. Consider annexing the commercial properties within Five Corners to ensure Village control over future development.

Improvement & Development Sites:

Projects either underway or being discussed (see text).

Vacant buildings and land parcels should be reused or redeveloped.

Marginal and underutilized properties should be replaced with new development.

Residential properties that may be subject to redevelopment.

Sound and viable businesses that would benefit from building or site improvements.

Clusters of properties that may represent special opportunities for improvement or development (see text).

Proposed bicycle facility.

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While change could conceivably occur anywhere within Five Corners, there are several properties that appear to be susceptible to change in the future. They include vacant parcels and buildings; marginal and underutilized properties; older and/or obsolete buildings; and properties where reuse or redevelopment is already being discussed.

It should be emphasized that the inclusion of sites in this section does not imply that redevelopment will occur or that redevelopment is necessarily recommended as a part of the Comprehensive Plan. Rather, it suggests that these properties appear "susceptible" to change in the near future, or that they represent opportunities for new development. Because of this, the new Plan specifies the type and character of new development to be promoted, if change does indeed take place.

Potential improvement and development sites within Five Corners, highlighted in Figure 23, include the following:

- **Projects underway or under discussion.** A few projects are either underway or being discussed within Five Corners:

- a) A Walgreen's store, possibly including one or more additional commercial uses, has been proposed for the vacant block bounded by Main, St. Charles, Stacy and Emerson;
- b) The Village and the DuPage County Division of Transportation are currently developing plans for improving traffic circulation at the intersection of Main Street, St.

Charles Road and Geneva Road; and

- c) The Historical Society has prepared preliminary plans for reorganization and redevelopment of the southwest quadrant of the Five Corners intersection as a local Historical Center.

- **Vacant properties.** There are a few vacant buildings and land parcels scattered throughout Five Corners. Vacant properties should be reused or redeveloped for building development, parking or public open space.

- **Marginal or underutilized properties.** While Five Corners has no truly "incompatible" uses, buildings or activities that may represent an underutilization of land in this particular area occupy several properties. These properties should eventually be replaced with new development.

While the redevelopment of marginal and underutilized properties should be encouraged, it should be noted that Five Corners has historically been a location for gas stations, repair shops, dry cleaners and other uses that typically require environmental remediation prior to redevelopment.

- **Other commercial sites in need of improvement.** This category includes other sites currently occupied by sound and viable businesses that would benefit from building or site improvements in the future. It is conceivable that these properties could be redeveloped or combined with nearby properties for redevelopment.

- **Residential areas in need of improvement.** This category highlights several single-family areas that are characterized by deferred maintenance and other concerns. In general, these properties should be improved, upgraded and enhanced.

OPPORTUNITY SITES:

Figure 23 highlights several clusters of properties within Five Corners that may represent opportunities for small new retail, service, office and public use development during the 10-year "horizon" of the *Comprehensive Plan*. The overall type, quality and character of new development to be considered at each location is described below. The Village should continue to review and analyze these sites in the future.

In essence, each site encompasses one quadrant of the Main Street, St. Charles Road, Geneva Road intersection. To the extent possible, it is recommended that each quadrant be planned, improved and upgraded as an overall unit, regardless of whether existing uses are retained or redeveloped.

- **Site A** encompasses the southwest quadrant of the intersection. It currently includes several commercial buildings along Main Street, which house a florist, a dry cleaner, a beauty salon, a chiropractor, and a real estate office, as well as paved and unpaved parking lots. In addition, Stacy's Tavern Museum is located along Geneva Road just west of Main Street.

The Village should work with the Historical Society to refine plans for a local Historical Center in Site A. The Historical Center should be focused around

Stacy's Tavern, the reconstructed Yalding House, and other indoor and outdoor facilities.

While the Historical Society's initial plans called for removal of most of the commercial buildings along Main Street, the possibility of including a small commercial component adjacent to the park should be considered, either within existing buildings or new construction. Commercial buildings should be designed to reflect the historic character of the park. The Village should also ensure that adequate, convenient and attractively designed off-street parking is provided to serve the new Historical Center.

As the Historical Center concept is refined during the next few years, consideration might be given to retaining small sites in the area to accommodate historic structures now located elsewhere in Glen Ellyn that might require relocation for various reasons in the future.

- **Site B** includes the northwest quadrant of the intersection. It currently includes a vacant gas station property and vacant land.

The Village should continue negotiations with Walgreen's for a new pharmacy and related convenience commercial uses at this site. The Walgreen's project should be viewed as a major new focal point for Five Corners and it should demonstrate a strong new commitment to improvement and revitalization of this neighborhood service area.

The Village should work with Walgreen's to achieve distinctive, high-quality building construction and site design for this project. In particular, building

and site improvements should reflect the traditional scale and historic character that the Village wishes to promote in the Five Corners area.

- **Site C** encompasses the northeast quadrant of the intersection. It currently includes two auto repair shops, two office uses, the Montessori Academy and two single-family homes that front Main Street just south of Emerson Avenue.

Site C is a suitable location for convenience retail, service or office uses. While the site contains several sound and viable existing uses, it may also have potential for redevelopment in the future. Various properties might be redeveloped separately, or several parcels might be combined to accommodate larger-scale new development.

Good accessibility and visibility, a somewhat larger size, and extended frontage along Main Street should enhance the development potential of this site. However, the presence of several auto-related uses may require clean-up prior to new development.

Since this site occupies a prominent and highly visible location, all improvements and new developments should be characterized by high-quality design and construction. Landscaping, site and building improvements should be undertaken to enhance the appearance of any existing businesses to remain. Parking lots and storage areas should be upgraded and landscaped more attractively.

The small converted residential structure along the north side of

St. Charles Road just east of Main Street should eventually be removed.

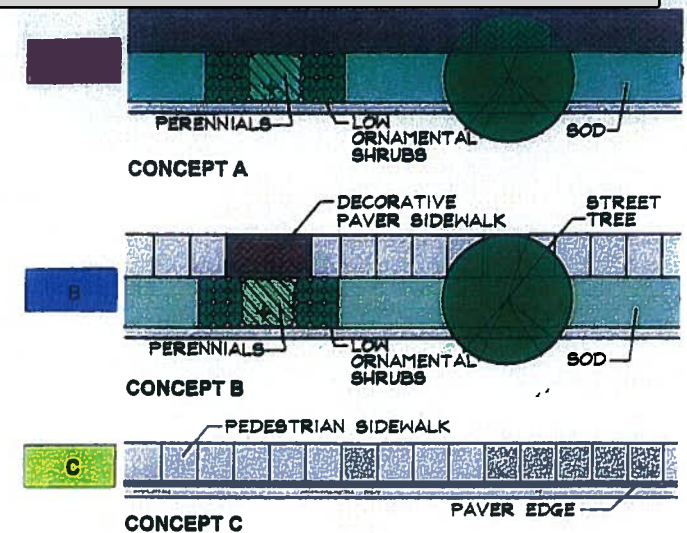
In addition, a consolidated stormwater storage facility should be considered in or adjacent to Site C.

- **Site D** encompasses the southeast quadrant of the intersection. It currently includes a gas station, a dry cleaning establishment, and a small convenience center with a White Hen Pantry and two other commercial uses. In addition, a small vacant land parcel is located along the south side of St. Charles Road just east of the gas station.

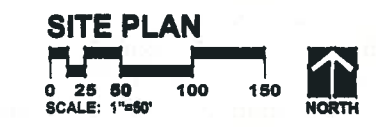
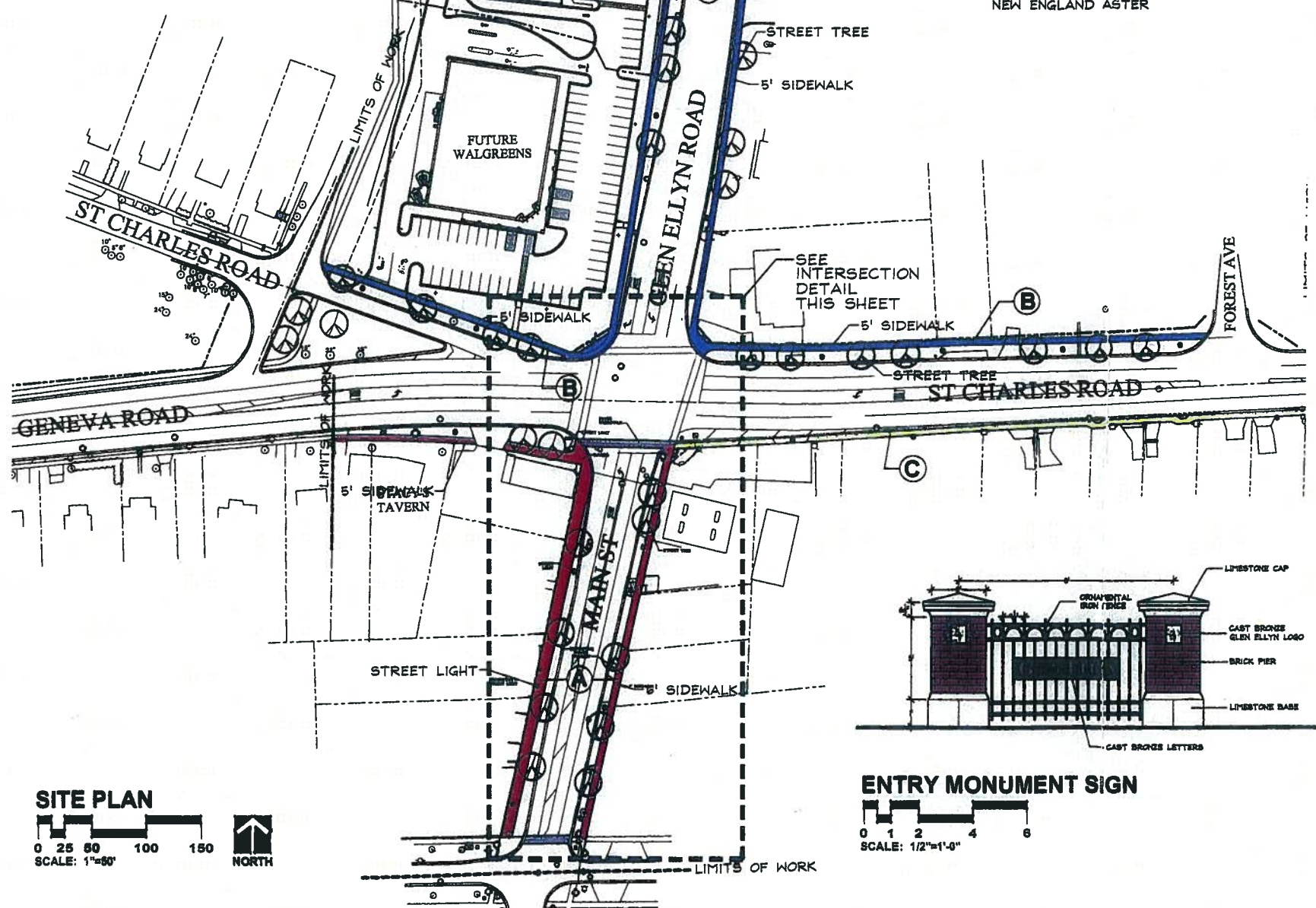
Site D is a suitable location for convenience retail, service or office uses. While the site contains several viable existing uses, it may also have potential for redevelopment. Various properties might be redeveloped separately, or several parcels might be combined to accommodate larger-scale new development.

Since this site occupies a prominent and highly visible location, all improvements and new developments should be characterized by high-quality design and construction. Landscaping, site and building improvements should be undertaken to enhance the appearance of any existing businesses to remain. Parking lots and storage areas should be upgraded and landscaped more attractively.

The small vacant parcel along the south side of St. Charles Road should be designated for commercial use, which would allow for expansion of the existing business or create a larger, more attractive site for redevelopment.



SIDEWALK ALTERNATIVES



REPRESENTATIVE PLANT LIST

Botanical/Common Name

SHADE TREES

Fraxinus pennsylvanica 'Marshall's Seedless'
MARSHALL'S SEEDLESS ASH

Gleditsia triacanthus 'nervosa' 'Skyline'
SKYLINE HONEYLOCUST

Tilia cordata 'Greenspire'
GREENSPIRE LINDEN

FLOWERING SHRUBS

Welgeia florida 'Java'
JAVA RED WEIGELA RED

Spiraea bumalda 'Anthony Waterer'
ANTHONY WATERER SPIREA

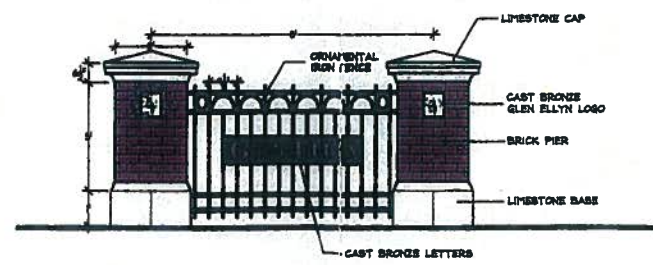
PERENNIALS

Gaillardia aristata
BLANKET FLOWER

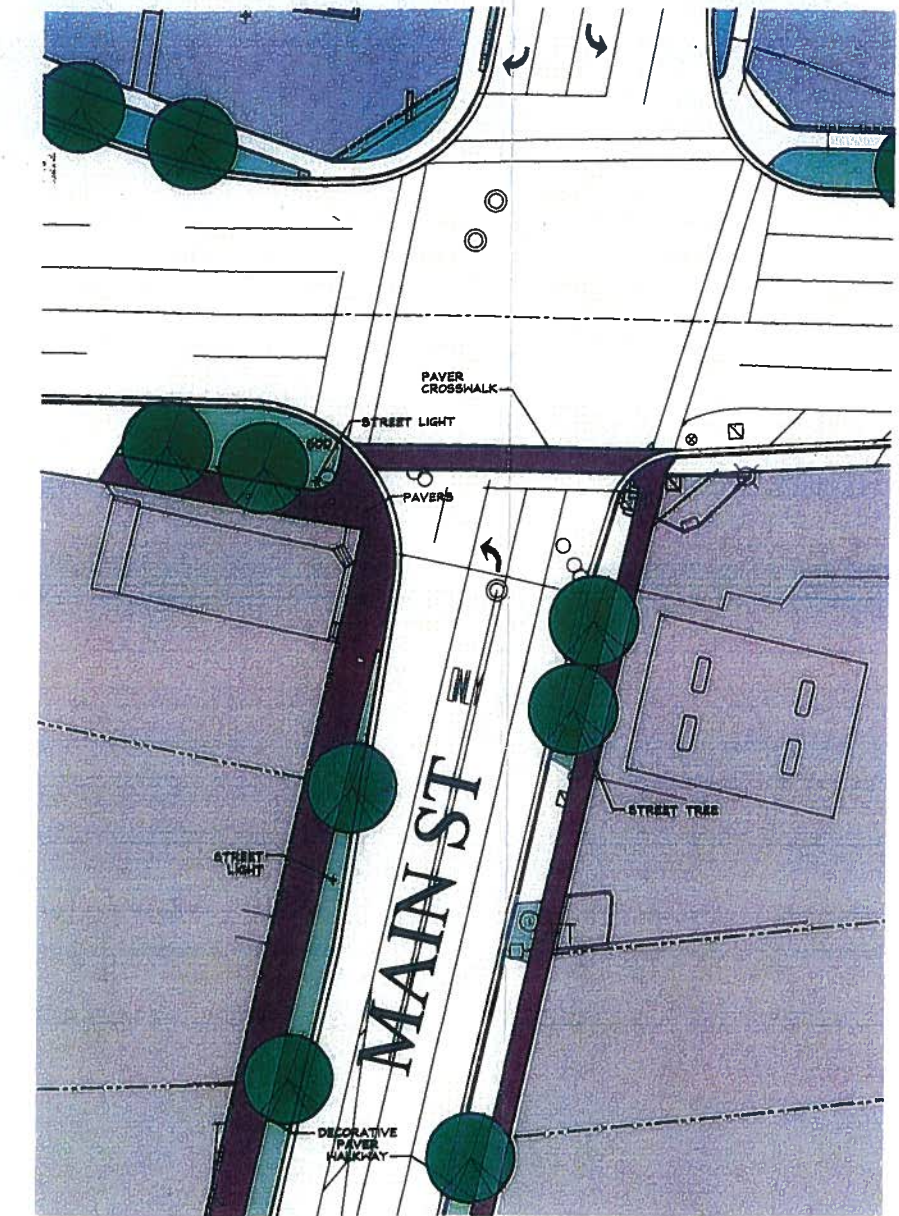
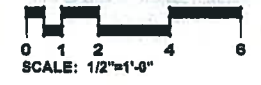
Chrysanthemum maximum
SHASTA DAISY

Lavandula angustifolia 'Munstead'
MUNSTEAD LAVENDER

Aster frikartii
NEW ENGLAND ASTER



ENTRY MONUMENT SIGN



INTERSECTION DETAIL



PLAN DESCRIPTION

The design intent for Five Corners is to create a unique Glen Ellyn Streetscape which will compliment the future Stacy's Tavern Museum Complex and adapt to both pedestrian and vehicular circulation.

Sidewalk Alternatives:

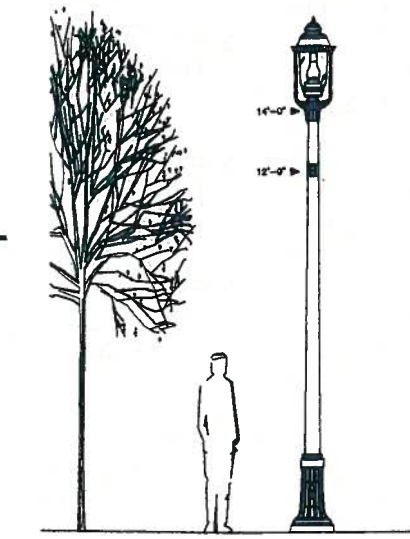
A more intense use of brick is proposed on Main Street south of Geneva Road, this area being adjacent to Stacy's Tavern and close to residential neighborhoods. North of Geneva Road sidewalks with accent only pavers are proposed at ornamental light locations as a transition. The sidewalk located on the south side of St. Charles is proposed with a paver edge along back of curb. Be a carriage walk, pavers are used to indicated close proximity of traffic. We are recommending crosswalks south of Geneva Road only due to requirements of the DuPage County Highway Department.

Street Light Standards:

A historic style gas lamp style street light standard has been proposed. Being different than lights used downtown Glen Ellyn, this selection gives a distinctive quality to Five Corners. The lights are pedestrian scaled utilizing dark sky qualities. Electrical outlets will be provided as well as the ability to attach banner arms and flower baskets.

Landscaping:

Parkway areas are proposed wherever possible providing separation between pedestrians and vehicular traffic. Street trees are indicated at regular intervals as well as accent mass plantings of flowering shrubs and perennials at street light locations.



LIGHTING STANDARD

NO SCALE

FIVE CORNERS
STREETSCAPE PLAN 5/23/03 GLEN ELLYN, ILLINOIS

RN
RJN GROUP, INC.
CONSULTING ENGINEERS
WHEATON, ILLINOIS

GRWA
GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
LANDSCAPE ARCHITECTURE
234 SOUTH MAIN STREET
WHEATON, ILLINOIS
TELEPHONE: 630-668-1197
FACSIMILE: 630-668-9693

VILLAGE OF GLEN ELLYN



REQUEST FOR DEVELOPMENT PROPOSALS

825 N. MAIN STREET

February 17, 2014

Introduction

The Village of Glen Ellyn, Illinois is seeking proposals from interested parties for the purchase and redevelopment of property located at the southeast corner of St. Charles Road and Main Street known as 825 N. Main Street. The ideal redevelopment will consist of a commercial user or users. All permitted and special uses allowed in the C2 Community Commercial District, except those prohibited in this RFP, will be considered. The Village is open to considering a wide range of site designs, users and purchase options and is hopeful that the development of the property will spur reinvestment and development elsewhere at the intersection.

The purpose of this RFP is to release the essential development information for the site. The Village will accept proposals in accordance with this document and will review each development submission received in order to ultimately select a “Developer of Record” that the Village determines to be the best suited for the project based on the objectives of this request. However, the Village is not obligated to accept any proposal and has the option to reject all proposals.

Area Characteristics

The Village of Glen Ellyn is located approximately 25 miles west of Chicago and has a population of 27,400. Glen Ellyn is an attractive and desirable suburban community noted for its quality residential neighborhoods, “small-town” atmosphere, historic downtown, and variety of public and institutional amenities. Glen Ellyn is primarily a single-family residential community. There are 3 main commercial areas in the Village including the Historic Stacy’s Corners intersection, the Central Business District and the Roosevelt Road corridor. The average household income within a 1-mile radius of the Village is \$108,430 and the median household income is \$83,027.

Site Conditions/Zoning

The property at 825 N. Main Street is located at the northern gateway to the Village in the heart of the Historic Stacy’s Corners intersection which has an average daily traffic volume of approximately 20,000 vehicles. The site is comprised of three lots totaling 1.35 acres. The lots are zoned C2 Community Commercial district. The Village of Glen Ellyn is the current owner of the property and purchased the land for \$590,000 in the fall of 2010 and invested \$90,000 in remediation efforts over the last 3 years.

The properties immediately to the east and southeast of the site are zoned R2 Residential district and are developed with single-family homes. Immediately south and west of the site is zoned C2 Community Commercial district. There is a steep slope on the east end of the site. A Plat of Survey for the property and a copy of the Village’s C2 Community Commercial zoning regulations are attached as Exhibits “A” and “B”.

A map showing the location of the site and basic property information is attached as Exhibit “C”. The map identifies the location of the property at 825 N. Main Street as well as the property to the south at 817 N. Main Street. The Village will give more consideration to proposals demonstrating control of the adjacent property located at 817 N. Main Street. The Village has had preliminary discussions with the property owner of the 817 N. Main Street property and he seems open to the potential sale of the property subject to some conditions.

