Agenda
Village of Glen Ellyn
Regular Village Board Meeting
Monday, January 23, 2023
7:00 PM
Glen Ellyn Civic Center, Galligan Board Room

Meeting Procedures Statement

Visitors are most welcome to attend all meetings of the Village Board and can find copies of the Agenda at the meeting 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. 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.

E. Presentation

1) Introduction of Ms. Clarque Johnson, new Executive Director of Glen Ellyn Youth and Family Counseling Services (Village Manager Franz)

2) Alliance of Downtown Glen Ellyn quarterly update (Executive Director Carol White)

3) Glen Ellyn Chamber of Commerce quarterly update (Executive Director Rob Dybcio and Board President JP LaCour)

F. Employee Recognition

1) Compliment to Glen Ellyn staff and VIllage Board on Central Business District Holiday Lighting (Village Manager Franz)

G. 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 $1,110,855.58. These agenda items have been reviewed by the Management Team and Village Attorney and are consistent with the Village's purchasing policy (Trustee Thompson).

1) Total Expenditures (Payroll and Vouchers) - $1,110,855.58
2) Ord. No. 7011, An Ordinance Designating the House at 335 N. Main Street as a Local Landmark (Historic Preservation Commission Chairman Penn French)
3) Village Board Meeting December 12, 2022 Minutes
4) Village Board Workshop December 12, 2022 Minutes
5) Village Board Closed Executive Session December 12, 2022 Minutes
6) Motion Pursuant to Section 1-10-2.E of the Glen Ellyn Village Code to Forego Competitive Bidding Procedures Due to the Sole Source Nature of This Item and Approve the Purchase of two (2) Ag Leader AgFiniti With RightSpot GPS Solution from Above Par Tech of Clive, Iowa in the Amount of $72,090 to be Expensed to the Recreation Department Capital Fund in FY2023 (General Manager Vesevick)
7) Motion Pursuant to Section 1-10-7 of the Glen Ellyn Village Code to Adopt Competitive Bidding Procedures of the Omnia Purchasing Program in Lieu of the Provisions of Chapter 10 on Village Contracts and Approve the Purchase of Two (2) 2023 Toro Groundsmaster 3500-D Rotary Trim Mowers From Reinders of Mundelein, Illinois Through the Omnia Purchasing Program in the Not-To-Exceed Amount of $90,000 to be Expensed to the Recreation Department Capital Fund in FY2023 (General Manager Vesevick)
8) Motion to Approve Temporary Employment Services in the Amount of $98,516.53 and Recruitment Services in the amount of $53,435.86 by GovTemps USA, LLC to be Expensed to the General Fund (Assistant Manager Rodman)
9) Motion to Authorize the Village Manager to execute an additional one-year contract extension of the 2019 Brush Removal Contract to D. Ryan Tree and Landscape of Dekalb, IL for CY2023 in a not to exceed amount of $133,515 expensed to the Solid Waste fund 54000 - 521085 (Public Works Director Buckley)
10) Ordinance No. 7012, an Ordinance Directing the Abatement of Ad Valorem Property Taxes in the amount of $163,395 for the Fiscal Year Beginning January 1, 2023 and Ending December 31, 2023 (Finance Director Noller)
11) Ordinance No. 7013, An Ordinance Directing the Application of Funds from Specified Sources to the Payment of Principal and Interest Upon General Obligation Bonds, Series 2015 (Capital Projects Bonds) for the Fiscal Year 2023 in the amount of $815,543.76 (Finance Director Noller)
12) Ordinance No. 7014, 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 2023 in the amount of $678,518.76 (Finance Director Noller)
13) Ordinance No. 7015, An Ordinance Directing the Application of Funds from Specified Sources to the Payment of Principal and Interest Upon General Obligation Bonds, Series 2020 (Capital Projects Bonds) for the Fiscal Year 2023 in

the amount of $606,672.50 (Finance Director Noller)

14) Ordinance No. 7016, An Ordinance Directing the Application of Funds from Specified Sources to the Payment of Principal and Interest Upon General Obligation Refunding Bonds, Series 2021A (2012 Refunding Bonds) for the Fiscal Year 2023 in the amount of $300,300.00 (Finance Director Noller)

15) Ordinance No. 7017, An Ordinance Directing the Application of Funds from Specified Sources to the Payment of Principal and Interest Upon General Obligation Refunding Bonds, Series 2021B (2015 Refunding Bonds) for the Fiscal Year 2023 in the amount of $123,237.50 (Finance Director Noller)

16) Ordinance No. 7018, An Ordinance Extending the Expiration Date of Ordinance No. 6546 which Granted a Preliminary Planned Unit Development for Lots 1 to 5 of the 375-395 Roosevelt Road Subdivision, Glen Ellyn, IL 60137 (Senior Planner Fard)

17) Ordinance No. 7019, An Ordinance Approving a Zoning Text Amendment, a Preliminary Planned Unit Development Plan Amendment with deviations, a Final Planned Unit Development Plan, a Special Use Permit for a Car Wash, a Special Use Permit for Automobile Services, Variations from the Sign Code, and Exterior Appearance Approval to Construct a Jet Brite Car Wash with Vacuum Stations on Lots 4 and 5 of the 375-395 Roosevelt Road Subdivision Located at 375 Roosevelt Road and 401 Taft Avenue, Glen Ellyn, Illinois 60137 (Senior Planner Fard)

H. Reminders

1)

- Village Board Special Workshop on January 30, 2023 at 7 pm
- Village Board Meeting on February 13, 2023 at 7 pm

I. Adjourn

1) Motion to adjourn to Closed Executive Session to discuss collective negotiating matters between the public body and its employees or their representatives, or deliberations concerning salary schedules for one or more classes of employees, pursuant to 5 ILCS 120/2 (c)(2), and the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body or legal counsel fo the public body, pursuant to 5 ILCS 120/2 (c)(1) without returning to open session thereafter

Approval of Vouchers
For the Village Board Meeting on January 23, 2023

EXPENDITURES:

Accounts Payable 0123-1	$	61,288.57
Accounts Payable 0123-2	$	405,134.43
	$	-
	$	-
	$	-
Sub-Total	**$**	**466,423.00**

Warrant Total **$ 466,423.00**

PAYROLL EXPENDITURES **January 13, 2023**

Total ACH+live checks	**Net Employee Payroll Checks**	$	406,843.68	$ -	
	Employee & Employer Payroll Deductions:				
Net of DD	Employee Deductions*	$	189,811.26	$ -	
2300-2305	IMRF - Employer contribution	$	15,041.81	$ -	
1000-1100	Social Security/Medicare Tax Withheld - Employer portion	$	32,735.83	$ -	
	Total Payroll	**$**	**644,432.58**	**$ -**	**$ 644,432.58**