The property was previously occupied by a gas station. Since purchasing the site, the Village received approval of an environmental remediation plan from the IEPA. The Village has received a “no further remediation (NFR)” letter for the property. Among other things, the NFR letter restricts future use of the property to non-residential purposes and prohibits future water wells in the vicinity. The NFR letter is attached as Exhibit “D”.

The Comprehensive Plan recommends that the area *“should be revitalized as a neighborhood service area, a showcase for local history, and an attractive gateway to the Glen Ellyn community.”* and that the site is a *“suitable location for convenience retail, service or office uses.”* A copy of the Comprehensive Plan recommendations for the area is attached as Exhibit “E”.

History

The Historic Stacy’s Corners intersection marks the location of the Village’s origin. Travelers headed west were known to stop at the historic Stacy’s Tavern which is now a National Register Structure located at 557 Geneva Road, just west of the intersection. Today the tavern is home to a museum owned and operated by the Glen Ellyn Historical Society. The Society maintains other properties at the southwest corner of the intersection, including offices and a gift shop at 800 N. Main Street. The Society hopes to one day complete the construction of a history park at the southwest corner of the intersection across the street from the 825 N. Main Street property. Conceptual plans for the history park can found on the Historical Society’s website at <http://www.glenellynhistory.org/history-park/>.

Preliminary Study

In the spring of 2011, the Village hired PPK Architects to develop conceptual plans showing how the property could potentially be redeveloped. Plans were prepared showing various options for different site and building layouts. The plans were shared with the Plan Commission and were all based on potential commercial redevelopment of the site. The plans were flexible and intended to offer a variety of building footprints and accommodate either single or multiple users. A link to these plans and the accompanying staff memo and Plan Commission minutes can be found at www.glenellyn.org/825Main. Proposals need not reflect the layout designs reflected in the above-referenced plans. These plans are for reference purposes and proposals not conforming to these preliminary designs will be given the same consideration as all other plans.

Design Considerations

Submitted proposals should be sensitive to the character of the area and surrounding land uses, and the Village recommends considering the following items when designing the proposed development:

1. The Plan should be sensitive to the adjacent single-family properties and should include information about how any impacts to the surrounding residential properties would be addressed including any impacts related to such items as loading, traffic, lighting, and screening. Site fencing, walls, and landscaping should be employed as necessary to provide adequate screening. Screening of all rooftop units is expected.
2. The building design, materials and exterior site features should be sensitive to the historic character of the area and should conform to Glen Ellyn’s Appearance Review Guidelines.

Proposal responders should reference Chapters 1, 2 and 5 in the Guidelines which can be found on the Village's website at <http://www.glenellyn.org/Planning/PlanningCodes.html>.

3. Particular attention should be paid to vehicular access and safety and proposed access drives should be located as far east and south on the property as possible. A full traffic study will be required to be submitted as part of the standard Village zoning review and entitlement process.
4. The Plan should include extensive landscaping, including but not limited to, perimeter parking lot landscaping, interior parking lot landscaping and foundation plantings.
5. Signage should be compatible with the historic character of the area and no neon, internally illuminated box signs, scrolling signs, flashing signs, electronically variable message signs, roof-mounted signage or pylon signs will be permitted.
6. Exterior site features such as light poles, light fixtures and fences should be compatible with the historic character of the area and/or other properties in the vicinity. The Village can provide cut sheets for public light standards used at the Stacy's Corner's intersection if desired.
7. The plans should incorporate and preserve elements from the 2003 Historic Stacy's Corners Streetscape Plan attached hereto as Exhibit "F".
8. The required stormwater detention for the project should be fully accommodated on site. The site will need to be constructed in full conformance with the DuPage County Stormwater Ordinance with Glen Ellyn's local amendments.
9. The plan should be designed to fully comply with the Village's C2 Community Commercial district zoning regulations (variations may be considered if there are unique circumstances and it results in a superior project). The Village is open to considering both one and two-story options within the height limitation of the C2 district.
10. All required parking must be provided on site, although some reduction in the parking requirements may be considered where shared parking can be demonstrated to be appropriate.
11. While all permitted and special uses listed in the C2 Community Commercial District regulations will be considered, uses that generate sales taxes or other Village revenues will be preferred. The following uses will be prohibited: self storage, warehouse uses, residential uses, nursery or daycare facilities, outdoor merchandise, sheltered care facilities, public utilities, churches, commercial laundries, cartage or motor freight terminals, contractors yards, manufacturing, vehicle storage lots, educational facilities, clubs or lodges, cellular towers and antennas, adult day care centers, rental equipment shops, adult uses, automotive repair shops, car rentals, or car washes (unless accessory to another use).
12. The design should reflect 19th and early 20th century architecture.

Submission Requirements

Interested consultants should submit 6 hard copies and 1 digital copy of proposal(s) that include the 825 N. Main Street property or alternately, both the 817 N. Main Street property and the 825

N. Main Street property. Development proposals may also include additional properties to the east and south. The following information should be included in the proposals.

A. General Information

1. Name, address and telephone number of developer or development agency.
2. Narrative description of proposed project and uses.
3. Information about development experience, including examples of any public-private partnerships.
4. Information about the proposed on-going management team for the project.
5. References from at least 3 different municipalities that the developer or development entity has done work in, preferably located in the Chicagoland region.
6. List of retail tenants that the developer has worked with in the past.
7. Written plan for long-term holding/selling of the land.

B. Plan Information

1. Conceptual site plan drawn to scale with approximate building setbacks, landscape setbacks and parking lot dimensions identified along with a site plan depicting the proposed development in context with the surrounding properties and land uses.
2. Conceptual landscape plan with sufficient detail to identify the general type and location of landscaping.
3. Example photos or illustrations of similar building elevations to what would be proposed.
4. A preliminary project schedule with respect to the completion of each aspect of the project in a form of the developer's choice.

C. Financial Information

1. Proforma development analysis including all assumptions in regard to land and development costs and project return.
2. Total projected property, sales and other tax revenues to be generated from the development and the amount of such revenues that would be directed to the Village.
3. Proposed purchase price of land and description of any financial assistance requested from the Village. The Village's starting asking price is the Village's original purchase price plus improvement costs already incurred through site remediation of \$750,000, but may negotiate.
4. Village may consider deferring payments for this property and would give further consideration to deferred payments if adjacent properties are acquired and incorporated.
5. Village may consider financial incentives for retail use on the site.

Evaluation Criteria

The proposal will be reviewed based on the following criteria:

1. Responsiveness to criteria of this RFP.
2. Sensitivity and compatibility to the historic character of the area.
3. Sensitivity to nearby single-family residential properties.

4. Total projected Village revenues (including any anticipated revenue from the sale of the property as well as anticipated property, sales and other tax revenues).
5. Reputation of the developer based on references.
6. Experience of the developer in completing similar projects.

The Village is open to considering a variety of potential purchase agreements and options and will review each proposal based on the overall benefit to the Village.

Review Process

Proposals will be reviewed in two phases. The timing for the review is flexible and can be adjusted as necessary to develop and reach agreement on the proposal(s). In Phase I, the Village intends to select a preferred development proposal for the 825 N. Main Street property alone and one or more preferred development plans that include both the 817 N. Main Street and 825 N. Main Street properties. The Village may choose to conduct interviews prior to selecting the finalists.

The submitter(s) of the preferred plans will then be given approximately 45 days to prepare additional financial proforma information requested by the Village and to incorporate any additional surrounding land into their proposal. Village staff will assist in providing contact information for surrounding property owners.

After receipt of supplemental/revised packages, the Village may choose to conduct second interviews and will select a preferred development plan. The successful Plan will then need to be refined and the developer will be required to go through the Village's standard entitlement process including formal review by the Village's Architectural Review Commission, Plan Commission and Village Board. The Village will simultaneously begin working with the successful developer to finalize the terms of a development and sale agreement.

RFP Timeline

The estimated timeline for review of submitted proposals and the selection of a final Plan is provided below. This timeline is subject to change.

February 17, 2014 - RFP Released.

March 14, 2014 - Questions regarding RFP due by 4:00 pm.

March 21, 2014 - Responses to RFP questions posted to www.glenellyn.org/825Main.

April 4 - Proposals due by 4:00 pm.

May 2 - Selection of Preferred Plan for Phase I.

June 6 - Submittal of any Revised Phase II Proposals.

July 14 - Selection of Preferred Development Plan.

Disclosure

The reply requested from applicants to this Request for Proposal will be considered by the Village to determine whether it wishes to enter into an arrangement without the formal bidding process. When a Request for Proposal is sought, the Corporate Authorities may discuss the application with any party which submits a response and the nature of the proposal may be modified and alternative financial arrangements may be sought and agreed to with any applicant. These Requests for Proposals are sought by a governmental body which is seriously interested in entering into a contractual relationship.

Inquiries

Prospective proposers may only direct questions by email to the Village contact person:

Meredith A. Hannah, Economic Development Coordinator
mhannah@glenellyn.org
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137

All questions are due no later than 4:00 pm on **March 14, 2014**. Questions will be answered in writing and posted on the RFP website no later than March 21, 2014:

www.glenellyn.org/825Main

Potential respondents are encouraged to periodically check the website for new information on this RFP and for answers posed by other respondents during the proposal preparation process.

The Village contact person is the only individual who can be contacted about the RFP before the proposal deadline. The Village contact cannot vary the terms of the RFP.

Deadline

All proposals should be submitted to the attention of Economic Development Coordinator Meredith A. Hannah no later than **4:00 pm on Friday, April 4, 2014**. Late submissions will not be considered.

Exhibits

- Exhibit A - Plat of Survey
- Exhibit B - C2 zoning district regulations
- Exhibit C - Aerial Photo and Map of 817 and 825 N. Main Street
- Exhibit D - NFR Letter for 825 N. Main Street
- Exhibit E - Comprehensive Plan excerpt
- Exhibit F - Historic Stacy’s Corners Streetscape Plan

10-4-14: C2 COMMUNITY COMMERCIAL DISTRICT

(A) PERMITTED USES*

1. Bakery where not more than 50% of the floor area is devoted to processing.
2. Commodities sales uses for basic living needs of neighborhoods, such as: art and school supply store; bicycle sale and repair shop; book store; camera and photographic supply store; candy and ice cream store; furniture, upholstery, carpet, china or glass store; clothing store; department store; toy and hobby shop; hardware store; jewelry or leather goods store; liquor store; garden supply shop; electrical and household appliance sales; coin and philatelic store; interior decorating including making of draperies, slip covers and other similar articles; sporting goods; musical instrument sale and repair; paint and wallpaper store; variety store.
3. Community support service uses such as: music and dance school; antique shop; health spa; mail order store; newspaper office; office supply; pet shop; indoor theater; catering; laundry retail; mortuary; photographic and art studio; food store; and employment agency.²⁴
4. Service uses performed on the premises for needs of a neighborhood, such as: barber and beauty shop; dressmaking; tailoring; shoe repair; household appliance repair; radio or television sales, service and repair; frozen food locker; locksmith; millinery shop; travel agency; telegraph office; furrier storage, conditioning or sales; picture framing.
5. Office, business and professional.
6. Antenna attachments to existing antenna towers, buildings or other structures which do not exceed the permitted height in the zoning district or the height established by a special use permit.¹⁸
7. Restaurant and eating place (except drive-in and carry-out establishments) without entertainment and dancing and including outdoor seating on private property as an accessory use provided such outdoor seating complies with the provisions in Section 10-5-15.²⁴

*All (A) Permitted and (B) Special Uses must also comply with all applicable requirements contained in the "Supplementary District Regulations," as well as all other pertinent regulations in this Code.

10-4-14. C2 COMMUNITY COMMERCIAL DISTRICT (continued)**(B) SPECIAL USES***

No enumerated Special Use shall be considered to be an accessory use to any other permitted or Special Use, and a separate permit shall be required for each separate Special Use.

1. Adult day care center.
2. Automobile car wash³.
3. Automobile repair³.
4. Automobile and automotive sale and service use, including open sale lots, parking lots and public garages and storage garages³.
5. Automotive vehicle rental³.
6. Bank or financial institution.
7. Church or temple.
8. Club or lodge – private, fraternal or religious.
9. Commercial planned development in accordance with the provisions of the "Planned Unit Development Regulations".
10. Congregate housing for the elderly.
11. Day care center.
12. Drive-in commercial facility.²¹
13. Garage/service station.
14. Group home.
15. Heating equipment and fixture repair uses³.
16. Medical or dental clinic.
17. Outdoor merchandise,²⁷ storage, promotional activities, or tents¹⁹.
18. Private School.
19. Public park and playground.
20. Public use.
21. Public utility and public service use.
22. School – commercial or trade.
23. Sheltered care facility.
24. Television and radio tower, antenna support structure, church spire, belfry, monument, tank, water and fire tower, stage tower or scenery loft, cooling tower, ornamental tower, and spire, chimney, elevator bulkhead, conveyor and flag pole which exceed the maximum height¹⁸.

(C) ACCESSORY BUILDING AND USES

1. Storage garage and parking lot.
2. Accessory buildings may be located in a rear yard but not occupy more than 30% of a rear yard. If within 10' of a principal building, then it must observe the same side yard requirements for a principal building. If more than 10' from a principal building, then it must be at least 60' from the front street line and 3' from both the side and rear yards.

(D) MINIMUM YARD AND LOT REQUIREMENTS

1. Front yard: None.
2. Rear yard: 10' in depth.

3. Side yard: None. A 20' side yard is required when the property adjoins or is across the alley from a residential district.
4. Lot area: 9,000 sq. ft.
5. Lot width:
 - a. Interior lot - 75';
 - b. Corner lot - 90'.
6. Lot depth: 125'.²⁴

(E) MAXIMUM HEIGHT

1. 35'.
2. Special Uses may be erected to a height not exceeding 45', and churches and temples may be erected to a height not exceeding 75', if the building is set back from each yard line at least 2' for each foot of additional building height above the height limit otherwise permitted in the district.
3. The height of a television or radio tower, antenna support structure, church spire, belfry, monument, tank, water and fire tower, stage tower or scenery loft, cooling tower, ornamental tower, and spire, chimney, elevator bulkhead, conveyor and flag pole shall be specified in the ordinance granting a special use permit.¹⁸

(F) SIGNS, FENCES AND OBSTRUCTIONS IN YARDS

1. Signs as per Sign Ordinance.
2. Screening required pursuant to Section 10-5-13 (L).
3. See Section 10-5-5: YARDS.¹⁹

(G) PARKING AND LOADING REQUIREMENTS

1. All buildings except those specified below: One space for each 250 sq. ft. of floor area.
2. Automobile sales: Three spaces for each 1,000 sq. ft. of gross floor area, plus 1 space for each 2,000 sq. ft. of gross land area.³
3. Car wash: One space for each 2 employees, plus reservoir parking space or stacking space equal to 5 times the maximum capacity of the washing unit.³

10-4-14: C2 COMMUNITY COMMERCIAL DISTRICT (continued)

4. Club and lodge: One space for each 300 sq. ft. of gross floor area.
5. Commercial or trade school: One space for each 2 students, based on design capacity.
6. Day care center: One space for each 800 sq. ft. of gross floor area.
7. Eating or restaurant establishment: One space for each 3 seats provided in eating or drinking areas.
8. Indoor theater: One space for each 3 seats.
9. Medical and dental clinic: One space for each 200 sq. ft. of the gross area used for clinic.
10. Private school: One space for each 4 students, based on design capacity.
11. Sheltered care facility: One space for each 1,200 sq. ft. of gross floor area.
12. Additional off-street parking and loading requirements are found in the "Supplementary District Regulations."

Exhibit "C"

817-825 N. Main Street



Area: 1.6 acres

Lot Dimensions: 284 feet (north) by 219 feet (east)

Frontage: 284 feet (St. Charles Road), 243 feet (Main Street)

Zoning: C2 Community Commercial

Number of Property Owners: 2

Current Tenants: Vacant, Kumon Reading Center, Main Cleaners

Existing Use: Vacant (825), 2-unit retail building occupied by Main Cleaners and Kumon Reading Center (817)

Average Daily Traffic Count: 20,400

P.I.N.s: 05-02-419-001, 05-02-419-006, 05-02-419-007 and 05-02-419-037

Contact/Property Owner of 825 N. Main Street:
Staci Hulseberg, Planning and Development Director
Village of Glen Ellyn
(630) 547-5241


Village of Glen Ellyn
Date Prepared: October 2013
2011 Aerial Photo





ILLINOIS ENVIRONMENTAL PROTECTION AGENCY

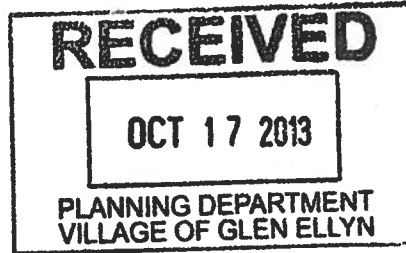
1021 NORTH GRAND AVENUE EAST, P.O. BOX 19276, SPRINGFIELD, ILLINOIS 62794-9276 • (217) 782-2829

PAT QUINN, GOVERNOR

LISA BONNETT, DIRECTOR

(217) 524-3300

October 15, 2013



CERTIFIED MAIL

7011 1150 0001 0863 7913

Staci Hulseberg
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, Illinois 60137

Re: 0430455045/DuPage County
Glen Ellyn/Speedway
Site Remediation Program/Technical Reports
No Further Remediation Letter

Dear Ms. Hulseberg:

The *Focused Site Investigation Report/Remediation Objectives Report* (received July 1, 2013/ Log No. 13-54204), as prepared by AECOM for the above referenced Remediation Site, and the Response to the Draft No Further Remediation letter (received September 18, 2013/Log No. 13-54895) have been reviewed and approved by the Illinois Environmental Protection Agency ("Illinois EPA"). The remediation objectives approved for the site in accordance with 35 Illinois Administrative Code Part 742 are above the existing concentrations of regulated substances and the above report shall serve as the approved Remedial Action Completion Report.

The Remediation Site, consisting of 1.4 acres, is located at 825 North Main Street, Glen Ellyn, Illinois. Pursuant to Section 58.10 of the Illinois Environmental Protection Act ("Act") (415 ILCS 5/1 et seq.), your request for a no further remediation determination is granted under the conditions and terms specified in this letter. The Remediation Applicant, as identified on the Illinois EPA's Site Remediation Program DRM-1 Form (Received March 14, 2013/Log No. 13-53323), is the Village of Glen Ellyn.

This focused No Further Remediation Letter ("Letter") signifies a release from further responsibilities under the Act for the performance of the approved remedial action. This Letter shall be considered prima facie evidence that the Remediation Site described in the attached Illinois EPA Site Remediation Program Environmental Notice and shown in the attached Site Base Map does not constitute a threat to human health and the environment for the specified recognized environmental conditions so long as the Site is utilized in accordance with the terms of this Letter.

Conditions and Terms of Approval

Level of Remediation and Land Use Limitations

- 1) The recognized environmental conditions characterized by the focused site investigation and successfully addressed, consist of the contaminants of concern identified in the attached Table A.
- 2) The Remediation Site is restricted to industrial/commercial land use.
- 3) The land use specified in this Letter may be revised if:
 - a) Further investigation or remedial action has been conducted that documents the attainment of objectives appropriate for the new land use; and
 - b) A new Letter is obtained and recorded in accordance with Title XVII of the Act and regulations adopted thereunder.

Preventive, Engineering, and Institutional Controls

- 4) The implementation and maintenance of the following controls are required as part of the approval of the remediation objectives for this Remediation Site.

Preventive Controls:

- 5) At a minimum, a safety plan should be developed to address possible worker exposure in the event that any future excavation and construction activities may occur within the contaminated soil beneath the remediation site. Any excavation within the contaminated soil will require implementation of a safety plan consistent with NIOSH Occupational Safety and Health Guidance Manual for Hazardous Waste Site Activities, OSHA regulations (particularly in 29 CFR 1910 and 1926), state and local regulations, and other USEPA guidance. Soil excavated below the remediation site must be returned to the same depth from which it was excavated or properly managed or disposed in accordance with applicable state and federal regulations.

Institutional Controls:

- 6) No person shall construct, install, maintain, or operate a well at the Remediation Site. All water supplies and water services for the Remediation Site must be obtained from a public water supply system. The provisions of this institutional control shall be applicable to all water usage (e.g., domestic, industrial/commercial uses and outdoor watering).

Other Terms

- 7) Areas outside the Remediation Site boundaries or specific engineered barrier locations, as shown in the Site Base Map, are not subject to any other institutional or engineered barrier controls.
- 8) This Letter does not complete the statutory and regulatory requirements pursuant to Section 57 of the Act (415 ILCS 5/57) for Leaking UST Incident Numbers 20060424, 990159, 912515 and 902890. The outstanding Leaking UST Program requirements must be addressed prior to the Illinois EPA considering no further remediation for Leaking UST Incident Numbers 20060424, 990159, 912515 and 902890 to be necessary.
- 9) Where the Remediation Applicant is not the sole owner of the Remediation Site, the Remediation Applicant shall complete the attached *Property Owner Certification of the No Further Remediation Letter under the Site Remediation Program* Form. This certification, by original signature of each property owner, or the authorized agent of the owner(s), of the Remediation Site or any portion thereof who is not a Remediation Applicant shall be recorded along with this Letter.
- 10) Further information regarding this Remediation Site can be obtained through a written request under the Freedom of Information Act (5 ILCS 140) to:

Illinois Environmental Protection Agency
Attn: Freedom of Information Act Officer
Division of Records Management #16
1021 North Grand Avenue East
Post Office Box 19276
Springfield, IL 62794-9276
- 11) Pursuant to Section 58.10(f) of the Act (415 ILCS 5/58.10(f)), should the Illinois EPA seek to void this Letter, the Illinois EPA shall provide notice to the current title holder and to the Remediation Applicant at the last known address. The notice shall specify the cause for the voidance, explain the provisions for appeal, and describe the facts in support of this cause. Specific acts or omissions that may result in the voidance of the Letter under Sections 58.10(e)(1)-(7) of the Act (415 ILCS 5/58.10(e)(1)-(7)) include, but shall not be limited to:
 - a) Any violation of institutional controls or the designated land use restrictions;
 - b) The failure to operate and maintain preventive or engineering controls or to comply with any applicable groundwater monitoring plan;
 - c) The disturbance or removal of contamination that has been left in-place in accordance with the Remedial Action Plan. Access to soil contamination may be allowed if, during and after any access, public health and the environment are protected consistent with the Remedial Action Plan;
 - d) The failure to comply with the recording requirements for this Letter;
 - e) Obtaining the Letter by fraud or misrepresentation;

- f) Subsequent discovery of contaminants, not identified as part of the investigative or remedial activities upon which the issuance of the Letter was based, that pose a threat to human health or the environment;
 - g) The failure to pay the No Further Remediation Assessment Fee within forty-five (45) days after receiving a request for payment from the Illinois EPA;
 - h) The failure to pay in full the applicable fees under the Review and Evaluation Services Agreement within forty-five (45) days after receiving a request for payment from the Illinois EPA.
- 12) Pursuant to Section 58.10(d) of the Act, this Letter shall apply in favor of the following persons:
- a) The Village of Glen Ellyn;
 - b) The owner and operator of the Remediation Site;
 - c) Any parent corporation or subsidiary of the owner of the Remediation Site;
 - d) Any co-owner, either by joint-tenancy, right of survivorship, or any other party sharing a relationship with the owner of the Remediation Site;
 - e) Any holder of a beneficial interest of a land trust or inter vivos trust, whether revocable or irrevocable, involving the Remediation Site;
 - f) Any mortgagee or trustee of a deed of trust of the owner of the Remediation Site or any assignee, transferee, or any successor-in-interest thereto;
 - g) Any successor-in-interest of the owner of the Remediation Site;
 - h) Any transferee of the owner of the Remediation Site whether the transfer was by sale, bankruptcy proceeding, partition, dissolution of marriage, settlement or adjudication of any civil action, charitable gift, or bequest;
 - i) Any heir or devisee of the owner of the Remediation Site;
 - j) Any financial institution, as that term is defined in Section 2 of the Illinois Banking Act and to include the Illinois Housing Development Authority, that has acquired the ownership, operation, management, or control of the Remediation Site through foreclosure or under the terms of a security interest held by the financial institution, under the terms of an extension of credit made by the financial institution, or any successor-in-interest thereto; or
 - k) In the case of a fiduciary (other than a land trustee), the estate, trust estate, or other interest in property held in a fiduciary capacity, and a trustee, executor, administrator, guardian, receiver, conservator, or other person who holds the remediated site in a fiduciary capacity, or a transferee of such party.

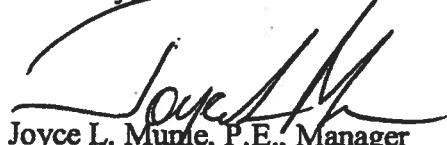
- 13) This letter, including all attachments, must be recorded as a single instrument within forty-five (45) days of receipt with the Office of the Recorder of DuPage County. For recording purposes, the Illinois EPA Site Remediation Program Environmental Notice attached to this Letter should be the first page of the instrument filed. This Letter shall not be effective until officially recorded by the Office of the Recorder of DuPage County in accordance with Illinois law so that it forms a permanent part of the chain of title for the Speedway property.
- 14) Within thirty (30) days of this Letter being recorded by the Office of the Recorder of DuPage County, a certified copy of this Letter, as recorded, shall be obtained and submitted to the Illinois EPA to:

Mr. Robert E. O'Hara
Illinois Environmental Protection Agency
Bureau of Land/RPMS #24
1021 North Grand Avenue East
Post Office Box 19276
Springfield, IL 62794-9276

- 15) In accordance with Section 58.10(g) of the Act, a No Further Remediation Assessment Fee based on the costs incurred for the Remediation Site by the Illinois EPA for review and evaluation services will be applied in addition to the fees applicable under the Review and Evaluation Services Agreement. Request for payment of the No Further Remediation Assessment Fee will be included with the billing statement.

If you have any questions regarding the Speedway property, you may contact the Illinois EPA project manager, Barbara Conner at (217) 782-5504.

Sincerely,



Joyce L. Munn, P.E., Manager
Remedial Project Management Section
Division of Remediation Management
Bureau of Land

Attachments: Illinois EPA Site Remediation Program Environmental Notice
Site Base Map
Table A: Regulated Substances of Concern
Property Owner Certification of No Further Remediation Letter under the Site
Remediation Program Form
Instructions for Filing the NFR Letter

cc: Matthew Hildreth
AECOM
27755 Diehl Road, Suite 100
Warrenville, Illinois 60555

Bureau of Land File
Mr. Robert O'Hara
Mike Lowder

PREPARED BY:

Name: Staci Hulseberg
Village of Glen Ellyn

Address: 535 Duane Street
Glen Ellyn, Illinois 60137

RETURN TO:

Name: Staci Hulseberg
Village of Glen Ellyn

Address: 535 Duane Street
Glen Ellyn, Illinois 60137

THE ABOVE SPACE FOR RECORDER'S OFFICE

This Environmental No Further Remediation Letter must be submitted by the remediation applicant within 45 days of its receipt, to the Office of the Recorder of DuPage County.

Illinois State EPA Number: 0430455045

The Village of Glen Ellyn, the Remediation Applicant, whose address is 535 Duane Street, Glen Ellyn, Illinois 60137 has performed investigative and/or remedial activities for the remediation site depicted on the attached Site Base Map and identified by the following:

1. Legal description or Reference to a Plat Showing the Boundaries:

PARCEL 1: LOT 1 IN MILLER'S SUBDIVISION, BEING A SUBDIVISION IN THE SOUTH ½ OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 17, 1948 AS DOCUMENT NUMBER 552071 AND CERTIFICATE OF CORRECTION RECORDED DECEMBER 6, 1948 AS DOCUMENT NUMBER 559493, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: LOT 1 IN FIVE CORNERS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 10, 1958 AS DOCUMENT NUMBER 867790, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE QUARTER SECTION CORNER IN THE SOUTH LINE OF SAID SECTION 2, AND RUNNING THENCE

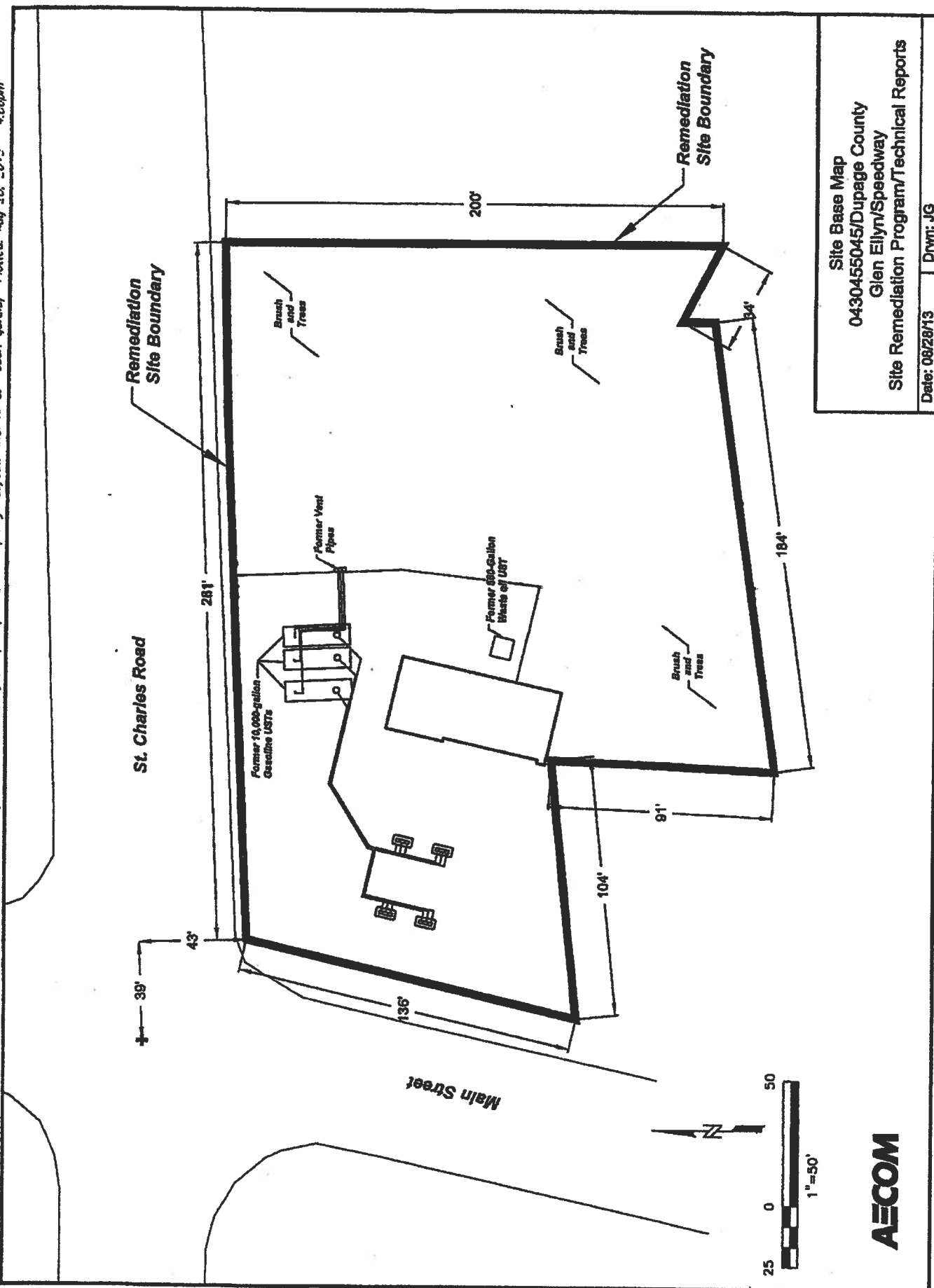
NORTH ALONG THE QUARTER SECTION LINE 6.50 CHAINS (429.0 FEET) TO THE CENTER OF ST. CHARLES ROAD; THENCE SOUTH 88 DEGREES WEST ALONG SAID CENTER LINE OF ROAD 96.32 FEET TO THE NORTHWEST CORNER OF MILLER'S SUBDIVISION, AS OCCUPIED AND MONUMENTED, BEING A SUBDIVISION IN THE SOUTH ½ OF SAID SECTION 2, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 17, 1948 AS DOCUMENT 552071 AND CORRECTION CERTIFICATE RECORDED DECEMBER 6, 1948 AS DOCUMENT NUMBER 559493 FOR PLACE OF BEGINNING; THENCE CONTINUE WESTERLY ON SAID CENTER LINE 78.50 FEET TO ITS INTERSECTION WITH THE EAST LINE, IF EXTENDED NORTH, OF FIVE CORNERS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 10, 1958 AS DOCUMENT NUMBER 867790; THENCE SOUTHERLY ON SAID EAST LINE AND EAST LINE, IF EXTENDED, OF FIVE CORNERS SUBDIVISION 262.87 FEET TO A POINT IN THE NORTH LINE OF FOREST GLEN ADDITION, A SUBDIVISION OF PART OF SECTION 2, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 20, 1924 AS DOCUMENT NUMBER 179220; THENCE EASTERLY ON THE NORTH LINE OF SAID FOREST GLEN ADDITION 89.32 FEET TO THE SOUTHWEST CORNER OF SAID MILLER'S SUBDIVISION, AS CORRECTED; THENCE NORTHERLY ON THE WEST LINE OF MILLER'S SUBDIVISION 253.68 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

2. Common Address: 825 North Main Street, Glen Ellyn, IL
3. Real Estate Tax Index/Parcel Index Numbers: 05-02-419-001-0000, 05-02-419-006-0000 and 05-02-419-007-0000
4. Remediation Site Owner: Village of Glen Ellyn
5. Land Use: Industrial/Commercial
6. Site Investigation: Focused

See NFR letter for other terms.

(Illinois EPA Site Remediation Program Environmental Notice)

File: U:\Cad Drive New\Illinois Environmental Protection Agency\Former Speedway Station - Glen Ellyn, IL\ISP\Site Base Map.dwg User: garciaj Plotlet: Aug 28, 2013 4:30pm



Site Base Map
0430455045/Dupage County
Glen Ellyn/Speedway
Site Remediation Program/Technical Reports

Date: 08/28/13 Drwn: JG

AECOM

TABLE A: Regulated Substances of Concern

**0430455045 – DuPage County
Glen Ellyn/Speedway
Site Remediation Program**

BTEX and MTBE	
CAS No.	Compound Name
71-43-2	Benzene
100-41-4	Ethylbenzene
108-88-3	Toluene
1330-20-7	Xylene (totals)
1634-04-4	Methyl tert-butyl ether

Polynuclear Aromatic Compounds (PNAs)	
CAS No.	Compound Name
208-96-8	Acenaphthalene
83-32-9	Acenaphthene
120-12-7	Anthracene
56-55-3	Benzo(a)anthracene
205-99-2	Benzo(b)fluoranthene
207-08-9	Benzo(k)fluoranthene
191-24-2	Benzo(g,h,i)perylene
50-32-8	Benzo(a)pyrene
218-01-9	Chrysene
53-70-3	Dibenzo(a,h)anthracene
206-44-0	Fluoranthene
86-73-7	Fluorene
193-39-5	Indeno(1,2,3-cd)pyrene
91-20-3	Naphthalene
85-01-8	Phenanthrene
129-00-0	Pyrene

Inorganics	
CAS No.	Compound Name
7440-38-2	Arsenic
7439-92-1	Lead

**PROPERTY OWNER CERTIFICATION OF THE NFR LETTER
UNDER THE SITE REMEDIATION PROGRAM**

Where the Remediation Applicant (RA) is not the sole owner of the remediation site, the RA shall obtain the certification by original signature of each owner, or authorized agent of the owner(s), of the remediation site or any portion thereof who is not an RA. The property owner(s), or the duly authorized agent of the owner(s) must certify, by original signature, the statement appearing below. This certification shall be recorded in accordance with Illinois Administrative Code 740.620.

Include the full legal name, title, the company, the street address, the city, the state, the ZIP code, and the telephone number of all other property owners. Include the site name, street address, city, ZIP code, county, Illinois inventory identification number and real estate tax index/parcel index number.

A duly authorized agent means a person who is authorized by written consent or by law to act on behalf of a property owner including, but not limited to:

1. For corporations, a principal executive officer of at least the level of vice-president;
2. For a sole proprietorship or partnership, the proprietor or a general partner, respectively; and
3. For a municipality, state or other public agency, the head of the agency or ranking elected official.

For multiple property owners, attach additional sheets containing the information described above, along with a signed, dated certification for each. All property owner certifications must be recorded along with the attached NFR letter.

Property Owner Information	
Owner's Name: _____	
Title: _____	
Company: _____	
Street Address: _____	
City: _____	State: _____ Zip Code: _____ Phone: _____
Site Information	
Site Name: _____	
Site Address: _____	
City: _____	State: _____ Zip Code: _____ County: _____
Illinois inventory identification number: _____	
Real Estate Tax Index/Parcel Index No. _____	
I hereby certify that I have reviewed the attached No Further Remediation Letter and that I accept the terms and conditions and any land use limitations set forth in the letter. Owner's Signature: _____ Date: _____ SUBSCRIBED AND SWORN TO BEFORE ME this _____ day of _____, 20__ _____ Notary Public	

The Illinois EPA is authorized to require this information under Sections 415 ILCS 5/58 - 58.12 of the Environmental Protection Act and regulations promulgated thereunder. If the Remediation Applicant is not also the sole owner of the remediation site, this form must be completed by all owners of the remediation site and recorded with the NFR Letter. Failure to do so may void the NFR Letter. This form has been approved by the Forms Management Center. All information submitted to the Site Remediation Program is available to the public except when specifically designated by the Remediation Applicant to be treated confidentially as a trade secret or secret process in accordance with the Illinois Compiled Statutes, Section 7(a) of the Environmental Protection Act, applicable Rules and Regulations of the Illinois Pollution Control Board and applicable Illinois EPA rules and guidelines.

Notice to Remediation Applicant

Please follow these instructions when filing the NFR letter with the County Recorder's Office

Instructions for Filing the NFR Letter

The following documents must be filed:

- A. Body of the NFR Letter (contains appropriate terms and conditions, tables, etc.)
 - B. Attachments to NFR letter
 - Illinois EPA Site Remediation Program Environmental Notice (Legal Description and PIN of property)
 - Maps of the site
 - Table A: Regulated Substances of Concern (if applicable.)
 - Property Owner Certification
 - C. A copy of the ordinance, if applicable, used to address groundwater contamination
1. Place the Illinois EPA Site Remediation Program Environmental Notice on top of the NFR prior to giving it to the Recorder.
 2. If you are not the owner (record title holder) of the property on the date of filing of this NFR, you must attach a **completed** owner's certification form signed by the owner of the property at the time of filing (e.g., if the property recently sold, the new owner must sign).
 3. If any of the terms and conditions of the NFR letter references a groundwater ordinance, you must record a copy of the groundwater ordinance with the NFR letter.
 4. If any of the terms and conditions of the NFR letter references a highway agreement, you must record the highway agreement if specifically required by the municipality granting the agreement.
 5. Within thirty (30) days of this NFR Letter being recorded by the Office of the Recorder of the County in which the property is located, a certified copy of this Letter, as recorded, shall be obtained and submitted to the Illinois EPA to:

Robert E. O'Hara
Illinois Environmental Protection Agency
Bureau of Land/RPMS
1021 North Grand Avenue East
Post Office Box 19276
Springfield, IL 62794-9276

6. **Remove this page from the NFR letter, prior to recording.**

If you have any questions call (217) 524-3300 and speak with the "project manager on-call" in the Site Remediation Program.

Exhibit "E"

Five Corners

Target Area 3 consists of Five Corners, a small grouping of commercial, public, institutional and residential properties near the intersection of Main Street, St. Charles Road and Geneva Road, at the northern "gateway" to the Village. It encompasses land within Glen Ellyn as well as properties within unincorporated DuPage County.

Five Corners has traditionally functioned as a small neighborhood service area for Glen Ellyn's northern neighborhoods, the adjacent unincorporated area, and passing motorists. It is also the site of Stacy's Tavern Museum, which is listed on the National Register of Historic Places.

While Five Corners is fully developed, it is characterized by a few vacant properties, deferred maintenance, traffic circulation concerns, and a less than desirable overall image and appearance. Much could be done to revitalize Five Corners as a neighborhood service area, a showcase for local history, and an attractive gateway to the Glen Ellyn community.

Planning Influences

Several factors will influence opportunities for improvement and development within Five Corners. Planning influences, highlighted in Figures 20 and 21, include: a) existing land-use, b) building conditions, c) current zoning, d) access and circulation, e) parking, and f) appearance and character.

- **Existing Land-Use.** The Five Corners area consists of commercial, residential, public and institutional uses.

Commercial uses are located along the Main Street frontage from Emerson Avenue south to Elm Street. Existing uses include a White Hen Pantry, two dry cleaning establishments, a real estate office, a gas station, two auto repair shops, and other small retail and service uses.

Single-family residential uses border the commercial area on all sides. Residential areas include Glen Ellyn's attractive and well-maintained neighborhoods south of St. Charles/Geneva Road, and unincorporated neighborhoods to the north. There have been several new homes constructed on "in-fill" lots both within and outside the Village.

Five Corners also includes several notable public and institutional uses including Forest Glen Elementary School, the Administrative Center for School District #41, the Montessori Academy, and Stacy Park.

Stacy's Tavern Museum is located on Geneva Road just west of Main Street. The Glen Ellyn Historical Society has prepared a long-range plan to assemble and redevelop adjacent properties as a local "Historical Center" focused around Stacy's Tavern and a reconstructed Yalving House, which was moved from its original location and is now in storage.

- **Building conditions.** While there appear to be few major structural deficiencies, a number of buildings within Five Corners would benefit from minor maintenance and repair. These include several commercial properties along Main Street, several homes in the

unincorporated area, and a few homes along St. Charles/Geneva Road in Glen Ellyn.

- **Zoning.** Current zoning generally reflects the existing land-use pattern.

Commercial properties within the Village are zoned C2: Community Commercial. This district is intended to accommodate limited neighborhood retail, community and neighborhood services, and offices. There are no front yard, side yard or lot coverage requirements within this district. The maximum building height varies from 35 to 45 feet, depending on site conditions.

Residential properties in Glen Ellyn are zoned R2, which is the Village's predominant single-family zoning district.

DuPage County zoning regulates the unincorporated portion of Five Corners. Commercial properties are zoned either B1: Local Business, or B2: General Business, and residential properties are zoned R4: Single-Family.

- **Access and circulation.** The Five Corners area has good accessibility. St. Charles Road, Geneva Road and Main Street north of St. Charles Road are all classified as minor arterial streets. Main Street south of St. Charles Road is classified as a Village arterial. These streets provide convenient connections to other activity areas and highways. Traffic signals exist at the intersection of Main Street, St. Charles Road and Geneva Road, and at the intersection of Main and Elm Streets.

The primary traffic issues within Five Corners relate to the intersection of Main Street, St. Charles Road and Geneva Road.

Several streets carrying relatively heavy traffic converge at this intersection, creating significant capacity problems during peak travel periods. In addition, the "five corners" configuration of the intersection is difficult to signalize because of the number of different crossing movements.

The Village is currently working with the DuPage County Division of Transportation to devise an improvement plan for the Five Corners intersection that would simplify traffic operations and increase traffic capacity.

- **Parking.** Commercial uses within Five Corners are served by small, separate off-street parking lots served by individual access drives. Most parking lots are located either in front or at the side of commercial buildings, and several have deteriorated or gravel surfaces. Curb parking is not permitted within Five Corners.
- **Appearance and Character.** While the neighborhoods south of St. Charles/Geneva Road are attractive and well maintained, other parts of Five Corners are characterized by a less than desirable image and character.