GRAND TOTAL **$ 1,110,855.58**

VILLAGE OF GLEN ELLYN

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
307 1ST AYD CORPORATION											
PSI583464		01/03/2023		0123-2	252478	539.10	539.10	01/10/2023	INV	PD	SHOP SUPPLIES
CHECK DATE: 01/13/2023											
13282 7-ELEVEN, INC, SITE# 0033750											
121540		01/04/2023		0123-1	252439	10.00	10.00	01/04/2023	INV	PD	UB REFUND 803 MAIN ST
CHECK DATE: 01/05/2023											
2021 A-RELIABLE PRINTING											
26237		12/20/2022		0123-2	252479	168.00	168.00	01/10/2023	INV	PD	PARKWAY TREE PRUNING P
CHECK DATE: 01/13/2023											
11380 RADIOTRONICS, INC											
284781		01/02/2023		0123-1	252440	168.00	168.00	01/03/2023	INV	PD	2023 YEARLY COST FOR W
CHECK DATE: 01/05/2023											
28 ALEXANDER EQUIPMENT CO INC											
194467		01/03/2023		0123-1	252441	723.65	723.65	01/06/2023	INV	PD	OPERATING& SAFETY SUPP
CHECK DATE: 01/05/2023											
12567 AMAZON.COM SALES, INC.											
1NNN-197R-K331		12/26/2022		0123-2	252480	49.99	49.99	01/06/2023	INV	PD	KEYBOARD FOR ADMIN
CHECK DATE: 01/13/2023											
13287 ANNABELE BUDZINSKI TRUST											
330690		01/11/2023		0123-2	252481	107.64	107.64	01/11/2023	INV	PD	UB REFUND 608 ROOSEVEL
CHECK DATE: 01/13/2023											
7686 ARENDS HOGAN WALKER, LLC											
109336372A		01/04/2023		0123-2	252482	3,198.00	3,198.00	01/10/2023	INV	PD	PW#253 BROOM IMPLEMENT
CHECK DATE: 01/13/2023											
11995 ACP CREATIV IT LLC											
INV106506		01/03/2023		0123-2	252483	7,500.00	7,500.00	01/11/2023	INV	PD	AV SYSTEM MAINTENANCE
CHECK DATE: 01/13/2023											
13036 RADIATE HOLDINGS,LP											
446987101-0015950		12/15/2022		0123-2	252484	191.94	191.94	01/04/2023	INV	PD	FD BACKUP INTERNET
CHECK DATE: 01/13/2023											
445131201-0015980		01/01/2023		0123-2	252484	900.00	900.00	01/11/2023	INV	PD	LINKS FIBER
CHECK DATE: 01/13/2023											
						1,091.94					
65 AT&T											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
Z99-0131-540 7 0111		01/01/2023		0123-2	252485	63.87	63.87	01/11/2023	INV	PD	E911
CHECK DATE: 01/13/2023											
103 BRISTOL HOSE & FITTING											
3504276		12/28/2022		0123-1	252442	57.30	57.30	01/06/2023	INV	PD	INV. - HYRAULIC FITTIN
CHECK DATE: 01/05/2023											
120 CANON SOLUTIONS AMERICA, INC											
29743960		01/01/2023		0123-2	252486	1,477.70	1,477.70	01/11/2023	INV	PD	VILLAGE COPIERS
CHECK DATE: 01/13/2023											
128 CARQUEST AUTO PARTS											
15517-141778		12/02/2022		0123-1	252443	62.69	62.69	01/06/2023	INV	PD	PW #213 - ACCESSORY DR
CHECK DATE: 01/05/2023											
15517-143604		12/13/2022		0123-1	252443	21.07	21.07	01/06/2023	INV	PD	FD# 1E61 - STEP LIGHT
CHECK DATE: 01/05/2023											
15517-144652		12/19/2022		0123-1	252443	36.82	36.82	01/06/2023	INV	PD	FD# 1E62 - WIPER BLADE
CHECK DATE: 01/05/2023											
15517-144891		12/20/2022		0123-1	252443	5.35	5.35	01/06/2023	INV	PD	INV. - FILTER
CHECK DATE: 01/05/2023											
15517-144928		12/20/2022		0123-1	252443	37.08	37.08	01/06/2023	INV	PD	PW#260 - HOOD STRUTS
CHECK DATE: 01/05/2023											
15517-145404		12/22/2022		0123-1	252443	14.72	14.72	01/06/2023	INV	PD	PW# 225 - WIPER BLADES
CHECK DATE: 01/05/2023											
15517-146162		12/28/2022		0123-1	252443	64.40	64.40	01/06/2023	INV	PD	INV. - FILTER
CHECK DATE: 01/05/2023											
15517-146342		12/29/2022		0123-1	252443	15.12	15.12	01/06/2023	INV	PD	PD#022 - EXHAUST GASKE
CHECK DATE: 01/05/2023											
						257.25					
132 CASEY EQUIPMENT COMPANY, INC											
P07326		12/30/2022		0123-1	252444	133.52	133.52	01/06/2023	INV	PD	PW# 252 = MIRROR
CHECK DATE: 01/05/2023											
136 CDS OFFICE SYSTEMS, INC											
INV1495350		11/18/2022		0123-2	252487	8,667.50	8,667.50	01/04/2023	INV	PD	REPLACEMENT LAPTOPS
CHECK DATE: 01/13/2023											
6043 CHICAGO PARTS & SOUND LLC											
1-0328489		01/09/2023		0123-2	252488	39.66	39.66	01/10/2023	INV	PD	INV. - FILTERS
CHECK DATE: 01/13/2023											
1076 CINTAS CORPORATION NO 2											
4142527263		01/05/2023		0123-2	252489	265.72	265.72	01/06/2023	INV	PD	CUSTODIAL SUPPLIES
CHECK DATE: 01/13/2023											
7163 CITY OF SAINT CHARLES											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
IN10543		01/01/2023		0123-1	252445	750.00	750.00	01/03/2023	INV	PD	2023 RANGE FEES
CHECK DATE: 01/05/2023											
11284 CIVICPLUS, INC											
251271		12/30/2022		0123-2	252490	1,560.00	1,560.00	01/04/2023	INV	PD	MUNICODE ELECTRONIC UP
CHECK DATE: 01/13/2023											
4857 COFFMAN TRUCK SALES, INC.											
405916		12/27/2022		0123-1	252446	405.26	405.26	01/06/2023	INV	PD	GWA # 611 HVAC CONTROL
CHECK DATE: 01/05/2023											
408866		01/09/2023		0123-2	252491	465.85	465.85	01/10/2023	INV	PD	GWA #611 - BRAKE VALVE
CHECK DATE: 01/13/2023											
						871.11					
172 COLLEGE OF DUPAGE											
20212369		12/29/2022		0123-1	252447	5,000.00	5,000.00	12/30/2022	INV	PD	RESTOR DEPOSIT 425 FAW
CHECK DATE: 01/05/2023											
175 COMMONWEALTH EDISON COMPANY											
0018071031 1222		12/09/2022		0123-2	252492	1,292.94	1,292.94	01/06/2023	INV	PD	PUMP STATION, NEWTON
CHECK DATE: 01/13/2023											
0213156104 1222		12/08/2022		0123-2	252493	116.61	116.61	01/06/2023	INV	PD	LIFT STATION, S PARK B
CHECK DATE: 01/13/2023											
1773149091 1222		12/08/2022		0123-2	252494	23.99	23.99	01/06/2023	INV	PD	LIFT STATION, N PARK B
CHECK DATE: 01/13/2023											
2215042016 1222		12/08/2022		0123-2	252495	114.29	114.29	01/06/2023	INV	PD	LIFT STATION, MEMORY C
CHECK DATE: 01/13/2023											
2493106006 1222		12/05/2022		0123-2	252496	84.78	84.78	01/06/2023	INV	PD	LIFT STATION, SURREY D
CHECK DATE: 01/13/2023											
3965055040 1222		12/08/2022		0123-2	252497	632.85	632.85	01/06/2023	INV	PD	PUMP STATION, N PASS/S
CHECK DATE: 01/13/2023											
1593032014 1222		12/08/2022		0123-2	252498	60.31	60.31	01/06/2023	INV	PD	LIFT STATION, ORCHARD/
CHECK DATE: 01/13/2023											
5373072000 1222		12/08/2022		0123-2	252499	1,824.38	1,824.38	01/06/2023	INV	PD	PUMP STATION, WILSON A
CHECK DATE: 01/13/2023											
5897103011 1222		12/08/2022		0123-2	252500	150.86	150.86	01/06/2023	INV	PD	WATER TOWER, COTTAGE A
CHECK DATE: 01/13/2023											
						4,301.01					
3525 COMMERCIAL TIRE SERVICE											
2220078903		12/28/2022		0123-1	252448	125.00	125.00	01/06/2023	INV	PD	PW# 230- TRUCK TIRE RE
CHECK DATE: 01/05/2023											
4876 CONSTELLATION NEWENERGY, INC.											
64063083101 1222		12/09/2022		0123-1	252449	62.73	62.73	01/06/2023	INV	PD	STREETLIGHTS, 400 DUAN
CHECK DATE: 01/05/2023											
64063137001 1222		12/09/2022		0123-1	252449	37.45	37.45	01/06/2023	INV	PD	STREETLIGHTS, 460 DUAN
CHECK DATE: 01/05/2023											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
						100.18					
10952 CONSUMERS PACKING COMPANY											
392094		01/05/2023		0123-2	252501	892.36	892.36	01/05/2023	INV	PD	FOOD - RESALE
CHECK DATE: 01/13/2023											
392129		01/05/2023		0123-2	252501	131.04	131.04	01/05/2023	INV	PD	FOOD - RESALE
CHECK DATE: 01/13/2023											
						1,023.40					
3037 COZZINI BROS INC.											
C12411649		01/03/2023		0123-2	252502	40.00	40.00	01/03/2023	INV	PD	PROFESSIONAL SERVICES
CHECK DATE: 01/13/2023											
11887 DACRA ADJUDICATION SYSTEMS LLC											
DT 2022-12-23	20220047	12/31/2022		0123-2	252503	1,750.00	1,750.00	01/09/2023	INV	PD	SOFTWARE LICENSE AGREE
CHECK DATE: 01/13/2023											
204 DAILY HERALD											