Most of the commercial buildings have a tired and dated appearance and several are in need of repair. Parking lots are not well screened or landscaped, and some have surfaces in poor condition. A few of the commercial uses have unattractive outdoor storage areas that are highly visible from the street.

There are no distinctive streetscape treatments along the roadways that pass through Five Corners, and several street sur-

faces are in poor condition. Traffic signals and public signage are outdated, overhead utility lines cross the area, and there are few pedestrian amenities. Most streets within the unincorporated neighborhoods do not have curbs, gutters or sidewalks, and the parkways along most of these streets are poorly maintained.

Improvement and Development Guidelines

Five Corners should be revitalized as a neighborhood service area, a showcase for local history, and an attractive gateway to the Glen Ellyn community.

Existing businesses should be upgraded, and limited and compatible new commercial development should be promoted. Existing public and institutional uses should be maintained and enhanced as focal points within the area. Residential areas in need of improvement should also be upgraded.

The overall image and appearance of Five Corners should be significantly improved, including sites and buildings, public and private signage, and design treatments along the public rights-of-way. The southwest quadrant of the intersection of Main Street and St. Charles Road should be improved as a local Historical Center centered on Stacy's Tavern and other historic buildings.

Improvement and development recommendations for Five Corners are described below and highlighted in Figures 22 and 23. Recommendations relate to: a) land-use, b) sites and buildings, c) streets and transportation, d) parking, and e) streetscape and open spaces.

LAND-USE:

- Five Corners should continue to consist of a mix of small retail, service, residential, public and institutional uses.
- The commercial portion of Five Corners should remain small and compact. Commercial uses should be limited to the frontage properties along Main Street from Emerson Avenue south to Elm Street, and the properties that "turn the corner" at the intersection of Main Street and St. Charles Road. The Five Corners commercial area should not undergo expansion into the adjacent neighborhoods.
- The Village should encourage the enhancement of existing businesses and the improvement of properties in decline, and should promote high-quality new development and redevelopment in selected locations.
- Commercial uses should be oriented primarily to the needs of surrounding residents and motorists who pass through the area. Five Corners should not compete with or detract from the commercial prominence of nearby Downtown Glen Ellyn.
- Plans should continue to be refined for reorganizing the southwest quadrant of Five Corners as an Historical Center focused around Stacy's Tavern and the Yalving House, as described in more detail below.

Figure 20

Five Corners: Planning Influences

Five Corners is a small grouping of commercial, institutional and residential properties near the intersection of Main Street, St. Charles Road and Geneva Road, at the northern "gateway" to the Village. It encompasses land within Glen Ellyn, as well as properties within unincorporated DuPage County.

Five Corners has traditionally functioned as a neighborhood service area for Glen Ellyn's northern neighborhoods, the adjacent unincorporated area, and passing motorists. It is also the site of Stacy's Tavern Museum, a structure with local historic interest.

Several factors will influence opportunities for improvement and development within Five Corners. Planning influences, highlighted in Figure 15, include: a) existing land-use, b) building conditions, c) current zoning, d) access and circulation, e) parking, and f) appearance and character.



Character of Five Corners

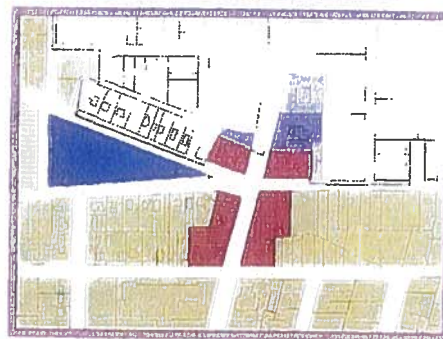


Character of Five Corners...

Five Corners has a traditional "small-town" image and character:

- A** - Five Corners serves as the northern "gateway" to the Village of Glen Ellyn;
- B** - An "Historical Center" has been proposed adjacent to Stacy's Tavern Museum;
- C** - Several arterial routes converge at the Five Corners intersection;
- D** - Most existing commercial buildings need site and building improvements;
- E** - Forest Glen Elementary School is an important neighborhood focal point;
- F** - Older neighborhoods border Five Corners, and many homes have historic interest; and
- G** - Stacy Park is an attractive open space and recreational area.

Current Zoning



Current Zoning: Glen Ellyn

- **C2** - Community Commercial
- **R2** - Single-Family Residential
- **CR** - Conservation/Recreation

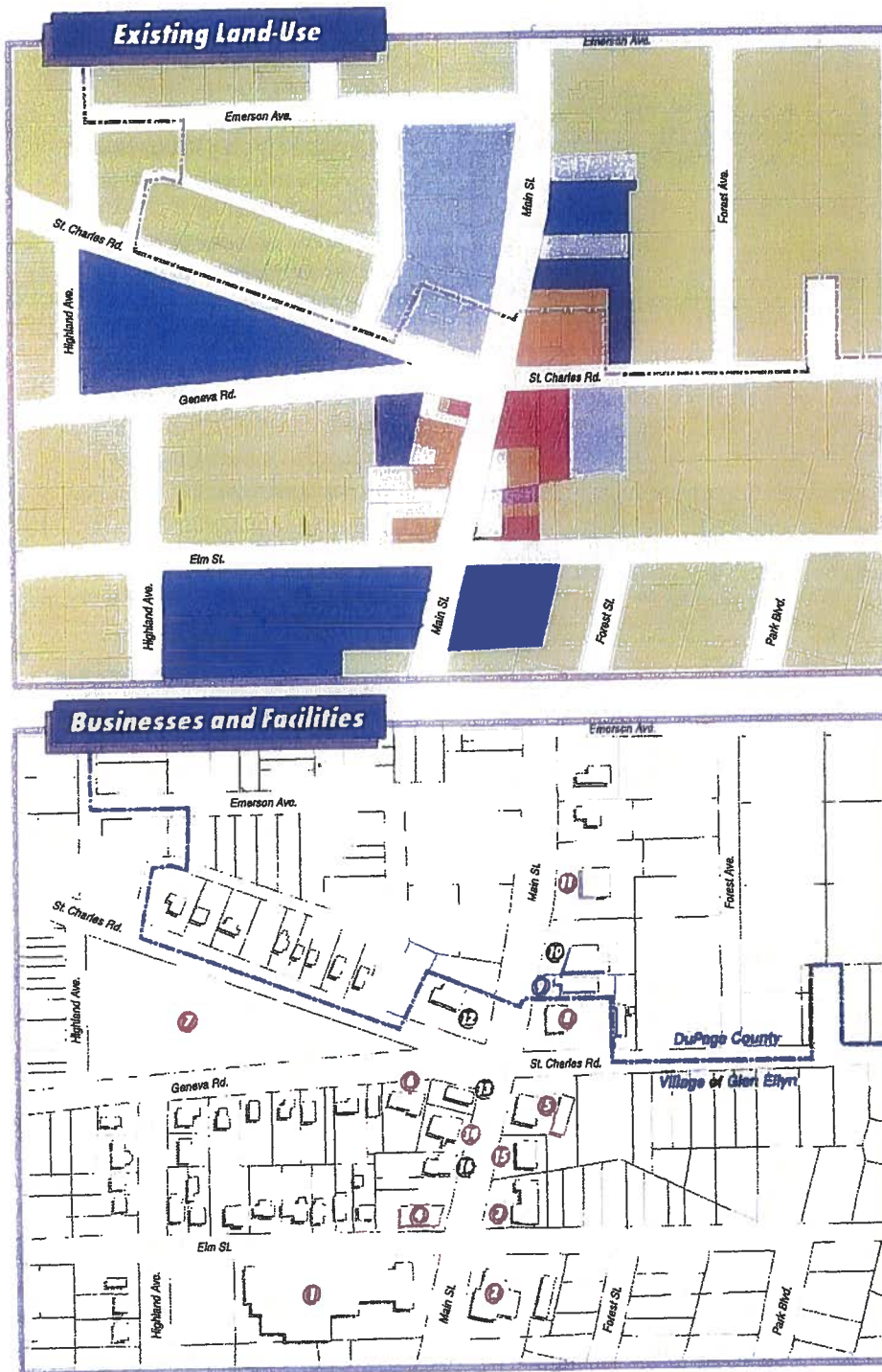
Current Zoning: DuPage County

- **B1** - Local Business
- **B2** - General Business
- **R4** - Single-Family Residential

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Figure 21

Five Corners: Existing Uses and Facilities**Existing Land-Use:**

- Retail
- Commercial service
- Restaurant
- Office
- Public
- Educational
- Parking
- Parks and open space
- Single-family residential
- Vacant land or building

Businesses & Facilities:

- 1 - Forest Glen Elementary School
- 2 - Administrative Center for School District #41
- 3 - White Hen Pantry, Barber Shop, Pizzeria
- 4 - Century 21 Real Estate
- 5 - Speed Way Gas
- 6 - Stacy's Tavern Museum
- 7 - Stacy Park
- 8 - Village Garage
- 9 - Larry's Auto Body
- 10 - KCW Environmental Consultants
- 11 - Montessori Academy
- 12 - Vacant Gas Station
- 13 - Five Corners Florist, Photographer
- 14 - Five Corners Cleaners
- 15 - Main Cleaners
- 16 - Chiropractor, Nail Salon

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- New uses that would strengthen, enhance and complement the historical focus and character of Five Corners should be encouraged. For example, small restaurants and gift shops might be developed to serve visitors of the proposed Historical Center.
 - Adjacent residential neighborhoods, which contribute to the overall character of Five Corners, should be maintained and protected. Homes in poor condition should be repaired. It should be noted that Churchill Park Subdivision, a new residential development currently being reviewed for the southeast corner of St. Charles and Bloomingdale Roads just west of Five Corners, will further strengthen and enhance the residential quality and character of this portion of Glen Ellyn.
 - The Village should consider annexing the unincorporated properties immediately adjacent to Five Corners in order to ensure direct control over the type, quality and character of future improvements and developments in the area. While this is particularly important for the commercial properties, it is also desirable in residential areas as well.
- SITES and BUILDINGS:**
- Although most existing commercial and residential buildings within Five Corners appear to be structurally sound, several are characterized by deferred maintenance. All deficient buildings should be repaired and rehabilitated as required.
 - Most commercial buildings are characterized by a tired and dated appearance and would benefit from a "facelift." Appearance improvements should focus on exterior surface materials, signs, colors, awnings and canopies, and related design features. Updated storefront treatments would do much to improve the image and appearance of individual buildings and the Five Corners area as a whole.
 - More design consistency and compatibility should be promoted among buildings within the same block. At a minimum, signage, colors and materials should be similar or compatible.
 - Building improvements and new developments should help promote a new traditional scale and character for Five Corners. Buildings should be one- to two-stories in height and should complement the scale and character of adjacent neighborhoods. Traditional exterior building materials such as brick, shingles, limestone and wood clapboard siding should be encouraged. Pitched roofs, which are representative of the traditional character of buildings in Glen Ellyn, should be promoted.
 - As commercial improvements and redevelopment take place, the Village should encourage the grouping and clustering of buildings within the same block to permit the coordination of buildings, parking areas, access drives and pedestrian amenities.
 - In addition to new street trees and landscaping along the public right-of-way, more extensive landscaping of private properties should be encouraged. Landscaping can effectively screen and buffer parking and service areas, and can emphasize major access points to commercial properties.
 - The rear portions of commercial properties should be clean, well maintained and clear of trash and debris. Trash receptacles, dumpsters, service areas and outdoor storage facilities should be well maintained and attractively screened. Chain-link fencing is not appropriate within Five Corners.
 - The Village should work with property owners and developers to address storm water planning within Five Corners on a comprehensive, area-wide basis.
- STREETS and TRANSPORTATION:**
- The Village should continue to work with DuPage County to implement improvement plans for the intersection of Main Street, St. Charles Road and Geneva Road that will improve traffic flow and traffic safety, and complement and enhance land development plans for the Five Corners area.
 - Street surfaces in poor condition should be repaired. While surface conditions do not necessarily affect traffic circulation or safety, they do detract from the overall image and appearance of the Five Corners. The replacement of older traffic signals with more distinctive new fixtures should also be considered.
 - Pedestrian crosswalks should be improved within Five Corners. This is important for the safety of children and other residents moving between different parts of the community. Special paving materials might be used to designate crosswalks.

- The Village should work with DuPage County to determine if limited new median treatments might be appropriate as part of the traffic operational improvements near the intersection of Main Street and St. Charles / Geneva Road. A small landscaped median could help improve traffic flow, enhance pedestrian safety, and improve the image and appearance of the intersection.
- The Village should also work with DuPage County to develop a bicycle facility along Main Street extending from the Great Western Trail south to Elm Street to provide improved bicycle access to the area.
- The condition of streets and rights-of-way within currently unincorporated residential neighborhoods should be improved. If these areas are annexed into the Village, neighborhood streets should be equipped with curbs, gutters and sidewalks on at least one side of the street.

PARKING:

- An adequate supply of parking should be provided on-site to serve all commercial, public and institutional uses within Five Corners. Where possible, parking lots should be located behind buildings or in mid-block locations. Parking lots along major streets should be attractively edged with landscaping and decorative amenities.
- Small, separate parking lots within the same block should be combined and redesigned to improve access and internal circulation, and to provide additional spaces.
- A few existing parking lots within Five Corners are characterized by cracked or gravel surfaces, holes or depressions, poor drainage, and general disrepair. All parking areas should be paved, striped and have surfaces in good condition, unless there are compelling historic reasons for retaining unimproved parking in certain locations.

STREETSCAPE and OPEN SPACES:

- Streetscape improvements should be undertaken to visually unify the Five Corners area and make it more attractive and convenient for visitors and pedestrians. The Village should establish guidelines for street trees, light fixtures, paving materials, signs, and other streetscape features. Streetscape treatments should reflect the traditional and historic qualities of the Five Corners area.
- Public and directional signage should be improved. New signage should better direct motorists and visitors to points of interest within Five Corners, such as the Historical Center, and also to other Glen Ellyn destinations, such as Downtown.
- Pedestrian amenities such as benches, bike racks, trash receptacles and other conveniences should be provided where space permits, particularly in proximity to the proposed Historical Center.
- Even though small "welcome" signs already exist, more extensive gateway design features should be considered where Main Street actually enters the Village. Gateway design features could include a special sign utilizing the Village logo, trees, shrubs,

flowers, and perhaps a sculptural element.

- To supplement the gateway signs, additional improvements should be undertaken at Main Street and St. Charles Road to emphasize the historic importance of this intersection. Small design treatments would be desirable at each corner of the intersection, perhaps including signage and accent landscaping. Special paving materials or decorative design treatment might also be considered for the street surface at this key intersection.
- Stacy Park is an important recreational and visual amenity for the Five Corners area. The proposed Historical Center will be an important new open space addition. Additional opportunities for small parks, plazas and open space accents should be explored in the future. For example, a new design element might be considered at the east end of Stacy Park as a more prominent focal point for the area.

In addition to the recommendations outlined above, it is further suggested that the Village consider renaming Five Corners to "Stacy's Corners," as suggested by the Historical Society, to further promote historical connotations and enhance the distinctive character of this particular area.

Potential Improvement and Development Sites

Even though Five Corners is fully developed and most existing uses are viable, there will be opportunities for development and redevelopment in the future.

Figure 22

Five Corners: Land-Use Plan

Five Corners should be revitalized as a neighborhood service area, a showcase for local history, and an attractive gateway to the Glen Ellyn community.

Existing businesses should be upgraded, and limited and compatible new commercial development should be promoted. Existing public and institutional uses should be maintained and enhanced as focal points within the area. Residential areas in need of improvement should also be upgraded.

The overall image and appearance of Five Corners should be significantly improved, including sites and buildings, public and private signage, and design treatments along the public rights-of-way.

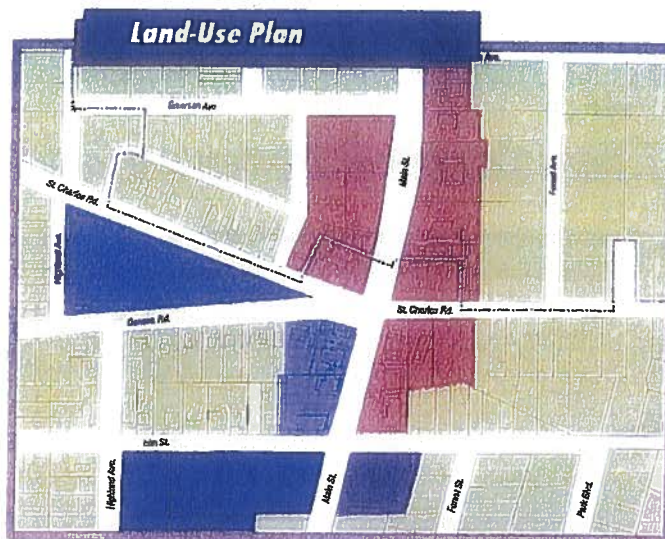
Land-Use Plans:

Neighborhood Commercial	
School	
Public/Semi-Public	
Mixed-Use "Historical Center"	
Multi-family Residential	
Single-Family Residential	
Park/Open Space	



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Land-Use Plan:

While the Land-Use Plan for Five Corners is similar to the 1986 Comprehensive Plan, it differs from the previous plan in several ways:

- The southwest quadrant of Five Corners is designated as a mixed-use local "Historical Park" suitable for museum and recreational uses and limited commercial development;
- The frontage along both sides of Main Street between St. Charles Road and Emerson Avenue is designated for commercial use;
- The small vacant parcel along the south side of St. Charles Road just east of Main Street is designated for commercial use; and
- The west side of Highland Avenue between St. Charles and Geneva Roads is maintained for single-family use.

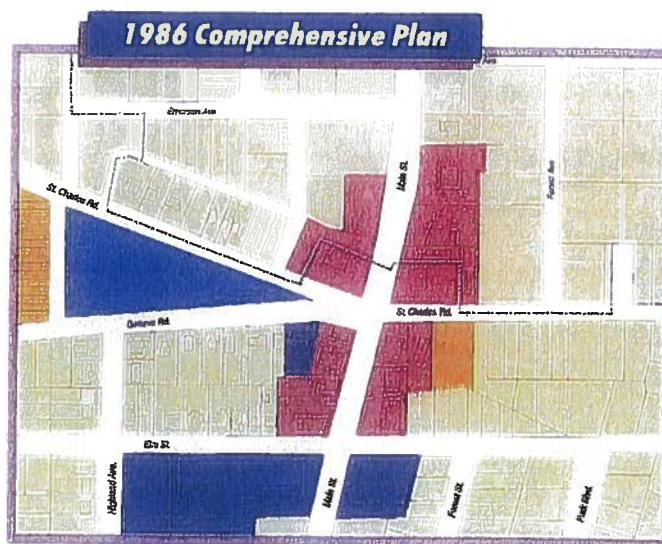
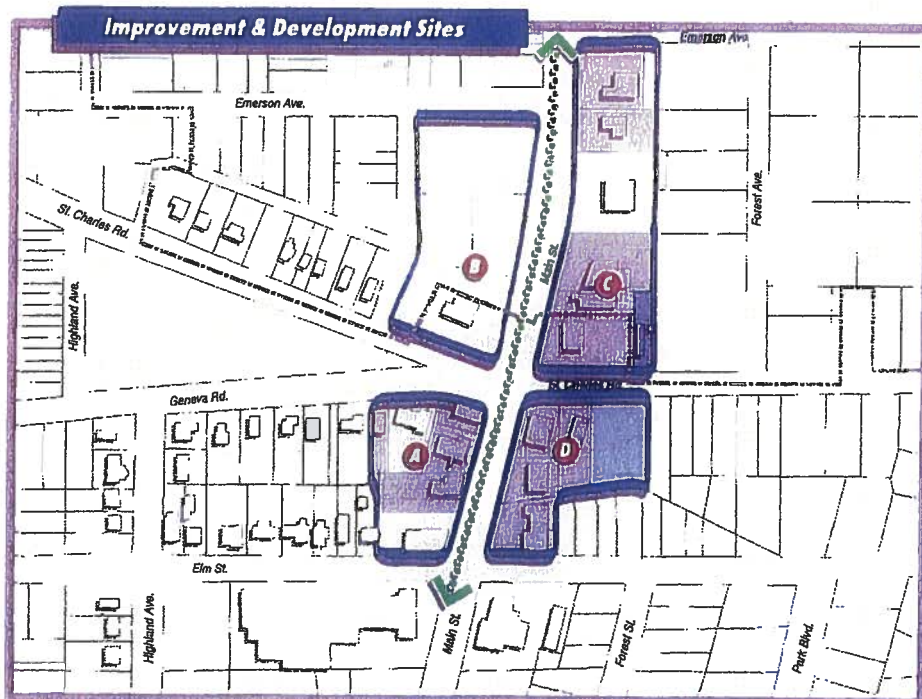
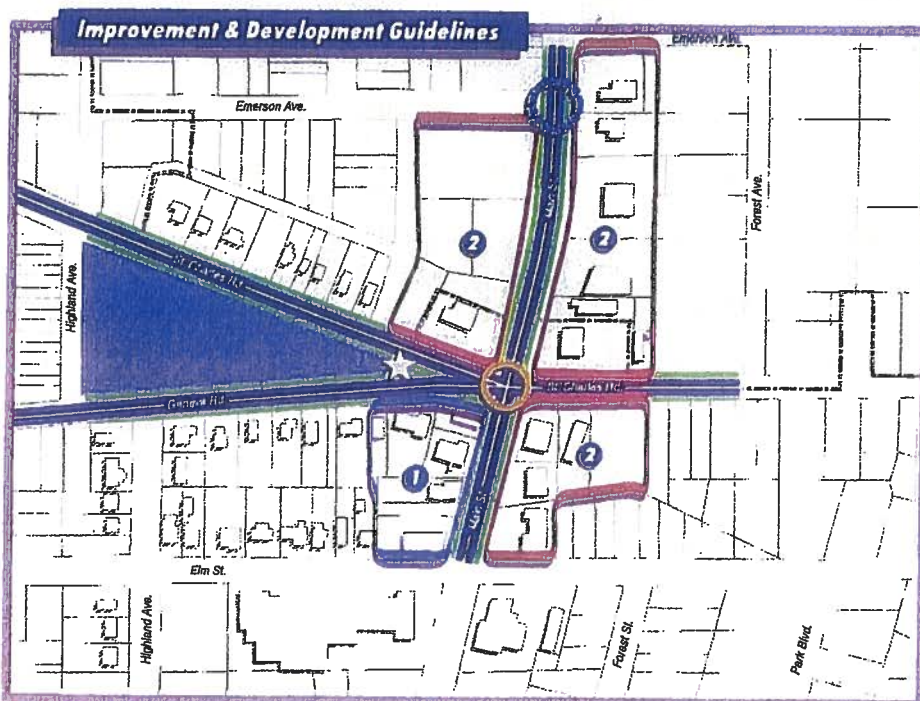


Figure 23

Five Corners: Improvement Guidelines



Improvement Guidelines:

Work with DuPage County to improve traffic flow and safety at the Five Corners intersection.

Undertake streetscape improvements along each of the primary roadways that converge at Five Corners.

1 Work with the Historical Society to refine plans for an Historical Center near Stacy's Tavern Museum.

2 Improve and enhance the other three quadrants of Five Corners for neighborhood-oriented retail and service uses; promote improvement of existing businesses and compatible redevelopment.

3 Provide more extensive "gateway" design treatments where Main Street enters the Glen Ellyn community.

Undertake additional unifying design enhancements at each corner of the Five Corners intersection.

Consider providing a new design element at the east end of Stacy Park.

Maintain, protect and upgrade adjacent neighborhoods. Consider annexing the commercial properties within Five Corners to ensure Village control over future development.

Improvement & Development Sites:

Projects either underway or being discussed (see text).

Vacant buildings and land parcels should be reused or redeveloped.

Marginal and underutilized properties should be replaced with new development.

Residential properties that may be subject to redevelopment.

Sound and viable businesses that would benefit from building or site improvements.

Clusters of properties that may represent special opportunities for improvement or development (see text).

Proposed bicycle facility.

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While change could conceivably occur anywhere within Five Corners, there are several properties that appear to be susceptible to change in the future. They include vacant parcels and buildings; marginal and underutilized properties; older and/or obsolete buildings; and properties where reuse or redevelopment is already being discussed.

It should be emphasized that the inclusion of sites in this section does not imply that redevelopment will occur or that redevelopment is necessarily recommended as a part of the Comprehensive Plan. Rather, it suggests that these properties appear "susceptible" to change in the near future, or that they represent opportunities for new development. Because of this, the new Plan specifies the type and character of new development to be promoted, if change does indeed take place.

Potential improvement and development sites within Five Corners, highlighted in Figure 23, include the following:

- **Projects underway or under discussion.** A few projects are either underway or being discussed within Five Corners:

- a) A Walgreen's store, possibly including one or more additional commercial uses, has been proposed for the vacant block bounded by Main, St. Charles, Stacy and Emerson;
- b) The Village and the DuPage County Division of Transportation are currently developing plans for improving traffic circulation at the intersection of Main Street, St.

Charles Road and Geneva Road; and

- c) The Historical Society has prepared preliminary plans for reorganization and redevelopment of the southwest quadrant of the Five Corners intersection as a local Historical Center.

- **Vacant properties.** There are a few vacant buildings and land parcels scattered throughout Five Corners. Vacant properties should be reused or redeveloped for building development, parking or public open space.

- **Marginal or underutilized properties.** While Five Corners has no truly "incompatible" uses, buildings or activities that may represent an underutilization of land in this particular area occupy several properties. These properties should eventually be replaced with new development.

While the redevelopment of marginal and underutilized properties should be encouraged, it should be noted that Five Corners has historically been a location for gas stations, repair shops, dry cleaners and other uses that typically require environmental remediation prior to redevelopment.

- **Other commercial sites in need of improvement.** This category includes other sites currently occupied by sound and viable businesses that would benefit from building or site improvements in the future. It is conceivable that these properties could be redeveloped or combined with nearby properties for redevelopment.

- **Residential areas in need of improvement.** This category highlights several single-family areas that are characterized by deferred maintenance and other concerns. In general, these properties should be improved, upgraded and enhanced.

OPPORTUNITY SITES:

Figure 23 highlights several clusters of properties within Five Corners that may represent opportunities for small new retail, service, office and public use development during the 10-year "horizon" of the Comprehensive Plan. The overall type, quality and character of new development to be considered at each location is described below. The Village should continue to review and analyze these sites in the future.

In essence, each site encompasses one quadrant of the Main Street, St. Charles Road, Geneva Road intersection. To the extent possible, it is recommended that each quadrant be planned, improved and upgraded as an overall unit, regardless of whether existing uses are retained or redeveloped.

- **Site A** encompasses the southwest quadrant of the intersection. It currently includes several commercial buildings along Main Street, which house a florist, a dry cleaner, a beauty salon, a chiropractor, and a real estate office, as well as paved and unpaved parking lots. In addition, Stacy's Tavern Museum is located along Geneva Road just west of Main Street.

The Village should work with the Historical Society to refine plans for a local Historical Center in Site A. The Historical Center should be focused around

Stacy's Tavern, the reconstructed Yalving House, and other indoor and outdoor facilities.

While the Historical Society's initial plans called for removal of most of the commercial buildings along Main Street, the possibility of including a small commercial component adjacent to the park should be considered, either within existing buildings or new construction. Commercial buildings should be designed to reflect the historic character of the park. The Village should also ensure that adequate, convenient and attractively designed off-street parking is provided to serve the new Historical Center.

As the Historical Center concept is refined during the next few years, consideration might be given to retaining small sites in the area to accommodate historic structures now located elsewhere in Glen Ellyn that might require relocation for various reasons in the future.

- **Site B** includes the northwest quadrant of the intersection. It currently includes a vacant gas station property and vacant land.

The Village should continue negotiations with Walgreen's for a new pharmacy and related convenience commercial uses at this site. The Walgreen's project should be viewed a major new focal point for Five Corners and it should demonstrate a strong new commitment to improvement and revitalization of this neighborhood service area.

The Village should work with Walgreen's to achieve distinctive, high-quality building construction and site design for this project. In particular, building

and site improvements should reflect the traditional scale and historic character that the Village wishes to promote in the Five Corners area.

- **Site C** encompasses the northeast quadrant of the intersection. It currently includes two auto repair shops, two office uses, the Montessori Academy and two single-family homes that front Main Street just south of Emerson Avenue.

Site C is a suitable location for convenience retail, service or office uses. While the site contains several sound and viable existing uses, it may also have potential for redevelopment in the future. Various properties might be redeveloped separately, or several parcels might be combined to accommodate larger-scale new development.

Good accessibility and visibility, a somewhat larger size, and extended frontage along Main Street should enhance the development potential of this site. However, the presence of several auto-related uses may require clean-up prior to new development.

Since this site occupies a prominent and highly visible location, all improvements and new developments should be characterized by high-quality design and construction. Landscaping, site and building improvements should be undertaken to enhance the appearance of any existing businesses to remain. Parking lots and storage areas should be upgraded and landscaped more attractively.

The small converted residential structure along the north side of

St. Charles Road just east of Main Street should eventually be removed.

In addition, a consolidated stormwater storage facility should be considered in or adjacent to Site C.

- **Site D** encompasses the southeast quadrant of the intersection. It currently includes a gas station, a dry cleaning establishment, and a small convenience center with a White Hen Pantry and two other commercial uses. In addition, a small vacant land parcel is located along the south side of St. Charles Road just east of the gas station.

Site D is a suitable location for convenience retail, service or office uses. While the site contains several viable existing uses, it may also have potential for redevelopment. Various properties might be redeveloped separately, or several parcels might be combined to accommodate larger-scale new development.

Since this site occupies a prominent and highly visible location, all improvements and new developments should be characterized by high-quality design and construction. Landscaping, site and building improvements should be undertaken to enhance the appearance of any existing businesses to remain. Parking lots and storage areas should be upgraded and landscaped more attractively.

The small vacant parcel along the south side of St. Charles Road should be designated for commercial use, which would allow for expansion of the existing business or create a larger, more attractive site for redevelopment.

Village Of Glen Ellyn

Ordinance No. 6384

**An Ordinance Authorizing the Village to Enter a Contract
for the Sale of 825 N. Main Street, Glen Ellyn**

**Adopted by the
President and the Board of Trustees
of the Village of Glen Ellyn
DuPage County, Illinois
This 22nd Day Of February, 2014.**

Published in pamphlet form by the authority of the
President and Board of Trustees of the Village of
Glen Ellyn, DuPage County, Illinois, this 23rd
day of February, 2014.

Ordinance No. 6384

**An Ordinance Authorizing the Village to Enter a Contract
for the Sale of 825 N. Main Street, Glen Ellyn**

WHEREAS, the Village of Glen Ellyn (“Seller”), and True North Energy, LLC. (“Buyer”) seek to enter into a Property Sale and Purchase Agreement, a copy attached hereto and made a part hereof as “Exhibit A”, wherein the Village will sell certain property commonly known as 825 N. Main Street, in DuPage County, Illinois (“Subject Property”), for the purpose of redevelopment as a gas station and convenience store, said property depicted in “Exhibit B” attached hereto; and

WHEREAS, on September 27, 2010, the Village Board approved Resolution 10-21, a resolution authorizing the purchase of 825 N. Main St., for the purpose of reselling to a buyer which would renovate the property on which the existing closed and dilapidated gas station, which had been placed in bankruptcy proceedings, with a new project; and

WHEREAS, on February 23, 2015, the Village Board duly passed Ordinance No. 6302, an Ordinance regarding the sale of municipal property for redevelopment; and

WHEREAS, the Board of Trustees of the Village of Glen Ellyn find it necessary and convenient for the Village to sell the Subject Property to True North Energy, LLC., pursuant to redevelopment plans to convert the vacant property at 825 N. Main St., for the purpose of constructing a gas station and convenience store which will place the property back on the property tax rolls and which will generate sales and motor fuel taxes; and

WHEREAS, the Buyer will purchase from the Seller in accordance with the attached Agreement, or as mutually agreed by the parties; and

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

Section 1: That the Village President and Clerk of the Village of Glen Ellyn are authorized

to execute and attest to any and all legal documents necessary to finalize the conveyance of the Subject Property to True North Energy, LLC.

Section 2: That this Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED this 22ND day of February, 2016.

AYES: Trustees Clare Elliott, Kenwood, Ladner, O'Shea and Senak

NAYS: ϕ

ABSENT: ϕ

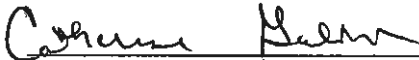
APPROVED this 22ND day of February, 2016.

VILLAGE OF GLEN ELLYN



Alexander Demos, President

Attest:



Catherine Galvin, Clerk

CERTIFICATION

I, Catherine Galvin, duly elected Village Clerk of the Village of Glen Ellyn, Illinois, do hereby certify that the attached is a true and correct copy of Ordinance No. 6384, passed by the Board of Trustees of the Village of Glen Ellyn, Illinois, at the Regular Board Meeting of said Board held on the 22ND day of February 2014, and that the same was signed and approved by the President of said Village on the 22ND day of February 2014.

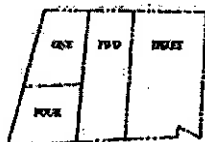
I do further certify that the original, of which the attached is a true and correct copy, is entrusted to me as Village Clerk of said Village for safekeeping and that I am the lawful custodian and keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Glen Ellyn, Illinois, this 22ND day of February, 2014.

Catherine Galvin
Village Clerk

CORPORATE SEAL

EXHIBIT A
Depiction of Property



AREA (SQ. FT.)
ONE = 41,125.00
TWO = 41,125.00
THREE = 41,125.00
TOTAL PROPERTY AREA = 123,375.00

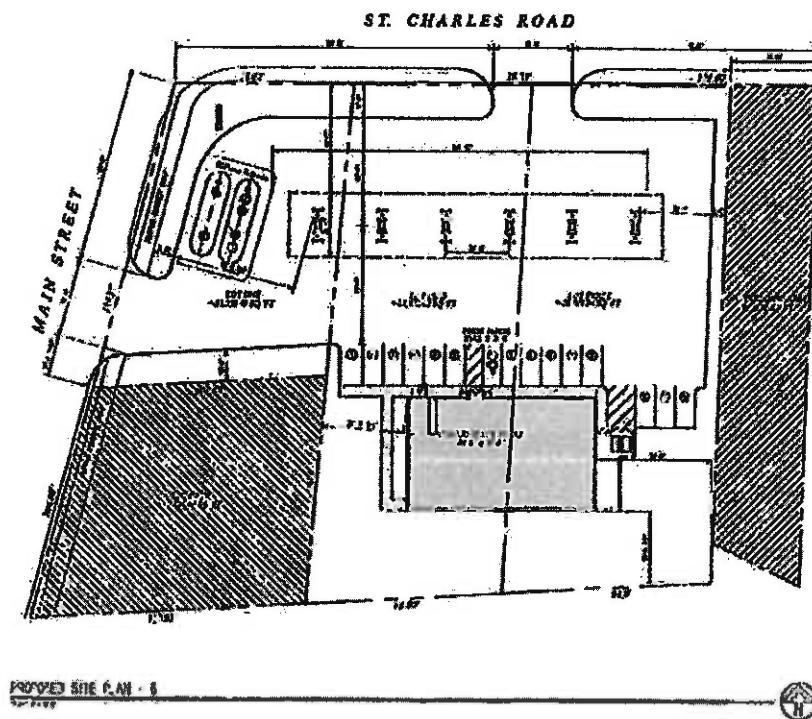


Exhibit B

PROPERTY SALE AND PURCHASE AGREEMENT

This Property Sale and Purchase Agreement ("Agreement") is made by and between:

Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137
("Seller")

and

True North Energy, LLC,
a Delaware limited liability company
1401 S. Reynolds Road
Toledo, Ohio 43615
("Buyer")

Seller and Buyer are sometimes referred to individually as "Party" or together as "Parties".

RECITALS:

- A. Seller is the owner of certain real property (approximately 58,893 square feet), being property index numbers 0502419001, 0502419006 and 0502419007 located in Glen Ellyn, Illinois and shown on Exhibit A attached hereto ("Property").
- B. Seller and Buyer desire to enter into this Agreement for the purchase of the Property by Buyer from Seller and the sale of the Property by Seller to Buyer, together with all appurtenances, hereditaments, rights, privileges, benefits and easements belonging to or in any way appertaining to the Property, and Buyer shall construct a gas station and convenience store on the Property.
- C. This Agreement shall be enforceable on the terms and conditions set forth herein commencing upon the date of the last of the Parties to execute this Agreement ("Effective Date").

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth herein and other good and valuable consideration, the receipt and sufficiency of which the Parties hereby acknowledge, the Parties agree as follows:

1. **Sale and Purchase of Property.**

Seller shall sell to Buyer and Buyer shall purchase from Seller the Property upon the terms and conditions herein set forth.

2. **Purchase Price.**

Buyer shall pay the sum of \$630,000.00 to Seller as the purchase price for the Property ("Purchase Price"). Upon the full execution of this Agreement, Purchaser will post \$15,000.00 as earnest money ("Earnest Money Deposit"), to be held in escrow by the Escrow Agent as defined below, for the benefit of the Parties.

In addition, Purchaser will place an additional One Hundred Thousand Dollars (\$100,000.00) in a separate escrow account with the Escrow Agent ("Performance Escrow Deposit") under the following contingencies:

- A. Twenty-five Thousand Dollars (\$25,000.00) will be released to Purchaser upon securing all necessary building permits ("Permits") and zoning and related approvals ("Zoning Approvals") required for the construction of a gas station and convenience store ("Project") within two hundred and forty (240) days after closing, which approvals under the control of Seller shall not be unreasonably withheld or delayed.
- B. Seventy-five Thousand Dollars (\$75,000.00) will be released to Purchaser upon the Project being open for business and operating for a period of seven (7) days.
- C. In the event that the Purchaser is unable to obtain the Permits, through no delay or fault of the Purchaser, within the 240 day period, the Performance Escrow Deposit shall be returned to Purchaser.
- D. In the event that the Purchaser fails to construct and open for business its Project within twelve months following the issuance of the Permits, the Performance Deposit shall be paid to Seller.

3. Escrow.

First American Title Insurance Company (the "Title Company") shall serve as Escrow Agent for the Earnest Money Deposit and the Performance Escrow Deposit (collectively referred to herein as the "Deposits"), subject to joint order escrow agreements containing its standard conditions of acceptance provided, however, that if there is any conflict between such conditions and this Agreement, the conditions and terms hereof shall govern.

4. Title Commitment.

- A. Buyer shall order a current title commitment ("Title Commitment") to be issued by the Title Company setting forth the state of the title of the Property and all exceptions, including easements, restrictions, rights-of-way, covenants, reservations, and other conditions, if any, affecting the Property which would appear in an owner's policy of title insurance ("Title Policy"), if issued by the Title Company.
- B. Buyer shall have a period of thirty (30) days after receipt of the Commitment and any Survey in which to review and be satisfied with the Title Commitment ("Title Review Period"). The Title Commitment shall be deemed satisfactory if Buyer does not give written notice to Seller prior to the end of the Title Review Period of any objectionable matter pertaining specifically to the Property in the Title Commitment and any Survey other than Liens, as defined below. Any other exceptions disclosed by the Title Commitment and not objected to by Buyer shall herein be deemed "Permitted Exceptions"
 - i. If an objectionable title matter shall be asserted by Buyer by written notice to Seller prior to the expiration of the Title Review Period, Seller may take action to cure such defect or other matter by causing it to be remedied, removed, insured over or bonded to Buyer's reasonable satisfaction. The other exceptions disclosed by the Title Commitment to which Buyer has no objection shall be deemed to be Permitted Exceptions. Nothing contained in this Paragraph shall require Seller to cure any such title defect or other matter or to incur any expense to do so, except that Seller shall

cure matters which are of record as a result of acts or liabilities of Seller that may be remedied upon the payment of liquidated sums in amounts less than the Purchase Price, e.g. mortgages ("Liens").

- ii. In the event Buyer gives notice as required by this Paragraph stating the objectionable matters pertaining to Title Commitment prior to the end of the Title Review Period and Seller does not elect to remedy same as set forth above, Buyer may either (i) elect to terminate this transaction, whereupon both Seller and Buyer shall be released from all liabilities and obligations under this Agreement and the Deposits shall be returned to Buyer, or (ii) elect to accept such title as Seller is able to convey and proceed to closing without an adjustment in the Purchase Price.

5. **Buyer's Contingencies.**

Buyer and Seller agree that the matters set forth below shall be contingencies to Buyer's obligations under this Agreement. In the event that any contingencies are not met or waived, Buyer may terminate this Agreement in writing within one hundred twenty (120) days following the Effective Date (the "Contingency Period"). Buyer may have access at all reasonable times to the Property, provided that Buyer shall indemnify, defend and hold harmless Seller from and against any and all damages, injuries, claims, actions, liabilities, liens, costs, expenses or losses, including reasonable attorneys' fees, incurred by Seller (or its agents, consultants or affiliates) arising out of or related to any activities upon the Property or Seller's Property by Buyer, its agents, contractors and employees. In the event closing does not occur, and if Seller so requests, Buyer shall promptly furnish copies of the results of its due diligence investigation to Seller. Seller will deliver all title, survey, environmental or other relevant documents in its possession regarding the Property to Buyer promptly after the Effective Date.

- A. **Environmental Matters.** Within the Contingency Period, Buyer, at its sole expense, may conduct such environmental investigation of the Property as it deems appropriate, however, it shall not conduct any invasive testing on the Property without prior notice to Seller. Buyer acknowledges that it has reviewed and is familiar with the environmental conditions addressed and the terms and limitations set forth in the No Further Remediation (NFR) letter from the Illinois Environmental Protection Agency dated, October 15, 2013, and attached hereto. Buyer expressly agrees that it will not terminate this Agreement based on any environmental condition of the property identified before the NFR letter was issued. If after investigation, a new and discreet environmental condition is identified, and Buyer is not satisfied with the environmental condition of the Property, Buyer shall notify Seller and Buyer and Seller shall make reasonable efforts to resolve the condition within the Contingency Period. If Buyer and Seller cannot agree on a resolution, Buyer may terminate this Agreement within the Contingency Period.
- B **Survey.** Within the Contingency Period, Buyer, at its sole expense, may obtain a survey of the Property prepared by a land surveying company registered to do business in Illinois. Such survey shall be promptly forwarded to the Title

Company upon receipt. If any survey is unacceptable to Buyer, Buyer may terminate this Agreement within the Contingency Period.

- C. **Due Diligence.** Within the Contingency Period, Buyer, at its sole expense, may conduct such other due diligence as to the Property as it desires, including (1) inspection and review of the condition of the Property and feasibility of Purchaser's intended use of the Property, including without limitation, engineering, soil, environmental, access, easements, and utilities; and (2) obtain all necessary permits and governmental/zoning approvals, including without limitation, zoning, special use, subdivision, lot split, lot tie or replat approvals from DuPage County and/or the Village of Glen Ellyn ("Governmental Approvals"). If Buyer is not satisfied with the results its due diligence, Buyer may terminate this Agreement within the Contingency Period, subject to the terms of Section 5. A., above.
- D. **Title.** The Title Company shall issue at Closing a proforma title policy or a marked title commitment to be followed by a title insurance policy showing Buyer to be the owner of the Property in fee simple subject only to Permitted Exceptions and with standard exceptions deleted. Seller will execute a standard Owner's Affidavit sufficient to allow the Title Company to delete the standard exceptions.
- E. **Liquor Permits.** Buyer's obligations under this Agreement are contingent on its ability to obtain a permit to sell beer and wine at the Property ("Liquor Permits.").