219688		06/18/2022		0123-2	252504	71.30	71.30	01/09/2023	INV	PD	AD SERVICE FOR BID
CHECK DATE: 01/13/2023											
241 DU-COMM											
18363		01/01/2023		0123-2	252505	5,833.05	5,833.05	01/10/2023	INV	PD	FACILITY COSTS - 2-1-2
CHECK DATE: 01/13/2023											
18406		01/01/2023		0123-2	252505	121,421.00	121,421.00	01/10/2023	INV	PD	QUARTERLY SHARE 2-1-23
CHECK DATE: 01/13/2023											
						127,254.05					
249 DUPAGE COUNTY											
40471826		12/20/2022		0123-1	252450	424.00	424.00	01/04/2023	INV	PD	RECORDING
CHECK DATE: 01/05/2023											
246 DUPAGE COUNTY ANIMAL CARE AND CONTROL											
18404		12/23/2022		0123-2	252506	75.00	75.00	01/09/2023	INV	PD	BAT EUTHANASIA
CHECK DATE: 01/13/2023											
1279 DUPAGE COUNTY CHIEFS OF POLICE ASSN											
2023-NORTON		01/01/2023		0123-1	252451	275.00	275.00	01/03/2023	INV	PD	2023 MEMBERSHIP - NORT
CHECK DATE: 01/05/2023											
2023 - VAVRA		01/01/2023		0123-1	252451	275.00	275.00	01/03/2023	INV	PD	2023 MEMBERSHIP - VAVR
CHECK DATE: 01/05/2023											
2023 - DOWNEY		01/01/2023		0123-1	252451	275.00	275.00	01/03/2023	INV	PD	2023 MEMBERSHIP - DOWN
CHECK DATE: 01/05/2023											
2023 - MONSON		01/01/2023		0123-1	252451	275.00	275.00	01/03/2023	INV	PD	2023 MEMBERSHIP - MONS
CHECK DATE: 01/05/2023											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
						1,100.00					
9916 JEFFREY C DAVIES											
1227		01/03/2023		0123-1	252452	600.00	600.00	01/03/2023	INV	PD	2023 YEARLY DUES FOR E
CHECK DATE: 01/05/2023											
291 EUCLID BEVERAGE, LLC											
W-2966263		01/05/2023		0123-2	252507	434.45	434.45	01/05/2023	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 01/13/2023											
11334 EURO USA MIDWEST LLC											
687738-00		01/04/2023		0123-2	252508	240.43	240.43	01/04/2023	INV	PD	FOOD - RESALE
CHECK DATE: 01/13/2023											
688303-00		01/05/2023		0123-2	252508	224.90	224.90	01/05/2023	INV	PD	FOOD - RESALE
CHECK DATE: 01/13/2023											
						465.33					
2017 ELLIOTT AUTO SUPPLY COMPANY, INC											
50-4271394		12/28/2022		0123-1	252453	34.09	34.09	01/06/2023	INV	PD	INV. -WIPER BLADES
CHECK DATE: 01/05/2023											
61-583250		01/04/2023		0123-2	252509	135.82	135.82	01/10/2023	INV	PD	INV. - FILTERS
CHECK DATE: 01/13/2023											
61-583382		01/05/2023		0123-2	252509	61.58	61.58	01/10/2023	INV	PD	BW #224 - BELTS, SEAL,
CHECK DATE: 01/13/2023											
						231.49					
304 FIFTH THIRD BANK											
42714		12/28/2022		0123-2	252510	59.47	59.47	01/09/2023	INV	PD	RESEARCH FOR CASE #GEP
CHECK DATE: 01/13/2023											
12695 FILTERSHINE CHICAGO INC.											
12461216		12/30/2022		0123-2	252511	90.00	90.00	12/30/2022	INV	PD	PROFESSIONAL SERVICES
CHECK DATE: 01/13/2023											
2482 FORCE AMERICA INC											
001-1694435		12/29/2022		0123-2	252512	200.00	200.00	01/10/2023	INV	PD	PW # 204 - 6100 POWER
CHECK DATE: 01/13/2023											
001-1694421		12/29/2022		0123-2	252512	74.34	74.34	01/10/2023	INV	PD	PW# 200 - 6100 DECAL
CHECK DATE: 01/13/2023											
						274.34					
2716 FRANK FRASCO											
133846		12/28/2022		0123-2	252513	14.60	14.60	01/10/2023	INV	PD	PD# 022 - PTU OUTPUT S
CHECK DATE: 01/13/2023											
8444 GALCO INDUSTRIAL ELECTRONICS, INC											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
4077248		12/20/2022		0123-2	252514	210.82	210.82	01/06/2023	INV	PD	ELECTRICAL PHASE MONIT
CHECK DATE: 01/13/2023											
4080577		12/27/2022		0123-2	252514	349.00	349.00	01/06/2023	INV	PD	COTTAGE WATER TOWER TA
CHECK DATE: 01/13/2023											
						559.82					
1914 GASAWAY DISTRIBUTORS INC.											
1061836		01/03/2023		0123-2	252515	3,685.20	3,685.20	01/10/2023	INV	PD	LIQUID DEICER
CHECK DATE: 01/13/2023											
348 GLEN ELLYN CHAMBER OF COMMERCE											
21079		01/02/2023		0123-2	252516	100.00	100.00	01/09/2023	INV	PD	ANNUAL MEMBERSHIP
CHECK DATE: 01/13/2023											
929 W.W. GRAINGER INC											
9547248212		12/16/2022		0123-1	252454	25.53	25.53	01/06/2023	INV	PD	EARMUFFS
CHECK DATE: 01/05/2023											
13278 MATT & ANNA GRANCHER											
20211261		12/14/2022		0123-1	252455	12,000.00	12,000.00	12/30/2022	INV	PD	RESTOR DEP 436 ST CHAR
CHECK DATE: 01/05/2023											
13279 LAURA & CHRISTOPHER GRODOSKI											
20221751		12/29/2022		0123-1	252456	1,000.00	1,000.00	12/30/2022	INV	PD	RESTOR DEP 776 PLEASAN
CHECK DATE: 01/05/2023											
5049 GROOT INDUSTRIES INC.											
9915500T107		12/14/2022		0123-2	252517	129,859.50	129,859.50	01/12/2023	INV	PD	OCTOBER 2022
CHECK DATE: 01/13/2023											
2324 HARRIS MOTOR SPORTS, INC.											
02-331138		01/03/2023		0123-2	252518	2,501.66	2,501.66	01/09/2023	INV	PD	GOLF CAR GPS
CHECK DATE: 01/13/2023											
10954 HAWK FORD OF ST CHARLES											
11859D		12/29/2022		0123-1	252457	281.38	281.38	01/06/2023	INV	PD	PD# 022 - TUBE ASM
CHECK DATE: 01/05/2023											
12379D		01/04/2023		0123-2	252519	863.48	863.48	01/10/2023	INV	PD	PD # 022 - MUFFLER ASM
CHECK DATE: 01/13/2023											
						1,144.86					
11974 CHRIS/KATIE HORNEY											
25234		11/27/2022		0123-1	252458	1,830.00	1,830.00	01/04/2023	INV	PD	684 HIGHLAND AVENUE
CHECK DATE: 01/05/2023											
401 INTERNATIONAL ASSN OF CHIEFS OF POLICE											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
0239975		12/19/2022		0123-2	252520	190.00	190.00	01/09/2023	INV	PD	2023 MEMBERSHIP - NORT
CHECK DATE: 01/13/2023											
12335 ILLINOIS PHLEBOTOMY SERVICES											
1691		01/01/2023		0123-1	252459	850.00	850.00	01/03/2023	INV	PD	PHLEBOTOMY SERVICES
CHECK DATE: 01/05/2023											
11289 INTERSTATE POWER SYSTEMS, INC											
C042063664 : 01		12/29/2022		0123-1	252460	110.24	110.24	01/06/2023	INV	PD	GWA # 633 - BATTERY
CHECK DATE: 01/05/2023											
C042063665 : 01		12/29/2022		0123-1	252460	343.29	343.29	01/06/2023	INV	PD	FD# 1K61 = BRAKE PADS
CHECK DATE: 01/05/2023											
						453.53					
10880 IRTH SOLUTIONS LLC											
SIR008073		01/01/2023		0123-2	252521	2,657.25	2,657.25	01/13/2023	INV	PD	SUBSCRIPTION, UTILISPH
CHECK DATE: 01/13/2023											
1127 JAMES J BENES AND ASSOCIATES, INC.											
1115.087		11/30/2022		0123-1	252461	637.02	637.02	12/30/2022	INV	PD	ESCROW 22.0019 WILLOWB
CHECK DATE: 01/05/2023											
13283 JONES, SHAKEITA											
232180		01/04/2023		0123-1	252462	125.64	125.64	01/04/2023	INV	PD	UB REFUND 156 SURREY
CHECK DATE: 01/05/2023											
9751 KLF ENTERPRISES											
INV-059741	20220006	11/30/2022		0123-2	252522	5,410.00	5,410.00	01/05/2023	INV	PD	MATERIAL HAULING
CHECK DATE: 01/13/2023											
INV-060096	20220006	12/29/2022		0123-2	252522	1,550.20	1,550.20	01/05/2023	INV	PD	MATERIAL HAULING
CHECK DATE: 01/13/2023											
						6,960.20					
612 KONICA MINOLTA BUSINESS SOLUTIONS INC											
490131661		12/22/2022		0123-2	252523	445.00	445.00	01/06/2023	INV	PD	PW COPIER
CHECK DATE: 01/13/2023											
490301843		12/23/2022		0123-2	252523	226.00	226.00	01/06/2023	INV	PD	PD RECORDS COPIER
CHECK DATE: 01/13/2023											
						671.00					
546 LEN'S ACE HARDWARE, INC.											
107722/3		12/21/2022		0123-2	252524	29.27	29.27	01/06/2023	INV	PD	BOLTS FOR SHORING LEGS
CHECK DATE: 01/13/2023											
107724/3		12/21/2022		0123-2	252524	28.36	28.36	01/06/2023	INV	PD	BOLTS FOR SHORING LEGS
CHECK DATE: 01/13/2023											
107783/3		12/29/2022		0123-2	252524	17.98	17.98	01/06/2023	INV	PD	PLUMBING PARTS FOR LIF