Prior to expiration of the Contingency Period, Purchaser will notify Seller in its sole discretion that it will:

- i. Proceed with the terms of the Contract, at which point the Earnest Money Deposit shall become non-refundable unless Purchaser cannot obtain Zoning Approvals or Liquor Permits, and is applicable to the Purchase Price; or
- ii. Not proceed with the terms of the Agreement for any reason, subject to the terms above, at which point this Agreement shall be terminated and the Deposits shall be returned to the Purchaser.

6. **Representations.**

- A. **Seller's Representations.** Seller represents and warrants to Buyer that:
- i. The execution and delivery of this Agreement and the documents described herein and the performance by Seller of Seller's obligations hereunder have been duly authorized and create binding obligations on the part of Seller;
 - ii. Seller is not a "foreign person" within the meaning of Section 1445 of the Internal Revenue Code; and

- iii. Except for DK Mallon, Seller has not engaged or dealt with any broker or finder in connection with the sale contemplated by this Agreement. Seller hereby agrees to indemnify and hold harmless Buyer from any claims, costs, damages or liabilities (including attorneys' fees) arising from any breach of this representation and Seller shall be responsible for commissions owed to the Brokers pursuant to a separate agreement(s).
- iv. Seller is the sole owner of, and has good and marketable fee simple title to, the Property free and clear of all liens, encumbrances, claims, demands, easements, covenants, conditions, restrictions and encroachments of any kind or nature other than Permitted Exceptions. Seller has not entered into any agreement to lease, sell, mortgage or otherwise encumber or dispose of its interest in the Property or any part thereof, except for this Agreement.

B. Buyer's Representations. Buyer represents and warrants to Seller that:

- i. Buyer has the full capacity, right, power and authority to execute, deliver and perform this Agreement and all documents to be executed by Buyer pursuant hereto, and all required actions and approvals therefor have been duly taken and obtained. The individuals signing this Agreement and all other documents executed or to be executed pursuant hereto on behalf of Buyer are and shall be duly authorized to sign the same on Buyer's behalf and to bind Buyer thereto;
- ii. This Agreement and all documents to be executed pursuant hereto by Buyer are and shall be binding upon and enforceable against Buyer in accordance with their respective terms;
- iii. Buyer is not a "foreign person" as contemplated by Section 1445 of the Internal Revenue Code; and
- iv. Buyer has not engaged or dealt with any broker or finder in connection with the sale contemplated by this Agreement except Terraco and DK Mallon. Buyer hereby agrees to indemnify and hold Seller harmless from any claims, costs, damages or liabilities (including attorneys' fees) asserted by any broker or arising from any breach of the representation contained in this paragraph or if such claims, etc. shall be based on any statement, representation or agreement by Buyer with respect to the payment of any brokerage commissions or finders fees.

7. Closing Arrangements.

- A. Seller's Closing Obligations.** At such time as the matters disclosed by the Title Commitment and Buyer's conditions to closing are satisfied or waived by Buyer as herein provided, this Agreement shall be fully binding on Buyer and this transaction shall be closed at the office of the Escrow Agent no later than thirty days after Zoning Approvals are awarded or such earlier closing date as Seller and Buyer shall mutually agree ("Closing Date") and Seller shall:
- i. cause to be delivered to Buyer the Title Policy in the full amount of the Purchase Price issued in accordance with the form of Title Commitment

approved by Buyer during the Title Review Period without any intervening liens, encumbrances or exceptions,

- ii. deliver to Buyer a Warranty Deed ("Deed"), conveying fee simple title to the Property, and
- iii. deliver to Buyer any other documents reasonably required to close this transaction.

B. Buyer's Closing Obligations. Buyer shall, on or before the Closing Date through escrow, deliver to Seller the Purchase Price and any other documents reasonably required to close this transaction,.

C. Escrow Agent's Closing Obligations. On the Closing Date, after causing the filing of the Deed, Escrow Agent shall close this transaction as follows:

- i. Credit Seller and charge Buyer with the Purchase Price deposited in escrow.
- ii. Charge Buyer with and pay to the payee entitled thereto:
 - a. the cost of recording the Deed;

- b. 50% of Escrow Agent's fee; and
 - c. the cost of any title endorsements and loan policy required by Buyer or Buyer's lender, if any.
 - iii. Charge Seller with and pay to the payee entitled thereto:
 - a. 100% of the cost of the title examination, title commitment and Title Policy, except as set forth in Section 7(C)(ii)(c) above;
 - b. 50% of Escrow Agent's fee; and
 - c. 100% of the transfer taxes and/or conveyance fees.
 - iv. Credit Buyer and charge Seller with a prorated amount of real estate taxes and assessments, if any, based upon the customary method of proration in DuPage County, provided that Seller shall pay all past due taxes and assessments, if any.
 - v. Immediately following the Closing Date, Escrow Agent shall deliver the funds and documents as follows:
 - a. to Seller, the funds and to Seller's attorney, the documents due Seller together with duplicate copies of the escrow statement, and
 - b. to Buyer (or Buyer's attorney, if Buyer is represented by legal counsel), the documents due Buyer together with duplicate copies of the escrow statement.
- 8. **Possession.** Buyer shall have possession of the Property at closing.
- 9. **Indemnity.**
 - A. **By Purchaser.** Purchaser shall indemnify, defend and hold Seller harmless from and against: i) any and all losses, liabilities, claims, costs and expenses, including reasonable attorneys' fees, arising out of or in any way related to any activities upon the Property on or after the Closing Date.
 - B. **By Seller.** Seller shall hold harmless, indemnify and defend Purchaser from and against: (i) any and all third party claims, debts and liabilities affecting or related to the Property or the ownership or operation thereof and arising during or applicable to the period prior to the Closing Date; (ii) any and all obligations, claims, debts, liabilities and damages resulting from any inaccuracy in or breach of representation or warranty of Seller or non-fulfillment of any covenant to be performed or complied with by Seller under this Agreement, (iii) any and all third-party claims debts, liabilities and damages applicable to the period prior to the Closing date, and (iv) all costs and expenses, including reasonable attorneys' fees, incurred by the Purchaser as a result of such claims.
 - C. **Generally.** Each indemnification under this Agreement shall be subject to the following provisions: The indemnitee shall notify indemnitor of any such claim

against indemnitee within thirty (30) days after it has written notice of such claim, but failure to notify indemnitor shall in no case prejudice the rights of indemnitee under this Agreement unless indemnitor shall be prejudiced by such failure and then only to the extent of such prejudice. Should indemnitor fail to discharge or undertake to defend indemnitee against such liability within fifteen (15) business days after the indemnitee gives the indemnitor written notice of the same, then indemnitee may settle such liability, and indemnitor's liability to indemnitee shall be conclusively established by such settlement, the amount of such liability to include both the settlement consideration and the reasonable costs and expenses, including attorneys' fees, incurred by indemnitee in effecting such settlement. The obligations set forth in this Section 9 shall survive the Closing for a period of one year or earlier termination of this Agreement until December 31, 2016.

10. General Provisions.

A. Notices.

- i. All notices, elections, consents, demands and communications shall be in writing and delivered personally or by registered or certified mail, return receipt requested, postage prepaid or by any nationally recognized overnight courier service addressed to the other Party at their address first stated in this Agreement. Copies of notices shall be sent to the Attorneys for the respective Parties, if identified on the signature page. Either Party may, by written notice to the other, change the address to which notices are to be sent.
- ii. Unless otherwise provided herein, all notices shall be deemed given when personal delivery is effected or when deposited in any branch, station or depository maintained by the U.S. Postal Service or the overnight courier service within the United States of America, except that a notice of a change of address shall be deemed given when actually received. Seller's affidavit of the date and time of deposit in a mailbox or with the overnight courier service or the postmark, whichever is earlier shall constitute evidence of the effective date when the notice has been given.

B. Entire Agreement. This Agreement, together with the attached Exhibits, contains all of the terms and conditions of the Agreement between the Parties, and any and all prior and contemporaneous oral and written agreements are merged herein. The Exhibits attached to this Agreement are hereby incorporated by reference in their entirety with the same force and effect as if they were set forth at length in this Agreement.

C. Modifications and Waivers. This Agreement cannot be changed nor can any provision of this Agreement, or any right or remedy of any Party, be waived orally. Changes and waivers can only be made in writing and the change or waiver must be signed by the Party against whom the change or waiver is sought to be enforced. Any waiver of any provision of this Agreement, or any right or remedy, given on any one or more occasions shall not be deemed a waiver with respect to any other occasion.

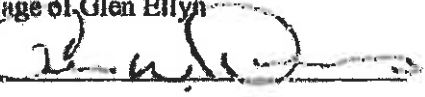
D. Governing Law. This Agreement shall be construed in accordance with and governed by the laws of the State of Illinois.

- E. Interpretation. Seller and Buyer acknowledge each to the other that both they and their counsel have reviewed and revised this Agreement and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting Party shall not be employed in the interpretation of this Agreement or any amendments or Exhibits hereto.
- F. Benefit of Property. This Agreement shall be binding upon and inure to the benefit of the Parties hereto, their respective successors and assigns.
- G. Survival. The warranties, representations and covenants made herein shall survive the closing and delivery of the Deed.
- H. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document.
- I. Condemnation. If before the closing, any of the Property is condemned under the power of eminent domain, is the subject of a threatened condemnation, or is conveyed to a condemning authority in lieu of condemnation, Seller shall notify Buyer in writing of the threat, condemnation or conveyance within five (5) business days of its occurrence. Buyer shall within five (5) business days of the notice have the option of (a) proceeding with the closing (without any reduction in the Purchase Price) and receiving the award or condemnation payment (or an assignment thereof, if the same is not received by closing), or (b) canceling this Agreement, and the parties shall have no further obligations hereunder except those provisions that expressly survive.
- J. Assignment. Buyer shall not have the right to assign this Agreement without the prior written consent of Seller. Notwithstanding the foregoing, if this Agreement is assigned by Buyer hereunder, Buyer shall remain jointly and severally liable, along with the assignee, for Buyer's obligations under this Agreement. This Section 9(J) shall survive the closing or termination of this Agreement.
- K. Like Kind Exchange. The parties acknowledge that both Purchaser and Seller may desire that this transaction constitute a tax deferred exchange within the meaning of Section 1031 of the Internal Revenue Code. Provided there is no cost, expense or liability imposed upon the non-requesting party, and the non-requesting party is not required to take title to any other property, then each party agrees to execute any and all additional documentation that may be reasonably necessary to assist the requesting party in concluding this transaction as part of a tax deferred exchange. In no event shall any such tax deferred exchange result in any delay in the Closing.

IN WITNESS WHEREOF, Seller and Buyer have hereunto set their hands at the place and date set forth beneath their respective signatures.

Seller:

Village of Glen Ellyn

By: 

February 22, 2016

Seller's Attorney:

Escrow Agent/Title Company:

First American Title Insurance Company
30 N. LaSalle Street, Suite 2220
Chicago, IL 60602
Telephone: 312-750-6780
Fax: 866-425-8271
Email: escrow.chicago.il@firstam.com

Buyer:

True North Energy, LLC

By: True North Holdings, Inc., its Member

By: 

W. G. Lyden, III, CEO

MARK E. LYDEN, PRESIDENT

February 24, 2016

Buyer's Attorney:

Patricia G. Lyden, Esq.
Lyden, Chappell & Dewhirst, Ltd.
5565 Airport Highway, Suite 101
Toledo, OH 43615
Telephone: 419/867-8900
Fax: 419/867-8909
Email: pgl@lydenlaw.com

Minutes
Regular Village Board Meeting
Glen Ellyn Village Board of Trustees
Monday, February 22, 2016

Call to Order

Village President Demos called the meeting to order at 7:03 p.m.

Roll Call:

Upon roll call by Village Clerk Galvin, Village President Demos and Trustee Clark, Elliott, Kenwood, O'Shea and Senak answered "Present". Trustee Ladesic arrived at 7:03 p.m.

In Attendance: Village Clerk Galvin, Village Manager Franz, Assistant Manager Stonitsch, Village Attorney Mathews, Assistant Finance Director Thomas, Zoning Official Witt, Police Chief Norton and Professional Engineer Minix.

Pledge of Allegiance:

President Demos asked Sam Brodner to lead the Pledge of Allegiance.

Village Recognition:

1. A second grade class from St. Petronille Catholic School personally delivered a Valentine Tree to the Police Department, to show their appreciation for all of the Officers.
2. The Village Board and Management Team congratulate the following employees who have celebrated an anniversary as a Village employee:

David Scuito	Police Department	20 Years
Craig Holstead	Police Department	10 Years

Audience Participation

President Demos congratulated Coach Hetlet and the Glenbard West Football Team for their State Championship Victory and a Proclamation in recognition of the 2015 Glenbard West High School Football Team State Champions was presented.

Ms. Eleanor Saliamonas, 626 Newton addressed the Board to voice her concerns about teardowns. A resident since 1969, Ms. Saliamonas spoke of the good schools and open space in Glen Ellyn. In the 1990's the changes were rapid however, with teardowns. She would prefer higher taxes. Many spoke against sidewalks on Linden and Oak yet they were built anyway. There needs to be restrictions on teardowns. Wholesale teardowns are unpleasant and cause problems for neighbors. Much of the flooding issues are the result of construction and this is making Glen Ellyn less charming. The Village Board

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Regular Village Board Meeting
Glen Ellyn Village Board of Trustees
Monday, February 22, 2016
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represents builders and not the community. Their needs to be a wait time for teardowns and incentives granted for building additions instead.

Agenda Item F. - 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:

1. January 25, 2016 Regular Village Board Meeting Minutes.
2. February 8, 2016 Regular Village Board Meeting Minutes.
3. Total Expenditures (Payroll and Vouchers) - \$1,561,514.85. The vouchers have been reviewed by Trustee Senak and Manager Franz prior to this meeting, and are consistent with the Village's purchasing policy.
4. Approve change of route of the annual event, B.R. Ryall YMCA 5K YRun: For a Better You, to take place on May 21, 2016.
5. Approve a Fire Prevention Award Request in the amount of \$3,750 to property owner Joseph Costello for improvements proposed to 476 N. Main Street.
6. Ordinance No. 6386, An Ordinance Authorizing the Village to Enter a Contract for the Sale of 825 N. Main Street.
7. Resolution No. 16-02, A Resolution Authorizing the Execution of an Agreement Between the Village of Glen Ellyn and the County of DuPage Governing the Receipt by the Village of Community Development Block Grant - Disaster Recovery Funds in the Original Amount of \$245,000 for the Lake Ellyn Outlet Control Structure Replacement Project.
8. Waive local competitive bidding for a cooperative purchase through the Suburban Purchasing Cooperative, which is an authorized exception in the purchasing policy, to award a contract to Superior Road Striping, of Melrose Park, Illinois, for the contemplated pavement marking work for FY16, Parking Lot Maintenance/Street Painting, in the not-to-exceed amount of \$60,000, to be expensed to the General and Parking Funds.
9. Approve award of a contract to Bracing Systems, Inc., of Hanover Park, Illinois, for the purchase of detectable warning panels, at a unit price of \$125 per panel, in a not to-exceed amount of \$31,250, to be expensed to the Capital Projects Fund.
10. Ordinance No. 6387-VC, An Ordinance to Amend Section 9-5-6 (Schedule F; Parking Prohibited at All Times) of the Village Code Regarding Parking on Duane Street East of Park Boulevard.
11. Accept the Village Strategic Plan for 2016-2017.

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Regular Village Board Meeting
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President Demos removed Item 9 from the Consent Agenda for future review. Item 11 was pulled for a separate discussion.

Regarding Item 5, Trustee Senak asked how many businesses received awards that went out of business. Manager Franz responded 7 businesses are gone; 12% of the award recipients. The awards were to make permanent improvements to a structure so the next owner/tenant would also benefit.

Regarding Item 10, Trustee Ladesic asked about the footage to the north and south. Chief Norton responded this is with regards to the driveway and that everything was measured.

A motion was made by Trustee Senak and seconded by Trustee Clark to approve Consent Agenda items 1-8 and 10, including Payroll and Vouchers totaling \$1,561,514.85.

Upon roll call, Trustee Clark, Elliott, Kenwood, Ladesic, O'Shea and Senak voted "Aye." Motion carried.

Consent Agenda Item 11 - Accept the Village Strategic Plan for 2016-2017 (Amended)

President Demos stated that deferring the date for combining the Plan Commission and the Architectural Review Commission to July 1, 2017 would be more appropriate.

Ms. Cam Page 206 Hill Ave., Glen Ellyn addressed the Board with regards to combining the Architectural Review Commission (ARC) and the Plan Commission. There are three big developments planned in the foreseeable future. One of these proposed developments is clueless on architecture. The Plan Commission is difficult, intense and hard.

Mr. Andrew Van Gorp, a member of Citizen's for Glen Ellyn Preservation, 89 Newton Ave., Glen Ellyn addressed the Board to voice his concerns about combining ARC and the Plan Commission. He is struck by how dissimilar the two Commissions are and their missions.

Ms. Chris Wilson, 537 Phillips Ave., and a member of the Glen Ellyn Park District Board of Commissioners addressed the Board to thank them for removing the joining of the two commissions from the Strategic Plan. Citizens need more time to provide input and to be made aware of the issues. The Glenbard West addition happened too quickly. The ARC looks at architecture and the Plan Commission is more developer friendly but character and our historic nature bring people here. We want quality of design and material.

Kathy Cornell, 678 Forest, Glen Ellyn and a member of the Glen Ellyn Park District Board of Commissioners addressed the Board to thank them for their decision. Some of the Plan Commission meetings are very long as there are a lot of considerations. Maybe the ARC could meet on the same evenings but being efficient does not mean being effective. The missions of the two commissions are different.

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Trustee Ladesic suggested combining meetings; the conceptual design and the initial review might work.

A motion was made by Trustee Senak and seconded by Trustee O'Shea to accept the Village Strategic Plan for 2016-2017 but amended to reflect the date of July 1, 2017 for combining Plan Commission and Architectural Review Commission to be extended to July 1, 2017.

Upon roll call, Trustee Clark, Elliott, Kenwood, Ladesic, O'Shea and Senak voted "Aye." Motion carried.

Agenda Item G. - 608 Newton Avenue Zoning Variation: (Presented by Zoning Official Witt)

The property owners are requesting variations from the Glen Ellyn Zoning Code requirements regarding the combination of two adjacent lots under common ownership and to construct an accessory structure on a zoning lot without the presence of a principal structure on the same zoning lot.

Zoning Official Witt explained that the property owners would like to keep the 2 properties adjacent and not combined and they would like to erect a garage on the 2nd property without there being a principal structure present.

Ms. Eleanor Saliamonas, 626 Newton is a neighbor and she is supportive of this proposal.

Attorney Mathews suggested approving the three variances and limiting the size of the garage to 600 sq. ft.

A motion was made by Trustee O'Shea and seconded by Trustee Clark to approve Ordinance No. 6388, An Ordinance Approving Variations from the Zoning Code Requirements to Combine Two Adjacent Lots under Common Ownership at 608 and 612 Newton Avenue but with the amendment that the garage be no larger than 600 sq. ft.

Upon roll call, Trustee Clark, Elliott, Kenwood, Ladesic, O'Shea and Senak voted "Aye." Motion carried.

Agenda Item H. - Amendments to Budget for Fiscal Year Ending December 31, 2016: (Presented by Assistant Finance Director Thomas)

Trustee Ladesic asked if a separate report could be generated to track the numbers. Manager Franz responded they are rolled into the amended budget and tracked.

A motion was made by Trustee O'Shea and seconded by Trustee Clark to approve Ordinance No. 6389, An Ordinance Amending the Budget of the Village of Glen Ellyn for the Fiscal Year Ending December 31, 2016 to Provide Funds for Prior Year Projects, Encumbrances and Capital Improvements.

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Upon roll call, Trustee Clark, Elliott, Kenwood, Ladesic, O'Shea and Senak voted "Aye." Motion carried.

Agenda Item I. - Taylor Avenue Pedestrian Underpass Project Phase II Engineering Services: (Professional Engineer Minix)

It is recommended that Alfred Benesch and Company be retained to provide Phase II design services for the Taylor Avenue Pedestrian Underpass Project with a Total Fixed Price contract amount of \$187,500. Funding for this expense should be taken from the CY15 Capital Projects Fund.

Engineer Minix stated that with regards to a Taylor/Prairie Path connection; DuPage County as the owner and maintainer of the Prairie Path, declined an offer to contribute to this project. The Prairie Path connection has been removed and the proposal revised. President Demos asked Engineer Minix to keep this project moving and to provide the Board with monthly updates.

A motion was made by Trustee Kenwood and seconded by Trustee O'Shea to approve an engineering agreement with Alfred Benesch & Company, of Chicago, Illinois, for Phase II (detailed design) services for the Taylor Avenue Pedestrian Underpass Project, for a revised total fixed price of \$136,560, to be expensed to the Capital Projects Fund.

Upon roll call, Trustee Clark, Elliott, Kenwood, Ladesic, O'Shea and Senak voted "Aye." Motion carried.

Reminders

1. A Village Board Special Workshop is scheduled for Monday, February 29, 2016 at 7:00PM in Room 301 of the Glen Ellyn Civic Center.
2. A Village Board Meeting is scheduled for Monday, March 14, 2016 at 7:00PM in the Galligan Board Room of the Glen Ellyn Civic Center. K. Other Business

Adjournment

At 8:08 p.m. a motion was made by Trustee Clark and seconded by Trustee Kenwood to adjourn to Executive Session for the purposes of discussing collective negotiating matters between public employers and their employees or representatives, and reviewing and approving executive session minutes, without returning to open session thereafter.

Upon roll call, Trustee Clark, Elliott, Kenwood, Ladesic, O'Shea and Senak voted "Aye." Motion carried.

Respectfully submitted,

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Catherine Galvin,
Village Clerk



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

Meeting: 02/24/20 07:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Ordinance
Prepared By: Kelly Purvis

SCHEDULED

ORDINANCE 6766

DOC ID: 4377

Ordinance No. 6766, An Ordinance Approving an Annexation Agreement for the Property Located at 1S750 Milton Avenue (Proposed Address: 380 S. Milton Avenue) Glen Ellyn, IL 60137

Background: Mary Sue Brown, owner of the property located at 1S750 Milton Avenue (proposed address 380 S. Milton Avenue), has submitted an annexation petition requesting that her property be annexed to the Village of Glen Ellyn. She is requesting annexation so that her home can be connected to the Village's sanitary sewer main. The subject property is located on the west side of Milton Avenue south of Buena Vista Drive and just north of the Willowbrook Wildlife Center. The property is currently in unincorporated DuPage County and is contiguous to the Village limits.

The Village Code requires all property within the Village limits to connect to both water and sanitary sewer if they are available in the adjacent right-of-way. The subject property will not be connecting to the Village's water main at this time as the main is more than four hundred feet from the property. Should water service become available at a future date, connection to the water main shall be required within twelve months of notification from the Village. As noted in the annexation agreement, sewer service is available and the property owner will be connected within twelve months of annexation. The property owner will pay all of the standard permit and connection fees as applicable to make the connection.

Annexation of the subject property would close the Village boundary and wholly surround nine single-family lots between South Park Boulevard and Milton Avenue. This would give the Village the opportunity to annex these properties at any time, should the Village Board choose to do so.

The property at 1S750 Milton Avenue is located within the boundaries of a Special Service Area (SSA) which imposes a special tax on unincorporated properties for fire protection services provided by the Glen Ellyn Volunteer Fire Company. At such time that the property is annexed to the Village, the property shall be removed from the Fire SSA and shall no longer pay into the Fire SSA, but shall be assessed a \$15 fee on the monthly Village services bill for fire service.

If annexed, the property would be zoned R1 Single Family Residential District, consistent with the surrounding incorporated properties with single family homes. Section 10-3-3 of the Zoning Code allows the Community Development Director to automatically designate this classification without a public hearing. Upon annexation, the property will be subject to all of the Village's Codes and Ordinances generally applicable to all other properties in the Village.

Village Board Action: The Village Board is being asked to consider the Annexation Agreement and annexation of this property. Two ordinances approving the request have been prepared for

the Village Board's consideration at the February 24, 2020 meeting.

Attachments:

- Public Notice
- Certificate of Publication
- Affidavit of Service of Notice
- Service List
- Location Map
- An Ordinance Approving an Annexation Agreement for the Property Located at 1S750 Milton Avenue
- Exhibit "A" - Annexation Agreement

cc: Philip Norton, Chief of Police
Christina Coyle, Finance Director
Julius Hansen, Public Works Director
Chris Clark, Fire Chief
Jeff Vesevick, Recreation Director
Mary Sue Brown, Property Owner

Ordinance 6766

Meeting of February 24, 2020



Village of Glen Ellyn

Ordinance No. 6766

**An Ordinance Approving an Annexation Agreement
for the Property Located at 1S750 Milton Avenue
(Proposed Address: 380 South Milton 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__.

PREPARED BY AND MAIL TO:

VILLAGE OF GLEN ELLYN
ATTN: VILLAGE CLERK
535 DUANE STREET
GLEN ELLYN, IL 60137

Ordinance No. 6766**An Ordinance Approving an Annexation Agreement
for the Property Located at 1S750 Milton Avenue
(Proposed Address: 380 S. Milton Avenue)
Glen Ellyn, IL 60137**

Whereas, Mary Sue Brown, owner of the property located on the west side of S. Milton Avenue south of Buena Vista Drive and commonly known as 1S750 Milton Avenue (proposed address: 380 S. Milton Avenue), has petitioned the Village President and Board of Trustees of the Village of Glen Ellyn for approval of an Annexation Agreement; and

Whereas, the owner of record has expressed a desire to annex said property to the Village of Glen Ellyn; and

Whereas, the Village and owner have agreed to terms, set forth in the Annexation Agreement, attached hereto as Exhibit “A”; and

Whereas, said property is not now within the corporate limits of any municipality but is contiguous to the Village of Glen Ellyn; and

Whereas, the subject property is legally described as follows:

THAT PART OF LOT 3 LYING EAST OF THE FOLLOWING DESCRIBED LINE;
COMMENCING AT THE NORTH EAST CORNER OF LOT 3 AND RUNNING THENCE
WEST ALONG THE NORTH LINE OF SAID LOT 3, 194 FEET FOR A PLACE OF
BEGINNING; THENCE SOUTHERLY ON A STRAIGHT LINE TO THE POINT ON THE
SOUTH LINE OF SAID LOT 3, 201.4 FEET WEST OF THE SOUTH EAST CORNER OF
SAID LOT 3 IN KAMMES ESTATES, BEING A SUBDIVISION OF PART OF THE SOUTH
EAST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE
THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAY THEREOF RECORDED
JANUARY 15, 1947 AS DOCUMENT 514204, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-23-410-007; and

Whereas, the petitioner has indicated that they are ready, willing, and able to enter into the

Annexation Agreement, attached hereto as Exhibit “A” and to bind them and their successors in interest to the terms of said annexation agreement; and

Whereas, the Village has issued, delivered and published all statutorily required notices regarding the consideration of the proposed annexation agreement; and

Whereas, in accordance with all statutorily required notices, on February 24, 2020, the Village Board conducted a public hearing on the proposed annexation agreement; and

Whereas, after due investigation and consideration and pursuant to the aforesaid public hearing, the President and Board of Trustees deem it in the best interest of the Village of Glen Ellyn to enter into the annexation agreement, attached hereto as Exhibit “A”.

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

Section One: The foregoing recitals and the preambles in the Annexation Agreement attached hereto as Exhibit “A” shall be, and are hereby, incorporated into and made a part of this Ordinance as if fully set forth in this Section One.

Section Two: The Village President and Village Clerk are hereby authorized and directed to execute and attest the Annexation Agreement for 1S750 Milton Avenue (proposed address 380 S. Milton Avenue), attached hereto as Exhibit “A” on behalf of the Village of Glen Ellyn, with any final changes subject to Village Attorney review.

Section Three: The Village Clerk is hereby authorized and directed to cause said Annexation Agreement to be recorded with the Recorder of Deeds of DuPage County, upon the proper execution of the same on behalf of all of the parties, together with a certified copy of this Ordinance approving the execution of the annexation agreement on behalf of the Village of Glen

Ordinance 6766

Meeting of February 24, 2020

Ellyn.

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

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

Ayes		Diane McGinley		Steve Thompson		Mark Senak
		Craig Pryde		Bill Enright		Gary Fasules
		Kelli Christiansen				
Nays		Diane McGinley		Steve Thompson		Mark Senak
		Craig Pryde		Bill Enright		Gary Fasules
		Kelli Christiansen				
Absent		Diane McGinley		Steve Thompson		Mark Senak
		Craig Pryde		Bill Enright		Gary Fasules
		Kelli Christiansen				

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

Village President

Attest:

Village Clerk

Ordinance 6766

Meeting of February 24, 2020

AFFIX VILLAGE SEAL

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

ATTACHMENTS:

- Public Notice (PDF)
- Certificate of Publication (PDF)
- Affidavit of Service Notice (PDF)
- Service List (PDF)
- Location Map (PDF)
- Exhibit A - Annexation Agreement (PDF)

**NOTICE OF ANNEXATION AGREEMENT AND ANNEXATION
TO THE VILLAGE OF GLEN ELLYN**

In accordance with the Illinois Municipal Code, 65 ILCS 5/7-1-1 and 65 ILCS 5/11-15.1-3 on **February 24, 2020 at 7:00 p.m.**, the Glen Ellyn Village Board will consider the annexation of the property commonly known as 1S750 Milton Avenue located on the west side of Milton Avenue south of Buena Vista Drive. The owner of the property is Mary Sue Brown. An Annexation Agreement which outlines conditions of the annexation has been drafted for consideration. The Village Board will hold a public hearing on the proposed Annexation Agreement in accordance with Illinois State Statute. The proposed Annexation Agreement may be subject to change, amended, or redrafted in its entirety following the public hearing. The property is currently in unincorporated DuPage County and is contiguous to the Village limits. The address, legal description and PIN of the subject property is below:

Property commonly known as: 1S750 Milton Avenue Glen Ellyn, IL 60137

That part of lot 3 lying East of the following described line; commencing at the North East corner of Lot 3 and running thence West along the North line of said Lot 3, 194 feet for a place of beginning; thence Southerly on a straight line to the point on the South line of said lot 3, 201.4 feet West of the South East corner of said lot 3 in Kammes Estates, being a subdivision of part of the South East quarter of Section 23, Township 39 North, Range 10, East of the Third Principle Meridian, according to the plat thereof recorded January 15, 1947 as document 514204, in DuPage County, Illinois.

PIN 05-23-410-007

All persons who are interested are invited to attend the public hearing. Copies of all materials regarding the annexation of this property are available for public review in the Community Development Department of the Civic Center, 535 Duane Street, Glen Ellyn, Illinois. Questions related to the proposed annexation should be directed to Cole Jackson at 630-547-5246.

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

Prepared by:
Cole Jackson, Associate Planner
Community Development
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137

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1S750 Milton.docx

In accordance with the Illinois Municipal Code, 65 ILCS 5/7-1-1 and 65 ILCS 5/11-15.1-3 on February 24, 2020 at 7:00 p.m., the Glen Ellyn Village Board will consider the annexation of the property commonly known as 15750 Milton Avenue located on the west side of Milton Avenue south of Buena Vista Drive. The owner of the property is Mary Sue Brown. An Annexation Agreement which outlines conditions of the annexation has been drafted for consideration. The Village Board will hold a public hearing on the proposed Annexation Agreement in accordance with Illinois State Statute. The proposed Annexation Agreement may be subject to change, amended, or redrafted in its entirety following the public hearing. The property is currently in unincorporated DuPage County and is contiguous to the Village limits. The address, legal description and PIN of the subject property is below:

Property commonly known as: 15750 Milton Avenue Glen Ellyn, IL 60137

That part of lot 3 lying East of the following described line: commencing at the North East corner of Lot 3 and running thence West along the North line of said Lot 3, 194 feet for a place of beginning; thence Southerly on a straight line to the point on the South line of said lot 3, 201.4 feet West of the South East corner of said lot 3 in Kommes Estates, being a subdivision of part of the South East quarter of Section 23, Township 39 North, Range 10, East of the Third Principle Meridian, according to the plat thereof recorded January 15, 1947 as document 514204, in DuPage County, Illinois. PIN 05-23-410-007

All persons who are interested are invited to attend the public hearing. Copies of all materials regarding the annexation of this property are available for public review in the Community Development Department of the Civic Center, 535 Duane Street, Glen Ellyn, Illinois. Questions related to the proposed annexation should be directed to Cole Jackson at 630-547-5246.

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

Cole Jackson, Associate Planner, Village of Glen Ellyn
Published in Daily Herald February 6, 2020 (4540210)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

DuPage County Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DuPage County DAILY HERALD**. That said **DuPage County DAILY HERALD** is a secular newspaper, published in Naperville and has been circulated daily in the Village(s) of:

Addison, Aurora, Bartlett, Bensenville, Bloomingdale, Carol Stream,
Darien, Downers Grove, Elmhurst, Glen Ellyn, Glendale Heights,
Hanover Park, Hinsdale, Itasca, Keeneyville, Lisle, Lombard, Medinah,
Naperville, Oakbrook, Oakbrook Terrace, Plainfield, Roselle, Villa Park,
Warrenville, West Chicago, Westmont, Wheaton, Willowbrook,
Winfield, Wood Dale, Woodridge

County(ies) of DuPage

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

I further certify that the DuPage County DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 02/06/2020 in said DuPage County DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Danula Baltz
Designee of the Publisher and Officer of the Daily Herald

Control # 4540210

February 06, 2020

Mr. Fred Bucholz
DuPage County Recorder's Office
421 N. County Farm Road
Wheaton, IL 60187

AFFIDAVIT OF SERVICE OF NOTICE

Pursuant to the Illinois Municipal Code, the undersigned, being first duly sworn on oath, deposes and states that a true and correct copy of the NOTICE OF ANNEXTION TO THE VILLAGE OF GLEN ELLYN for the property located at:

Common Address
1S750 Milton Avenue

PINs
05-23-410-007

Glen Ellyn, IL, was served upon the parties identified on the attached service list by depositing same in the United States mail at 535 Duane Street, Glen Ellyn, Illinois, 60137, on 2-6-20, with property postage fully prepaid. If you have any questions, please contact Cole Jackson, Associate Planner at (630) 547-5246.

Cole M
Affiant

SUBSCRIBED and SWORN to

Before me this 6th day of

February 20 20

Lori A Gloude

Notary Public



Attachments: Service List
Notice of Annexation
Location Map

X:\Plandev\PLANNING\ANNEXATIONS\Milton, 1S750\Affidavit of Service of Notice.docx

SERVICE LIST

The following were recipients of the “NOTICE OF ANNEXATION AGREEMENT AND ANNEXATION TO THE VILLAGE OF GLEN ELLYN” to be considered by the Glen Ellyn Village Board on Monday, February 24, 2020 for the property located at:

Common Address

1S750 Milton Avenue

P.I.N.

05-23-410-007

Property Owners

- Mark Franz, Village of Glen Ellyn Manager, 535 Duane St., Glen Ellyn, IL 60137
- Greg Mathews, Village of Glen Ellyn Attorney, 535 Duane St., Glen Ellyn, IL 60137
- John Chereskin, Village of Glen Ellyn Clerk, 535 Duane St., Glen Ellyn, IL 60137
- Directors of Village of Glen Ellyn Departments, 535 Duane St., Glen Ellyn, IL 60137
- Glen Ellyn Volunteer Fire Company, Chief Chris Clark, 524 Pennsylvania Ave., Glen Ellyn, IL, 60137
- Dawn Bussey, Director, Glen Ellyn Public Library, 400 Duane Street, Glen Ellyn, IL 60137
- Fred Bucholz, DuPage County Recorder, N. County Farm Road, Wheaton, IL 60187
- Jean Kaczmarek, DuPage County Clerk, 421 N. County Farm Road, Wheaton, IL 60187
- Gary Muehlfelt, Commissioner, Milton Township Highway Commission, 23W040 Poss Street, Glen Ellyn, IL 60137
- Gail Hinkle, Clerk, Milton Township, 1492 N. Main Street, Wheaton, IL 60187
- John Monino, Trustee, Milton Township, 1492 N. Main Street, Wheaton, IL 60187
- Salvatore Falbo, Trustee, Milton Township, 1492 N. Main Street, Wheaton, IL 60187
- Yadav Nathwani, Trustee, Milton Township, 1492 N. Main Street, Wheaton, IL 60187
- David Molitor, Trustee, Milton Township, 1492 N. Main Street, Wheaton, IL 60187
- Chris Heidorn, Supervisor, Milton Township, 1492 N. Main Street, Wheaton, IL 60187

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1S750 Milton Ave



Map created on February 10, 2020.

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The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law.

Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

Exhibit A

ANNEXATION AGREEMENT

This Annexation Agreement (“Agreement”) is made and entered into this ____ day of _____ 2020, by, between, and among Mary Sue Brown (“Owner”), and the Village of Glen Ellyn (“Village”). The Village and Owner are collectively referred to as (“Parties”).

RECITALS

A. The Owner is the owner of record of a parcel of land commonly known as 1S750 Milton Avenue, Glen Ellyn, Illinois, in unincorporated DuPage County. The property is located on the west side of Milton Avenue south of Buena Vista Drive and is currently contiguous to the Village of Glen Ellyn. The subject property is legally described on *Exhibit “A”* attached hereto, is identified for real estate purposes as P.I.N. 05-23-410-007 (“Property”), and is currently improved with one single family home.

B. The Village is an Illinois home rule municipal corporation, having its principal office at 535 Duane Street, Glen Ellyn, Illinois.

C. It is Village policy to enter into an annexation agreement with properties outside of its boundaries as a condition of providing Village utilities.

D. The Owner of the property at 1S750 Milton Avenue (proposed address: 380 S. Milton Avenue) has indicated that she is ready, willing and able to enter into this Annexation Agreement and bind herself and her successors in interest to the terms and conditions of the said Agreement in order to obtain Village sanitary sewer service.

E. A public hearing to consider this Agreement was noticed in the *Daily Herald* on _____ and was held by Village President and Board of Trustees on _____.

F. The Village has published all notices as required in the Illinois Municipal Code, 65 ILCS 5/11-15.1-3. *et seq.*

G. The Owner has agreed that the Property will be zoned in accordance with the R1 Residential District regulations as set forth in Section 10-4-7 of the Glen Ellyn Zoning Code, as the same may be amended from time to time (“Zoning Code”), when it is annexed to the Village to allow the Property to be used for a single-family dwelling unit in accordance with the terms and conditions of this Agreement.

H. All other matters, in addition to those specifically referred to above, which are included by this Agreement, have been considered by the Parties, and the development of the Property for the purposes permitted under the R1 Residential District regulations of the Zoning Code, all in accordance with the terms and conditions of this Agreement, will inure to the benefit and improvement of the Village by increasing the taxable value of the real property within the Village’s corporate limits, extending the corporate limits and jurisdiction of the Village to the limits of the Property, promoting the sound planning and development of the Village, and otherwise enhancing and promoting the general welfare of the Village residents and taxpayers.

NOW THEREFORE, in consideration of the foregoing preambles and mutual covenants and agreements contained herein, the Parties agree as follows:

1. Incorporation of Recitals. The Parties hereby confirm the truth and validity of the representations and recitations set forth in the foregoing recitals. The Parties further acknowledge that the same are material to this Agreement and are hereby incorporated into and made a part of this Agreement and the same shall continue for so long as this Agreement is in full force and effect.

2. Legal Conformance with Law. This Agreement is made pursuant to and in accordance with the provisions of the Glen Ellyn Village Code, and its home rule powers, as established in the Illinois Revised Statutes and the Illinois Constitution.

3. Annexation. The Property is currently contiguous to the Village limits and shall be annexed to the Village prior to the issuance of any building permits to connect the Property to the Village's sanitary sewer main. In order to facilitate the annexation of the Property, the Owner has filed a fully executed Annexation Petition attached to this agreement as *Exhibit "B"*, has provided the Owner's proof of ownership of the Property and, (c) provided a Plat of Annexation acceptable in form and content to the Village Engineer and Village Attorney. With the Village's receipt of the Annexation Petition, the Owner's proof of ownership, and approved Plat of Annexation, the Village's Corporate Authorities shall adopt a valid and binding Annexation Ordinance providing for the annexation of the Property and any adjacent rights-of-way to the Village pursuant to Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8. The Village Clerk shall then promptly cause the Annexation Ordinance, Plat of Annexation, and related documents, including all required notices, to be recorded in the Office of the DuPage County Recorder.

Should a court of competent jurisdiction determine that annexation of the Property was defective because of the failure of the Parties to follow a procedural requirement constituting a valid precondition to proper annexation of the Property, the Parties, including the successors and assigns of the Owner, agree to promptly cause the Property to be re-annexed to the Village in a manner that satisfies all procedural requirements.

Should a court of competent jurisdiction determine that annexation of the Property by the Village was without lawful authority (i.e., lack of contiguity), the Parties agree that this Agreement shall be deemed a Pre-Annexation Agreement authorized pursuant to 65 ILCS 5/11-15.1-1, as amended, and shall remain in full force and effect to the extent permitted by law. Thereafter, should the Property become contiguous to the Village, the Parties, including the successors and assigns of the Owner, agree to promptly take all necessary steps as may then be provided by law to perfect the annexation of the Property to the Village.

4. Zoning. Contemporaneous with, or immediately following, the adoption of a valid and binding Annexation Ordinance, the Community Development Director shall, without further hearing, automatically zone the Property to the R1 Residential District in accordance with Section 10-3-3 of the Glen Ellyn Zoning Code. Any existing use of the Property, upon annexation, that does not comply with the requirements of that zoning category, may continue to be used for its existing purpose subject to the Village's zoning provisions regarding nonconformities. Because the zoning category to be granted to the Property is that which automatically will be granted pursuant to Section 10-3-3, the process under which this Agreement was entered into did not include a public hearing before the Glen Ellyn Plan Commission. The zoning category to be granted to this Property will therefore be automatically established and the designation will appear in the next version of the Village's zoning map.

5. Water and Sewer Service.

A. The Village agrees to permit a single connection of the Property to the Village's existing sanitary sewer main running east-west in the southerly portion of the Property in the "Easement for Future Street" at a location, alignment and configuration acceptable to the Public Works Department. The Owner shall be responsible for making the connection including securing all applicable permits and paying all applicable permit and connection fees. The Owner will make the connection of the Property to the sanitary sewer main within 12 months following the annexation of the Property to the Village.

B. In the event the Property is ever subdivided, only lot(s) directly abutting the existing Village sanitary sewer main may connect to it. Any other lots must be connected to a Village main constructed in the Milton right-of-way, with such a main extension and any connections thereto likely at the sole expense of the sub-divider.

C. At this time, the Village does not have plans to extend the Village water main southerly on Milton Avenue. At such time that the Village water main is extended within right-of-way contiguous to the property or an easement contiguous to and accessible from the property or contiguous right-of-way, connection to the water main is required within twelve (12) months of the Village notifying the owner of the extension. The Owner shall be responsible for making the connection and securing all applicable permits including paying all applicable permit and connection fees.

D. In the event that the Owner fails to comply with any provision of this Annexation Agreement, Glen Ellyn may, at its sole option, discontinue water and/or sewer services to the Property and enforce this agreement in a court of appropriate jurisdiction by specific performance.