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 01/13/2023											
107825/3		01/04/2023		0123-2	252524	11.69	11.69	01/10/2023	INV	PD	PW # 253 - STEEL PLATE
CHECK DATE: 01/13/2023											
107821/3		01/04/2023		0123-2	252524	18.11	18.11	01/10/2023	INV	PD	HARDWARE & SCUF PADS,
CHECK DATE: 01/13/2023											
107838/3		01/05/2023		0123-2	252524	24.29	24.29	01/13/2023	INV	PD	SANITARY CLEANOUT REPA
CHECK DATE: 01/13/2023											
						129.70					
13280 MC KEOWN CLASSIC HOMES											
432660		01/04/2023		0123-1	252463	112.05	112.05	01/04/2023	INV	PD	UB REFUND 905 MAYA CT
CHECK DATE: 01/05/2023											
584 MCCANN INDUSTRIES, INC.											
P79451		01/03/2023		0123-2	252525	161.14	161.14	01/10/2023	INV	PD	PW#246 - STEP STRAP
CHECK DATE: 01/13/2023											
590 MEADE ELECTRIC COMPANY, INC.											
702610		12/23/2022		0123-1	252464	5,320.00	5,320.00	01/06/2023	INV	PD	OPTICOM YEARLY MAINTEN
CHECK DATE: 01/05/2023											
702611		12/23/2022		0123-1	252464	1,495.00	1,495.00	01/06/2023	INV	PD	OPTICOM UPDATES
CHECK DATE: 01/05/2023											
						6,815.00					
595 MENARDS, INC.											
95693		08/16/2022		0123-2	252526	44.03	44.03	01/10/2023	INV	PD	TREATED LUMBER & MECHA
CHECK DATE: 01/13/2023											
4714		12/30/2022		0123-2	252526	143.70	143.70	01/10/2023	INV	PD	GARAGE STORAGE RACKS
CHECK DATE: 01/13/2023											
3365		12/07/2022		0123-2	252526	131.76	131.76	01/10/2023	INV	PD	LANDSCAPE BLOCK
CHECK DATE: 01/13/2023											
						319.49					
12469 MOLON LAVE LLC											
135659		01/04/2023		0123-2	252527	72.00	72.00	01/04/2023	INV	PD	NA BEV.
CHECK DATE: 01/13/2023											
8003 MORTON SALT, INC											
5402717009	20220060	12/22/2022		0123-2	252528	3,164.95	3,164.95	01/05/2023	INV	PD	BULK ROCK SALT
CHECK DATE: 01/13/2023											
5402718420	20220060	12/27/2022		0123-2	252528	4,973.93	4,973.93	01/05/2023	INV	PD	BULK ROCK SALT
CHECK DATE: 01/13/2023											
5402718419	20220060	12/27/2022		0123-2	252528	15,371.77	15,371.77	01/05/2023	INV	PD	BULK ROCK SALT
CHECK DATE: 01/13/2023											
5402719749	20220060	12/28/2022		0123-2	252528	9,924.35	9,924.35	01/05/2023	INV	PD	BULK ROCK SALT
CHECK DATE: 01/13/2023											
						33,435.00					
13058 MOUNT NUGENT BUILDERS											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
122922		12/29/2022		0123-1	252465	660.00	660.00	01/04/2023	INV	PD	REFUND ZONING VARIATIO
CHECK DATE: 01/05/2023											
8205 MUNICIPAL GIS PARTNERS, INC											
6111	20220015	12/31/2022		0123-2	252529	8,918.37	8,918.37	01/06/2023	INV	PD	YEAR 2 OF 3 FOR GIS CO
CHECK DATE: 01/13/2023											
1082 MUNICIPAL INS COOPERATIVE AGENCY											
221203		12/27/2022		0123-2	252530	8,240.59	8,240.59	01/06/2023	INV	PD	CLAIM #L003639495, L00
CHECK DATE: 01/13/2023											
12923 MUSE COMMUNITY DESIGN, LLC.											
2203.01.09	20220022	12/31/2022		0123-2	252531	1,215.00	1,215.00	01/10/2023	INV	PD	PROJECT COMMUNICATIONS
CHECK DATE: 01/13/2023											
5841 GENUINE PARTS CO-NAPA											
0701-681912		12/15/2022		0123-1	252466	150.22	150.22	01/06/2023	INV	PD	PW# 259 - WHEEL BEARIN
CHECK DATE: 01/05/2023											
0701-681974		12/15/2022		0123-1	252466	60.64	60.64	01/06/2023	INV	PD	PW# 203 - GRID REPAIR
CHECK DATE: 01/05/2023											
0701-682042		12/15/2022		0123-1	252466	13.55	13.55	01/06/2023	INV	PD	INV. -FILTER
CHECK DATE: 01/05/2023											
0701-683034		12/23/2022		0123-1	252466	259.97	259.97	01/06/2023	INV	PD	INV. - FILTERS
CHECK DATE: 01/05/2023											
0701-683478		12/28/2022		0123-1	252466	38.44	38.44	01/06/2023	INV	PD	INV. - FILTERS
CHECK DATE: 01/05/2023											
0701-683571		12/28/2022		0123-1	252466	13.99	13.99	01/06/2023	INV	PD	PD# 022 GEAR 0.2
CHECK DATE: 01/05/2023											
0701-680154		12/01/2022		0123-1	252466	18.65	18.65	01/06/2023	INV	PD	INV. - FILTRE
CHECK DATE: 01/05/2023											
0701-680504		12/04/2022		0123-1	252466	30.72	30.72	01/06/2023	INV	PD	PW # 241 - FUEL HOSE
CHECK DATE: 01/05/2023											
0701-680825		12/07/2022		0123-1	252466	131.90	131.90	01/06/2023	INV	PD	INV.- FILTERS
CHECK DATE: 01/05/2023											
0701-680831		12/07/2022		0123-1	252466	92.78	92.78	01/06/2023	INV	PD	INV.- FILTERS
CHECK DATE: 01/05/2023											
0701-680918		12/07/2022		0123-1	252466	61.98	61.98	01/06/2023	INV	PD	FD# 1E62 - WIPERBLADES
CHECK DATE: 01/05/2023											
0701-680931		12/07/2022		0123-1	252466	-61.98	-61.98	01/06/2023	CRM	PD	CREDIT - NEW RETURN
CHECK DATE: 01/05/2023											
0701-682091		12/16/2022		0123-1	252466	132.89	132.89	01/06/2023	INV	PD	FD# 1E60 - AIR BRAKE F
CHECK DATE: 01/05/2023											
0701-682102		12/16/2022		0123-1	252466	15.29	15.29	01/06/2023	INV	PD	FD#1E62 WIPER BLADE
CHECK DATE: 01/05/2023											
0701-682883		12/22/2022		0123-1	252466	28.79	28.79	01/06/2023	INV	PD	PW# 300 - P.S. PRESSUR
CHECK DATE: 01/05/2023											
0701-680932		12/07/2022		0123-1	252466	30.58	30.58	01/06/2023	INV	PD	FD# 1E62 WIPER BLADES
CHECK DATE: 01/05/2023											
0701-681149		12/09/2022		0123-1	252466	97.02	97.02	01/06/2023	INV	PD	INV. - FILTERS
CHECK DATE: 01/05/2023											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
0701-681904		12/15/2022		0123-1	252466	8.96	8.96	01/06/2023	INV	PD	INV. - FILTER
CHECK DATE: 01/05/2023											
0701-683644		12/29/2022		0123-1	252466	10.94	10.94	01/06/2023	INV	PD	GWA# 647 - LAMP
CHECK DATE: 01/05/2023											
0701-683709		12/29/2022		0123-1	252466	12.16	12.16	01/06/2023	INV	PD	PD# 022- GASKET
CHECK DATE: 01/05/2023											
0701-682004		12/15/2022		0123-2	252532	35.38	35.38	01/06/2023	INV	PD	WATER PLANT - COOLANT
CHECK DATE: 01/13/2023											
						1,182.87					
635 NATIONAL ELEVATOR INSPECTION SVCS INC											
RI 22034326		12/15/2022		0123-1	252467	65.00	65.00	12/28/2022	INV	PD	ANNUAL INSPECTION 285
CHECK DATE: 01/05/2023											
RI22035172		12/28/2022		0123-2	252533	390.00	390.00	01/06/2023	INV	PD	INSPECTIONS
CHECK DATE: 01/13/2023											
						455.00					
651 NORTHERN ILLINOIS GAS COMPANY											
05-47-62-1000 9 1229		01/01/2023		0123-2	252534	95.23	95.23	01/11/2023	INV	PD	STREET LIGHTING
CHECK DATE: 01/13/2023											
665 O'HARE TRUCK/TOWING SERVICE, INC.											
12-31-2022		12/31/2022		0123-2	252535	153.90	153.90	01/09/2023	INV	PD	2015 NISSAN NV200 WHIT
CHECK DATE: 01/13/2023											
2670 PACE SUBURBAN BUS											
614436		12/22/2022		0123-2	252536	1,502.55	1,502.55	01/04/2023	INV	PD	OCT 2022 LOCAL SHARE
CHECK DATE: 01/13/2023											
676 PACKEY WEBB FORD, INC.											
164092		01/04/2023		0123-2	252537	20.74	20.74	01/10/2023	INV	PD	PW# 206 - W/ SHIELD WA
CHECK DATE: 01/13/2023											
164127		01/05/2023		0123-2	252537	8.88	8.88	01/10/2023	INV	PD	PW# 224 - SEAL
CHECK DATE: 01/13/2023											
164132		01/06/2023		0123-2	252537	8.80	8.80	01/10/2023	INV	PD	PW# 224 - CRANKSHAFT B
CHECK DATE: 01/13/2023											
						38.42					
12858 PEERLESS NETWORK, INC.											
579830		12/15/2022		0123-1	252468	1,954.88	1,954.88	12/28/2022	INV	PD	PHONE 12/15/22-01/14/2
CHECK DATE: 01/05/2023											
13264 PHOENIX MIDWEST CONSULTANTS LTD											
12302022GE		12/30/2022		0123-1	252469	2,850.00	2,850.00	01/04/2023	INV	PD	INSPECTIONS
CHECK DATE: 01/05/2023											
6552 PROVANTAGE CORPORATION											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
9405207		01/10/2023		0123-2	252538	570.00	570.00	01/11/2023	INV	PD	DUCOMM FIREWALL REPLAC
CHECK DATE: 01/13/2023											
9750 RAPID TRANSPORT TOWING, INC											
4277		01/04/2023		0123-2	252539	175.00	175.00	01/10/2023	INV	PD	2021 DODGE LARAMIE
CHECK DATE: 01/13/2023											
13285 RENEW HOMES LLC											
215160		01/11/2023		0123-2	252540	57.09	57.09	01/11/2023	INV	PD	UB REFUND 152 BRYANT
CHECK DATE: 01/13/2023											
13284 ROBERTS, LINDA											
131480		01/11/2023		0123-2	252541	50.00	50.00	01/11/2023	INV	PD	UB REFUND 594 PARK
CHECK DATE: 01/13/2023											
12764 JENNIFER ROMAN											
20221498		12/29/2022		0123-1	252470	1,000.00	1,000.00	12/30/2022	INV	PD	RESTOR DEP 266 N PARK
CHECK DATE: 01/05/2023											
8689 RUSH TRUCK CENTERS OF ILLINOIS, INC											
3030774955		01/05/2023		0123-2	252542	19.11	19.11	01/10/2023	INV	PD	PW# 203- CAP WINDSHIEL
CHECK DATE: 01/13/2023											
3030802262		01/06/2023		0123-2	252542	21.02	21.02	01/10/2023	INV	PD	PW#203 - GUARD FRT. FE
CHECK DATE: 01/13/2023											
						40.13					
8894 RUSSO HARDWARE, INC											
SPI20052681		01/05/2023		0123-2	252543	23.98	23.98	01/10/2023	INV	PD	NEW STRAPS FOR BLOWERS
CHECK DATE: 01/13/2023											
SPI20052671		01/05/2023		0123-2	252543	452.67	452.67	01/10/2023	INV	PD	FOR SNOW OPERATION SID
CHECK DATE: 01/13/2023											
						476.65					
1793 WASTE MANAGEMENT OF ILLINOIS, INC											
0010605-4062-0		12/16/2022		0123-2	252544	110.48	110.48	01/10/2023	INV	PD	STREET SWEEPINGS
CHECK DATE: 01/13/2023											
11768 SHI INTERNATIONAL											
B16300903		01/03/2023		0123-2	252545	2,275.00	2,275.00	01/11/2023	INV	PD	MICROSOFT 365 BACKUP
CHECK DATE: 01/13/2023											
11943 SOLARWINDS ITSM US, INC											
IN585539		01/10/2023		0123-2	252546	1,404.00	1,404.00	01/11/2023	INV	PD	HELPDESK SOFTWARE ANNU
CHECK DATE: 01/13/2023											
13281 SPENCER, JULIE											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
111290		01/04/2023		0123-1	252471	485.18	485.18	01/04/2023	INV	PD	UB REFUND 316 HAWTHORN
CHECK DATE: 01/05/2023											
3322 ST. MARKS EPISCOPAL CHURCH											
Q2-Q4 2022		01/04/2023		0123-2	252547	2,250.00	2,250.00	01/04/2023	INV	PD	SHARED PARKING AREA LE
CHECK DATE: 01/13/2023											
2687 STAPLES CONTRACT & COMMERCIAL, INC.											
3525901883		12/20/2022		0123-2	252548	176.35	176.35	01/05/2023	INV	PD	SUPPLIES
CHECK DATE: 01/13/2023											
13286 STEIGELMAN, JANA											
315130		01/11/2023		0123-2	252549	28.22	28.22	01/11/2023	INV	PD	UB REFUND 579 DUANE
CHECK DATE: 01/13/2023											
4590 STEVE PIPER & SONS, INC.											
20547		12/29/2022		0123-1	252472	450.00	450.00	01/06/2023	INV	PD	HAULING LOGS
CHECK DATE: 01/05/2023											
853 TERMINAL SUPPLY CO, INC											
99967-00		01/06/2023		0123-2	252550	40.41	40.41	01/10/2023	INV	PD	INV.- BULBS & WIRE PIG
CHECK DATE: 01/13/2023											
10558 TESTA PRODUCE, INC											
05395888		12/30/2022		0123-2	252551	486.10	486.10	12/31/2022	INV	PD	FOOD - RESALE
CHECK DATE: 01/13/2023											