6. Fire Protection. The Property is currently located within the boundaries of a Special Service Area which imposes a special tax on unincorporated properties for fire protection services provided by the Glen Ellyn Volunteer Fire Company. At such time that the Property is annexed to the Village, the Property shall be removed from the Fire SSA and shall no longer pay into the Fire SSA, but shall be assessed a fee on a monthly bill for fire service.

7. Village Address. Upon annexation to the Village, the proposed Village address shall be 380 S. Milton Avenue.

8. Annexation Fee. The annexation fee of \$250.00 has been paid by the applicant and will not be required at the time of annexation.

9. Term. The term of this Agreement will be 20 years from the date of execution hereof, which will be deemed to become effective on the date hereof.

10. Annexation Agreement Extension. At the option of the Village, the Village may extend this Annexation Agreement, at its conclusion, for an additional period of up to 20 years for a portion or all of the Property. If the Village wishes to exercise this option, it shall do so in writing not earlier than two years before the expiration of the Annexation Agreement, nor later than three months prior to this Agreement's initial termination date. Notice shall be sent in writing to (i) that entity that has paid the real estate property taxes during one of the last two years for the Property or that portion of the Property for which the Village wishes to extend this Agreement or (ii) to the record title holder of the Property or that portion of the Property for which the Village wishes to extend this Agreement. If the Village decides

in its sole and absolute opinion to extend the term of this Agreement, the Village may do so whether or not the Property, or any portion of the Property, has been annexed to the Village. The Village may only extend the term of this Agreement once. In the event that the Village has not exercised the option to extend the term of this Agreement pursuant to this Section, and if the property has not been annexed to the Village at this Agreement's initial termination date, the Village and the Owner may enter into a new Annexation Agreement in the manner provided by law. If the Village has been providing utility services to the non-annexed Property or any non-annexed portions of the Property pursuant to this Agreement, it may terminate such utility service at the conclusion of this Agreement; provided, however, that the Village provides not less than one year prior written notice of such termination to (i) that entity that has paid the real estate property taxes during one of the last two years for the Property or that portion of the Property for which the Village desires to terminate any such utility service or (ii) to the record title holder of the Property or any portion of the Property for which the Village desires to terminate any such utility service.

11. General Provisions.

A. Severability. In the event that any portion of this Annexation Agreement will be found to be invalid by any court of competent jurisdiction, such finding of invalidity as to that portion will not affect the validity or enforceability of the balance of this Agreement.

B. Remedies. In addition to all rights and remedies specified in this Agreement, the Village will have the authority to pursue any and all rights and remedies, at law or in equity, to which it is entitled in order to enforce the terms of this Agreement. In the event that the Owner fails to comply, the Village may institute an action for specific performance along with other civil and quasi-criminal actions as permitted by law, and the Village may disconnect the water and sanitary sewer services. The Owner will be further liable for any attorney fees, court costs and other costs incurred by the Village as a consequence of the Village's enforcement of this provision.

C. Amendment. This Agreement may be amended from time to time with the consent of the parties, pursuant to Statute.

D. Conflict Regulations. The provisions of this Agreement shall supersede the provision of any Village Codes and Ordinances that may be in conflict with the provisions of this Agreement.

E. Enforcement. This Agreement shall be enforceable in any court of competent jurisdiction by either the Owner or the Village, and their respective successors and assigns, by an appropriate action at law or in equity, to secure the performance of the promises, obligations, and covenants in this Agreement, including the specific performance of this Agreement. The laws of the State of Illinois shall govern this Agreement. Any lawsuit enforcement filed against the Village of Glen Ellyn, or its officers, employees or independent contractors may only seek injunction, mandamus or specific performance for the enforcement of the agreement and may not seek damages.

F. Successors and Assigns. This Agreement shall inure to the benefit of and be binding upon the Owner and Village and their respective successors and assigns. No conveyance, transfer or assignment of fee title in the Property or of this Agreement shall serve to release the Owner of their duties and obligations already undertaken under this Agreement.

G. Application of Ordinances. Upon annexation, the Property and its use will be subject to all Village ordinances generally applicable throughout the Village except as herein set forth.

H. Recording. The Village Clerk is hereby directed to cause this Agreement to be recorded with the Recorder of Deeds of DuPage County, following its execution and approval by the Village Board.

I. No Disconnection. Once the Property subject to this Annexation Agreement has been annexed to the Village, the Owner shall not petition the Circuit Court to take any other action to cause the Property to be disconnected from the Village during the term of this Annexation Agreement or any extension to that term. In addition, the Owner may not during the term of this Annexation Agreement petition any other municipality or a court to permit annexation to another municipality.

J. Recitals and Exhibits. The recitals set forth in the beginning of this Agreement, and the exhibits attached hereto, are incorporated herein by this reference and shall constitute substantive provisions to this Agreement.

K. Captions and Paragraph Headings. The captions and paragraph headings used herein are for convenience only and shall not be used in construing any term or provision of this Agreement.

12. Notice. Any notice or communication required or permitted to be given under this Agreement shall be in writing and shall be delivered (i) personally, (ii) by a reputable overnight courier, (iii) by certified mail, return receipt requested, and deposited in the U.S. Mail, postage prepaid, (iv) by facsimile, or (v) by electronic internet mail ("*e-mail*"). Facsimile notices shall be deemed valid only to the extent that they are (a) actually received by the individual to whom addressed and (b) followed by delivery of actual notice in the manner described in either (i), (ii), or (iii) above within three business days thereafter at the appropriate address set forth below. E-mail notices shall be deemed valid only to the extent that they are (a) opened by the recipient on a business day at the address set forth below, and (b) followed by delivery of actual notice in the manner described in either (i), (ii), or (iii) above within three business days thereafter at the appropriate address set forth below. Unless otherwise provided in this Agreement, notices shall be deemed received after the first to occur of (a) the date of actual receipt; or (b) the date that is one business day after deposit with an overnight courier as evidenced by a receipt of deposit; or (c) the date that is three business days after deposit in the U.S. mail, as evidenced by a return receipt. By notice complying with the requirements of this Section each party to this Agreement shall have the right to change the address or the addressee, or both, for all future notices and communications to them, but no notice of a change of addressee or address shall be effective until actually received.

Notices and communications to the Village shall be addressed to, and delivered at, the following address:

Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137
Attn: Community Development Director

Notices and communications to the Owner shall be addressed to, and delivered at, the following address:

IN WITNESS WHEREOF, the parties have caused this Annexation Agreement to be executed by their duly authorized officers or individually, as the case may be, on _____, 2020.

VILLAGE OF GLEN ELLYN
A Municipal Corporation:

OWNER:

Village of Glen Ellyn
535 Duane Street

BY: _____

BY: _____
Village President

ATTEST:

BY: _____
Village Clerk

SUBSCRIBED AND SWORN to
before me this _____ day of
_____, 2020.

Notary Public

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Owner: Mary Sue Brown
Address: 1S750 Milton Avenue
P.I.N.: 05-23-410-007

Legal Description:

THAT PART OF LOT 3 LYING EAST OF THE FOLLOWING DESCRIBED LINE; COMMENCING AT THE NORTH EAST CORNER OF LOT 3 AND RUNNING THENCE WEST ALONG THE NORTH LINE OF SAID LOT 3, 194 FEET FOR A PLACE OF BEGINNING; THENCE SOUTHERLY ON A STRAIGHT LINE TO THE POINT ON THE SOUTH LINE OF SAID LOT 3, 201.4 FEET WEST OF THE SOUTH EAST CORNER OF SAID LOT 3 IN KAMMES ESTATES, BEING A SUBDIVISION OF PART OF THE SOUTH EAST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPLE MERIDIAN, ACCORDING TO THE PLAY THEREOF RECORDED JANUARY 15, 1947 AS DOCUMENT 514204, IN DUPAGE COUNTY, ILLINOIS.



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

Meeting: 02/24/20 07:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Ordinance
Prepared By: Kelly Purvis

SCHEDULED

ORDINANCE 6767

DOC ID: 4378

Ordinance No. 6767, An Ordinance Annexing and Zoning Property Located at 1S750 Milton Avenue (Proposed Address: 380 S. Milton Avenue) Glen Ellyn, IL 60137

Background: Mary Sue Brown, owner of the property located at 1S750 Milton Avenue (proposed address 380 S. Milton Avenue), has submitted an annexation petition requesting that her property be annexed to the Village of Glen Ellyn. She is requesting annexation so that her home can be connected to the Village's sanitary sewer main. The subject property is located on the west side of Milton Avenue south of Buena Vista Drive and just north of the Willowbrook Wildlife Center. The property is currently in unincorporated DuPage County and is contiguous to the Village limits.

The Village Code requires all property within the Village limits to connect to both water and sanitary sewer if they are available in the adjacent right-of-way. The subject property will not be connecting to the Village's water main at this time as the main is more than four hundred feet from the property. Should water service become available at a future date, connection to the water main shall be required within twelve months of notification from the Village. As noted in the annexation agreement, sewer service is available and the property owner will be connected within twelve months of annexation. The property owner will pay all of the standard permit and connection fees as applicable to make the connection.

Annexation of the subject property would close the Village boundary and wholly surround nine single-family lots between South Park Boulevard and Milton Avenue. This would give the Village the opportunity to annex these properties at any time, should the Village Board choose to do so.

The property at 1S750 Milton Avenue is located within the boundaries of a Special Service Area (SSA) which imposes a special tax on unincorporated properties for fire protection services provided by the Glen Ellyn Volunteer Fire Company. At such time that the property is annexed to the Village, the property shall be removed from the Fire SSA and shall no longer pay into the Fire SSA, but shall be assessed a \$15 fee on the monthly Village services bill for fire service.

If annexed, the property would be zoned R1 Single Family Residential District, consistent with the surrounding incorporated properties with single family homes. Section 10-3-3 of the Zoning Code allows the Community Development Director to automatically designate this classification without a public hearing. Upon annexation, the property will be subject to all of the Village's Codes and Ordinances generally applicable to all other properties in the Village.

Village Board Action: The Village Board is being asked to consider the Annexation Agreement and annexation of this property. Two ordinances approving the request have been prepared for

the Village Board's consideration at the February 24, 2020 meeting.

Attachments:

- Location Map
- Zoning Map
- An Ordinance Annexing and Zoning Property Located at 1S750 Milton Avenue
- Exhibit "A" - Petition for Annexation
- Exhibit "B" - Plat of Annexation

cc: Philip Norton, Chief of Police
Christina Coyle, Finance Director
Julius Hansen, Public Works Director
Chris Clark, Fire Chief
Jeff Vesevick, Recreation Director
Mary Sue Brown, Property Owner

Ordinance 6767

Meeting of February 24, 2020



Village of Glen Ellyn

Ordinance No. 6767

**An Ordinance Annexing and Zoning Property Located at 1S750
Milton Avenue (Proposed Address: 380 S. Milton 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__.

PREPARED BY AND MAIL TO:
VILLAGE OF GLEN ELLYN
ATTN: VILLAGE CLERK
535 DUANE STREET
GLEN ELLYN, IL 60137

Ordinance No. 6767**An Ordinance Annexing and Zoning Property Located at 1S750 Milton Avenue
(Proposed Address: 380 S. Milton Avenue), Glen Ellyn, IL 60137**

Whereas, Mary Sue Brown, owner of the property at 1S750 Milton Avenue, “Owner” entered into an Annexation Agreement with the Village of Glen Ellyn on February 24, 2020 pursuant to Ordinance No. ____; and

Whereas, Owner submitted an application to annex the aforementioned property to the Village of Glen Ellyn pursuant to and in accordance with Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8; and

Whereas, a written annexation petition, signed by the legal owner of record of the property hereinafter described, has been filed with the Village Clerk of the Village of Glen Ellyn, DuPage County, Illinois, a copy of which is attached hereto as Exhibit ”A”; and

Whereas, said property is not now within the corporate limits of any municipality but is contiguous to the Village of Glen Ellyn; and

Whereas, the property to be annexed, commonly known as 1S750 Milton Avenue, Glen Ellyn, IL 60137 (with a proposed new street address of 380 S. Milton Avenue, Glen Ellyn, IL 60137) is legally described as follows:

THAT PART OF LOT 3 LYING EAST OF THE FOLLOWING DESCRIBED LINE; COMMENCING AT THE NORTH EAST CORNER OF LOT 3 AND RUNNING THENCE WEST ALONG THE NORTH LINE OF SAID LOT 3, 194 FEET FOR A PLACE OF BEGINNING; THENCE SOUTHERLY ON A STRAIGHT LINE TO THE POINT ON THE SOUTH LINE OF SAID LOT 3, 201.4 FEET WEST OF THE SOUTH EAST CORNER OF SAID LOT 3 IN KAMMES ESTATES, BEING A SUBDIVISION OF PART OF THE SOUTH EAST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAY THEREOF RECORDED JANUARY 15, 1947 AS DOCUMENT 514204, IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-23-410-007; and

Whereas, the property to be annexed is identified on the Plat of Annexation prepared by Steinbrecher Land Surveyors, Inc., dated January 8, 2020, a reduced copy of which is attached hereto as Exhibit “B”; and

Whereas, legal notices regarding the intention of the Village to annex the property have been sent to all persons and public bodies required to receive such notice by State statute; and

Whereas, all petitions, documents, and other necessary legal requirements are in full compliance with the statutes of the State of Illinois, specifically Chapter 65, Sections 5/7-1-1 and 5/7-1-2 of the Illinois Compiled Statutes; and

Whereas, the owner of record has expressed a desire to annex said property to the Village of Glen Ellyn; and

Whereas, it is deemed to be in the best interest of the Village of Glen Ellyn that said property be annexed thereto.

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

Section One: The findings of fact set forth hereinabove in the recitals are hereby adopted by the President and Board of Trustees of the Village of Glen Ellyn.

Section Two: Pursuant to Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8, the subject property, legally described herein above, and the adjacent rights-of-way are hereby annexed to the Village of Glen Ellyn, DuPage County, Illinois.

Section Three: The Village President and Village Clerk are hereby authorized to execute the Plat of Annexation for the property, a reduced copy of which is attached hereto as Exhibit “B”.

Section Four: In accordance with Section 10-3-3 of the Glen Ellyn Zoning Code, the property at 1S750 Milton Avenue shall be automatically zoned R1 Single Family Residential District zoning district upon annexation. The Village of Glen Ellyn Zoning Map shall be and is hereby amended to show the subject property as incorporated within the Village limits and zoned as R1 Single Family Residential District zoning

district.

Section Five: The Village Clerk shall be and is hereby authorized and directed to cause a certified copy of this Ordinance and the Plat of Annexation to be recorded in the Office of the DuPage County Recorder.

Section Six: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form, each in the manner provided by law.

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

Ayes		Diane McGinley		Steve Thompson		Mark Senak
		Craig Pryde		Bill Enright		Gary Fasules
		Kelli Christiansen				
Nays		Diane McGinley		Steve Thompson		Mark Senak
		Craig Pryde		Bill Enright		Gary Fasules
		Kelli Christiansen				
Absent		Diane McGinley		Steve Thompson		Mark Senak
		Craig Pryde		Bill Enright		Gary Fasules
		Kelli Christiansen				

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

Village President

Attest:

Village Clerk

Ordinance 6767

Meeting of February 24, 2020

AFFIX VILLAGE SEAL

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

ATTACHMENTS:

- Location Map (PDF)
- Zoning Map (PDF)
- Exhibit A - Petition for Annexation (PDF)
- Exhibit B - Plat of Annexation (PDF)



1S750 Milton Ave

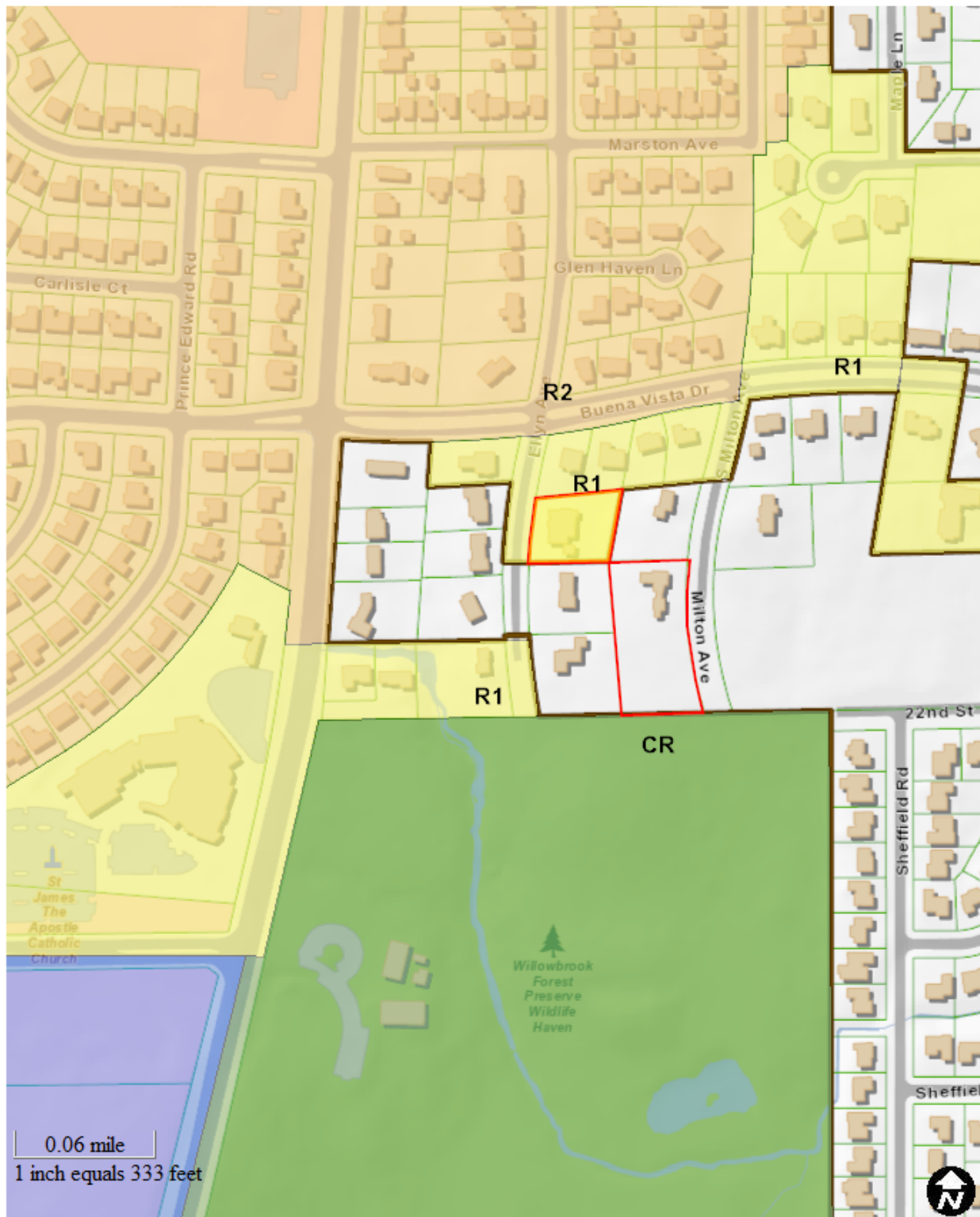


Map created on February 10, 2020.

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Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



Map created on February 19, 2020.

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Zoning

-  CC - Community College
-  C2 - Community Commercial
-  C3 - Service Commercial
-  C4 - Office District
-  C5A - CBD Retail Core
-  C5B - CBD Service
-  C6 - Commercial/Multi-use
-  CR - Conservation Recreation
-  I1 - Light Industrial
-  RE - Residential Estate
-  R0 - Single Family Residential
-  R1 - Single Family Residential
-  R2 - Single Family Residential
-  R2B - Single Family Residential
-  R3 - Multi-family Residential
-  R4 - Multi-family Residential
-  R5 - Planned Residential
-  U - Unincorporated

PETITION FOR ANNEXATION
VILLAGE OF GLEN ELLYN, ILLINOIS

Exhibit "A"

TO THE GLEN ELLYN VILLAGE BOARD:

Petitioners on oath state as follows:

1. That the undersigned are the sole owners of record of all of the property described in Attachment A and commonly known as 1 S. 750 Milton Ave Glen Ellyn, IL 60137 and P.I.N. 05-23-410-007 (Subject Realty).
2. That this petition is executed by all of the owner(s) of record of the Subject Realty.
3. That no electors reside on the Subject Realty or, in the alternative, at least fifty-one percent (51%) of the electors residing on the Subject Realty have executed this petition.
4. That no portion of the property is within the corporate limits of any municipality.
5. That the Subject Property is either contiguous to the Village of Glen Ellyn, will be at the time of annexation, or may be contiguous when combined with other property annexing to the Village of Glen Ellyn.
6. That the property which the Petitioners desire to have annexed to the Village of Glen Ellyn is the property that is described in Attachment A attached hereto and made a part hereof.
7. That this Petition shall be in full force and effect from and after the date hereof and until the property is annexed to the Village of Glen Ellyn in agreement with State Law.

WHEREFORE, the applicants' petition that the property be annexed by ordinance to the Village of Glen Ellyn, Illinois, is in accordance with the appropriate statutes.

The undersigned, on oath state that the undersigned have read the foregoing Petition for Annexation, have knowledge of the allegations contained herein, and that said allegations are true and correct to the best of the Petitioners' knowledge.

**Owners of Record of Subject Property:**

Signature: Mary Sue Brown
 Print Name: Mary Sue Brown
 Date: 7/16/2019

Subscribed and sworn to before me this
16th day of July, 2019
Debra Lindberg
 NOTARY PUBLIC

Signature: _____
 Print Name: _____
 Date: _____

Subscribed and sworn to before me this
 _____ day of _____, 20____

 NOTARY PUBLIC

Signature: _____
 Print Name: _____
 Date: _____

Subscribed and sworn to before me this
 _____ day of _____, 20____

 NOTARY PUBLIC