05396505		12/31/2022		0123-2	252551	270.15	270.15	12/31/2022	INV	PD	FOOD - RESALE, NA BEV.
CHECK DATE: 01/13/2023											
05395898		12/30/2022		0123-2	252551	102.10	102.10	12/30/2022	INV	PD	FOOD - RESALE
CHECK DATE: 01/13/2023											
05398590		01/05/2023		0123-2	252551	353.80	353.80	01/05/2023	INV	PD	FOOD - RESALE
CHECK DATE: 01/13/2023											
05398623		01/05/2023		0123-2	252551	72.70	72.70	01/05/2023	INV	PD	FOOD - RESALE
CHECK DATE: 01/13/2023											
05396775		01/04/2023		0123-2	252551	409.25	409.25	01/04/2023	INV	PD	FOOD - RESALE, NA BEV.
CHECK DATE: 01/13/2023											
05398592		01/05/2023		0123-2	252551	18.10	18.10	01/05/2023	INV	PD	FOOD - RESALE
CHECK DATE: 01/13/2023											
05399916		01/07/2023		0123-2	252551	509.65	509.65	01/07/2023	INV	PD	FOOD - RESALE
CHECK DATE: 01/13/2023											
						2,221.85					
7028 MIKE THERIAULT											
20212310		12/29/2022		0123-1	252473	2,000.00	2,000.00	12/30/2022	INV	PD	RESTOR DEP 692 CRESCEN
CHECK DATE: 01/05/2023											
10477 TPI BUILDING CODE CONSULTANTS, INC											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
202211		12/29/2022		0123-1	252474	15,120.75	15,120.75	12/30/2022	INV	PD	NOVEMBER 2022
CHECK DATE: 01/05/2023											
202212		12/30/2022		0123-2	252552	11,555.76	11,555.76	01/11/2023	INV	PD	DECEMBER 2022
CHECK DATE: 01/13/2023											
						26,676.51					
10019 TRANSUNION RISK AND ALTERNATIVE DATA SOLUTIONS INC											
258788-202212-1		12/31/2022		0123-2	252553	170.00	170.00	01/09/2023	INV	PD	MONTHLY SERVICES
CHECK DATE: 01/13/2023											
9487 TREE STUFF INC											
INV-823733		01/04/2023		0123-2	252554	668.29	668.29	01/10/2023	INV	PD	STUMP GRINDING SHIELD
CHECK DATE: 01/13/2023											
10577 CAMPAGNA-TURANO BAKERY, INC											
130007363		12/31/2022		0123-2	252555	163.08	163.08	12/31/2022	INV	PD	FOOD - RESALE
CHECK DATE: 01/13/2023											
130007327		12/30/2022		0123-2	252555	94.55	94.55	12/30/2022	INV	PD	FOOD - RESALE
CHECK DATE: 01/13/2023											
130007492		01/05/2023		0123-2	252555	20.62	20.62	01/05/2023	INV	PD	FOOD - RESALE
CHECK DATE: 01/13/2023											
130007535		01/06/2023		0123-2	252555	66.20	66.20	01/06/2023	INV	PD	FOOD - RESALE
CHECK DATE: 01/13/2023											
						344.45					
1007 TYLER TECHNOLOGIES, INC.											
74760		09/20/2022		0123-2	252556	102.15	102.15	01/06/2023	INV	PD	FORMS
CHECK DATE: 01/13/2023											
6197 UNIVERSAL HYDRAULIC SVC & SALES, INC											
46031		12/29/2022		0123-1	252475	300.00	300.00	01/06/2023	INV	PD	PW#205 - HYDEAULIC CYL
CHECK DATE: 01/05/2023											
884 U.S. FOODSERVICE, INC.											
421748		12/29/2022		0123-2	252557	3,511.34	3,511.34	12/29/2022	INV	PD	FOOD - RESALE, NA BEV.
CHECK DATE: 01/13/2023											
438405		12/29/2022		0123-2	252557	192.62	192.62	12/29/2022	INV	PD	FOOD - RESALE
CHECK DATE: 01/13/2023											
591843		01/04/2023		0123-2	252557	101.18	101.18	01/04/2023	INV	PD	FOOD - RESALE
CHECK DATE: 01/13/2023											
2950988		01/03/2023		0123-2	252557	-910.06	-910.06	01/03/2023	CRM	PD	FOOD - RESALE
CHECK DATE: 01/13/2023											
2950977		01/03/2023		0123-2	252557	-626.67	-626.67	01/03/2023	CRM	PD	FOOD - RESALE
CHECK DATE: 01/13/2023											
2971567		01/05/2023		0123-2	252557	-151.78	-151.78	01/05/2023	CRM	PD	FOOD - RESALE
CHECK DATE: 01/13/2023											
618760		01/05/2023		0123-2	252557	6,204.43	6,204.43	01/05/2023	INV	PD	FOOD - RESALE, NA BEV.
CHECK DATE: 01/13/2023											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
672464		01/06/2023		0123-2	252557	83.44	83.44	01/06/2023	INV	PD	FOOD - RESALE
CHECK DATE: 01/13/2023											
672466		01/06/2023		0123-2	252557	34.18	34.18	01/06/2023	INV	PD	FOOD - RESALE
CHECK DATE: 01/13/2023											
						8,438.68					
906 UTILITY DYNAMICS CORPORATION											
1216-2981		12/16/2022		0123-2	252558	4,104.00	4,104.00	01/10/2023	INV	PD	STREETLIGHT REPAIR THA
CHECK DATE: 01/13/2023											
1230-2969	20220080	12/30/2022		0123-2	252558	3,907.80	3,907.80	01/10/2023	INV	PD	2022 TAFT AVE STREET L
CHECK DATE: 01/13/2023											
						8,011.80					
9719 VERIZON CONNECT NWF INC.											
360000035790		01/03/2023		0123-2	252559	1,143.15	1,143.15	01/10/2023	INV	PD	GPS / AVL FLEET TRACKI
CHECK DATE: 01/13/2023											
915 VERIZON WIRELESS SERVICES LLC											
9923030299		12/15/2022		0123-1	252476	841.87	841.87	12/30/2022	INV	PD	TABLETS
CHECK DATE: 01/05/2023											
9923684503		12/23/2022		0123-2	252560	72.02	72.02	01/09/2023	INV	PD	WIRELESS SERVICE
CHECK DATE: 01/13/2023											
						913.89					
948 WEST PUBLISHING CORPORATION											
847592038		01/01/2023		0123-2	252561	477.75	477.75	01/05/2023	INV	PD	DATABASE CHARGES DEC 2
CHECK DATE: 01/13/2023											
12860 WHEATON CARWASH, INC.											
1056		01/05/2023		0123-2	252562	130.00	130.00	01/12/2023	INV	PD	DECEMBER 2022 CARWASHE
CHECK DATE: 01/13/2023											
7060 JOHN ALBERT GARZA											
11260		01/01/2023		0123-1	252477	395.00	395.00	01/03/2023	INV	PD	MINI SNAKE MAGIC CUBES
CHECK DATE: 01/05/2023											
11259		12/30/2022		0123-2	252563	145.00	145.00	01/09/2023	INV	PD	PENCIL TOP ERASERS
CHECK DATE: 01/13/2023											
199 INVOICES						466,423.00					

** END OF REPORT - Generated by Carmela Grandinetti **

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

Meeting 1/23/2023 7:00 PM
Department: Community Development
Department Head: Marty Scott
Category: Ordinance
Prepared By: Taylor Gendel

AGENDA ITEM (ID # 2023-93)

DOC ID: 2023-93

Ord. No. 7011, An Ordinance Designating the House at 335 N. Main Street as a Local Landmark (Historic Preservation Commission Chairman Penn French)

Statement of the Issue:
Justin and Suzanne Cafferty, owners of the home located at 335 N. Main Street, have requested that the Village Board consider the nomination of their home as a Glen Ellyn local landmark. In addition to the home being at least 50 years old, the petitioner has indicated the home meets the following criteria required for designation:

1. Its integrity of location, design, materials and workmanship make it worthy of preservation or restoration;
2. Its value as an example of the architectural, cultural, economic, historic, social or other aspect of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States;
3. Its certain distinguishing characteristic of architecture is inherently valuable for the study of a time period, type of property, method of construction or use of indigenous materials; and
4. Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship.

Analysis:
The property, located on the northeast corner of Main Street and Hill Avenue, in the R2 Residential District, was built in 1925 in the Colonial Revival style with Craftsman detailing featuring an original Ludowici green glazed Spanish tile roof. The home was included in the 2014 Turner-Duane Architectural Survey by Granacki Historic Consultants and was identified as being a particularly well-preserved and well-executed design that may be eligible for individual listing to the National Register. The house received a historical plaque from the Glen Ellyn Historical Society in 2020, and it received the Historic Preservation Commission's Restoration of the Year award in 2020 and 2021.

Exterior alterations have included a roof alteration in 2021 and a porch addition in 1992. These improvements have not affected the property's eligibility for landmark designation.

Historic Preservation Commission Recommendation:
On December 15, 2022, the Historic Preservation Commission held a public hearing to consider the

request. At the conclusion of the public hearing, by a vote of 4-0, the Commission unanimously approved a motion to recommend that the Village Board approve landmark designation for the home at 335 N. Main Street, based on their findings that the house satisfies the above-mentioned criteria.

For more information, please review the Historic Preservation Commission packet, available **here**.

Budget Impact:
N/A

Contribution to Strategic Plan (if applicable)
N/A

Action Requested:
The Village Board should consider the recommendation of the Glen Ellyn Historic Preservation Commission to designate 335 N. Main Street as a Glen Ellyn Local Landmark. An Ordinance approving this recommendation is attached for consideration at the January 23, 2023 Village Board meeting.

Attachments:
1. Draft Ordinance 335 N Main
2. Exhibit 'A' December 2022 Historical Preservation Commission Draft Minutes
3. Exhibit 'B' Landmark Nomination Form 335 N Main Street
4. Photos of Property

Village of Glen Ellyn

Ordinance No. ___

An Ordinance Designating the House
at 335 N. Main Street, Glen Ellyn, IL 60137
as a Local Landmark

Adopted by the
President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois
This _____ Day of _____, 2023.

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

ORDINANCE NO. ___

An Ordinance Designating the House at 335 N. Main Street, Glen Ellyn, IL 60137 as a Local Landmark

Whereas, Justin and Suzanne Cafferty, owners of the property commonly known as 335 N. Main Street, Glen Ellyn, Illinois, and legally described as follows:

THAT PART OF LOT 3 IN BLOCK 3 OF E. W. ZANDER AND COMPANY'S PARK ADDITION TO GLEN ELLYN, DESCRIBED BY BEGINNING AT THE SOUTH WEST CORNER OF SAID LOT AND RUNNING THENCE NORTH ON THE WEST LINE OF SAID LOT. 166.25 FEET TO A POINT 2 FEET SOUTH OF THE NORTH WEST CORNER OF SAID LOT; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT, 147.63 FEET; THENCE SOUTH 147.29 FEET TO THE SOUTHERLY LINE OF SAID LOT; THENCE WESTERLY ALONG LOT LINE, 148.91 FEET TO THE PLACE OF BEGINNING, EXCEPT THAT PART OF SAID DESCRIBED TRACT (IF ANY) FALLING WITHIN THE EASTERLY 73 FEET IN WIDTH OF SAID LOT 3, AFORESAID AND EXCEPTING THE EASTERLY 66 FEET (MEASURED ON HILL AVENUE AND PARALLEL TO MAIN STREET) OF THAT PART OF SAID LOT 3 LYING WEST OF THE EASTERLY 73 FEET IN WIDTH THEREOF, IN THE NORTH HALF OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.(s): 05-14-112-010

have submitted a written request for Village of Glen Ellyn Historic Landmark Designation of the house at 335 N. Main Street in accordance with Chapter 13 of Title 2 of the Glen Ellyn Village Code, known as the Historic Preservation Ordinance; and

Whereas, following due notice by publication in the Daily Herald not less than fifteen (15) days nor more than thirty (30) days prior thereto, and following placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Glen Ellyn Historic Preservation Commission conducted a public hearing on December 15, 2022, during which hearing evidence, testimony, and exhibits were presented in support of the owner's request for Landmark Designation; and

Whereas, based upon the evidence, testimony, and exhibits presented at the December 15, 2022 Historic Preservation Commission public hearing, by a vote of four (4) "yes" and zero (0) "no", the Commission recommended that the house at 335 N. Main Street be officially designated as a historic and architectural landmark as set forth in its draft minutes dated December 15, 2022, appended hereto as Exhibit "A"; and

Whereas, the President and Board of Trustees of the Village of Glen Ellyn have reviewed the evidence and exhibits presented at the aforementioned public hearing and the recommendation of the Glen Ellyn Historic Preservation Commission and find that the house is at least 50 years old and satisfies two or more of the criteria for designation as a Glen Ellyn landmark as provided for in Section 2-13-3(A) of the Glen Ellyn Village Code.

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

Section One: The recommendation of the Glen Ellyn Historic Preservation Commission is hereby accepted, and the findings and conclusions set forth at the December 15, 2022 Historic Preservation Commission public hearing, and in the preambles above are hereby adopted as findings of the corporate authorities of the Village of Glen Ellyn.

Section Two: The President and Board of Trustees hereby designate the house located at 335 N. Main Street in Glen Ellyn, Illinois, as a Glen Ellyn Local Landmark.

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

1. Its integrity of location, design, materials and workmanship make it worthy of preservation or restoration;

2. Its value as an example of the architectural, cultural, economic, historic, social or other aspect of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States;

3. Its certain distinguishing characteristic of architecture is inherently valuable for the study of a time period, type of property, method of construction or use of indigenous materials; and

4. Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship.

Section Four: The determination of landmark designation is based upon the owner's written request and the evidence, exhibits, and testimony presented at the December 15, 2022 Historic Preservation Commission public hearing, including the documents listed below, as though they were attached hereto, and said documents shall be filed with and made a permanent part of the records of the Glen Ellyn Historic Preservation Commission:

A. Historic Landmark Nomination Form, received and stamped on November 2, 2022, attached hereto as Exhibit 'B'.

Section Five: By virtue of its satisfying the criteria specified herein, the house at 335 N. Main Street is hereby declared and designated as a Glen Ellyn Local Landmark, and the owners of said property are requested to affix a plaque to the house denoting said designation.

Section Six: The Village Clerk is authorized and directed to send a certified copy of this Ordinance to the owners within ten (10) days of the passage of this Ordinance.

Section Seven: The Village Clerk is authorized and directed to file a certified copy of this Ordinance with the DuPage County Recorder of Deeds, Milton Township Assessor, and appropriate Village departments.

Section Eight: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

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

	Ayes		**Nays**		**Absent**
Fasules					
Gould					
Thompson					
Kalinich					
Payne					
Christiansen					
Senak (in event of a tie)					

_____

Village President of the Village of Glen Ellyn, Illinois

Attest:

_____

Village Clerk of the Village of Glen Ellyn, Illinois

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

Minutes
Village of Glen Ellyn
Historic Preservation
Regular Meeting
December 15, 2022
7:00PM
Glen Ellyn Civic Center Room 306

Board or Commission:	Historic Preservation	**Date:**	December 15, 2022
Meeting:	Regular	**Called to Order:**	7:00 p.m.
Quorum:	Yes	**Adjourned:**	7:44 p.m.

MEMBER ATTENDANCE:

Penn French	Chairman	Absent
Nathan Darga	Commissioner	Present
John Day	Commissioner	Absent
Donna Leak	Commissioner	Present
Barb Lemme	Commissioner	Present
Robert Margetts	Commissioner	Present
David Schlembach	Commissioner	Absent
Also Present:		
Taylor Gendel	Associate Planner	Present
Karen Hall	Executive Director of the Historical Society	Present
Kelley Kalinich	Trustee Liaison	Present
Elisa Pollina	Recording Secretary	Present
Public Present:		
Justin Cafferty	335 N. Main Street	Present

A. CALL TO ORDER

The December 15, 2022 regular meeting of the Historic Preservation Commission was called to order by Commissioner Darga at 7:00 PM at the Glen Ellyn Civic Center.

B. PUBLIC COMMENT – None

C. ANNOUNCEMENTS – None

D. APPROVAL OF MINUTES FROM NOVEMBER 17, 2022 MEETING

MOVE TO APPROVE THE MINUTES OF REGULAR MEETING 10/20/2022

RESULT: Motion Unanimously Carried

MOVER: Commissioner Lemme

SECONDER: Commissioner Margetts

AYES; Darga Lemme, Leak, Margetts

E. OLD BUSINESS

1. Discussion on planning a historic house walk & May 2023 Boathouse event – Staff Planner Gendel reports we discussed doing a boathouse event in May. The date for that is May 11.

F. NEW BUSINESS -

1. Public Hearing to consider the property at 335 N. Main Street for designation as a local historic landmark - Commissioner Margetts motions to open a public hearing for the property at 335 N. Main Street for designation as a local historic landmark. Commissioner Lemme seconds the motion.

MOVE TO OPEN A PUBLIC HEARING FOR THE PROPERTY AT 335 N. MAIN STREET FOR LAND MARKING

RESULT: Motion Unanimously Carried

MOVER: Commissioner Margetts

SECONDER: Commissioner Lemme

Associate Planner Gendel and homeowner Justin Cafferty are sworn in.

Associate Planner Gendel presents 335 N. Main Street landmark application to the HPC. She states Justin and Suzanne Cafferty; owners of the home located at 335 N. Main Street have submitted a historical landmark nomination form and auxiliary materials, requesting that the Historic Preservation Commission recommends designation of their home as a Glen Ellyn Local Landmark. The home was built in 1925, the home was designed in the Colonial Revival style with Craftsman detailing featuring an original Ludowici green glazed Spanish tile roof which was extensively restored in 2021. The home also features thirteen original stained glass casement windows that were restored

in 2020. The home was included in the 2014 Turner-Duane Architectural Survey by Granacki Historic Consultants and was identified as being a particularly well preserved and well-executed design that may be eligible for individual listing to the National Register. The house received a historical plaque from the Glen Ellyn Historical Society in 2020, and it received the Historic Preservation Commission's Restoration of the Year award in 2020 and 2021. Significant architectural features include a hipped roof with ceramic style, hipped-roof front dormer, variegated brick exterior, center entry porch with gable roof, round arch front opening and battered brick piers, paneled wood door with fanlight and side panels, 1-story south side sun porch with art glass casement windows, 2-story north side bay with secondary entry porch, and historic wood windows on front and side elevations.

The petitioner indicates that they believe that the home meets 4 of the 10 criteria for designation:
1. Its integrity of location, design, materials and workmanship make it worthy of preservation or restoration.
2. Its value as an example of the architectural, cultural, economic, historic, social or other aspect of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States.
3. Its certain distinguishing characteristic of architecture is inherently valuable for the study of a time period, type of property, method of construction or use of indigenous materials
4. Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship.

Commissioner Darga welcomes and thanks Cafferty for his work on the home.

Cafferty thanks the HPC for their consideration. He adds, we appreciate the architectural character of the home. We have done a lot of work particularly in the last 2 years. Specifically the roof, which likely has not come off in 100 years. Given the home is coming up on 100 years old, we thought now is a great time to landmark it.

Commissioner Darga asks Cafferty how you found someone to do the windows. Cafferty states we found Pella and they were able to do a perfect match. We were also put in touch with a person who restored Stacy's Tavern and we donated the windows and glass so that it could be recycled.

Commissioner Lemme adds the commission recognizes what you have done with this home; clearly this was a labor of love.

Commissioner Lemme motions to close the public hearing; Commissioner Margetts seconds the motion.

MOVE TO CLOSE THE PUBLIC HEARING FOR THE PROPERTY AT 335 N. MAIN STREET FOR LAND MARKING

RESULT: Motion Unanimously Carried

MOVER: Commissioner Lemme

SECONDER: Commissioner Margetts

Commissioner Margetts motions to recommend property 335 N. Main Street for designation as a local historic landmark; Commissioner Lemme seconds the motion.

MOVE TO RECOMMEND PROPPERTY AT 335 N. MAIN STREET FOR DESIGNATION OF LOCAL HISTORIC LAND MARKING
RESULT: Motion Unanimously Carried
MOVER: Commissioner Margetts
SECONDER: Commissioner Lemme
AYES: Darga, Lemme, Leak, And Margetts

Staff Planner Gendel states she will be in touch with Cafferty on when the recommendation will go before the village board.

G. HISTORICAL SOCIETY BUSINESS – Director Hall reports she has accepted another position as CEO of a non-profit. Sarah Graven will take over as interim Executive Director of the HSS and will be attending the HPC meetings going forward. The HPC thanks Director Hall for her service and states it was a pleasure working with her. Director Hall states it has been an honor to work with the HPC. Director Hall reports the December 3rd Victorian Christmas Celebration Dinner was a success.
She states on Saturday the museum will be open from 3:00-5:00 by candlelight to view the Christmas decorations.
Upcoming HSS events are:
January 7 - Andrew Carnegie and His Gospel of Wealth 2:00 p.m.
January 10 – Researching Your Civil War Ancestry: On Zoom 7:00 p.m.
January 14 – Chicago's Historic Motor Row District – 2:00 p.m.
February 4 – Grave Robbing 101: An Adam Selzer Program – 2:00 p.m.

H. CHAIRMAN REPORT – No report

I. VILLAGE BOARD TRUSTEE REPORT – Trustee Kalinich reports the Comprehensive Plan is still in review. She spoke with Village Manager Franz and the Trustees and the deadline to complete will be February 2023. Once we receive the final draft with our incorporated edits we will disseminate it to the HPC in January for your review. We will ask that you send your edits to Staff Planner Gendel.

J. STAFF REPORT – Staff Liaison Gendel reports Chairman French is unable to attend the January 19 meeting; we are looking to move this meeting to January 26.

K. ADJOURNMENT & NEXT MEETING DATE – A motion to adjourn the meeting was made by Commissioner Margetts and Commissioner Leak seconded the motion. The meeting was adjourned at 7:44 p.m.

Submitted by Elisa Pollina, Recording Secretary

Reviewed by Taylor Gendel, Staff Liaison

CLEAR PAGE

GLEN ELLYN HISTORIC PRESERVATION COMMISSION
HISTORICAL LANDMARK NOMINATION FORM
FOR INDIVIDUAL BUILDINGS OR ART OBJECTS

Date Received 11/02/2022

1. Name of Property/Site: Cafferty Residence

2. Address of Property: 335 N Main Street, Glen Ellyn

3. Please indicated the year of construction: 1925

4. Attach photographs of the property site itself as well as important features (if available).

5. Is this property, or any part of it, listed on or nominated to the Illinois or the National Register of Historic Places? Has the Glen Ellyn Historical Society placed an historical plaque on the building?

☐ Illinois Register ☐ National Register ☑ Glen Ellyn Historical Society Plaque

6. Please indicate which of the following criteria apply to the property. (Check all that apply).

☑ Its integrity of location, design, materials and workmanship make it worthy of preservation or restoration;

☑ Its value as an example of the architectural, cultural, economic, historic, social or other aspect of the heritage of the Village of Glen Ellyn, the State of Illinois, or the United States;

☑ Its certain distinguishing characteristic of architecture is inherently valuable for the study of a time period, type of property, method of construction or use of indigenous materials;

☐ Its location as a site of an important archaeological, significant historic, or natural event;

☐ Its identification with a person or persons who significantly contributed to architectural, cultural, economic, historic, social or other aspect of the development of the Village of Glen Ellyn, the State of Illinois, or the United States;

☐ It be one of the few remaining examples of a particular architectural style;

☑ Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness or overall quality of design, detail, materials or craftsmanship;

☐ Its identification as the work of an architect, designer, engineer or builder whose individual work is significant in the history or development of the Village of Glen Ellyn, the State of Illinois, or the United States;

CLEAR PAGE

☐ Its representation of an architectural, cultural, economic, historic, social or other theme expressed through distinctive areas, districts, places, buildings, structures, works of art or other objects that may or may not be contiguous;

☐ Its unique location or distinctive physical appearance or presence representing an established and familiar visual feature of a neighborhood, community or the Village.

☐ Other reasons. Please specify. _____

_____

7. Additional details and history. Summarize why this property/site should be designated a "Landmark."

Built in 1925, 335 N Main Street Glen Ellyn was designed in the Colonial Revival style featuring an original Ludowici green glazed Spanish tile roof which was extensively restored in 2021. The home also features (13) original stained-glass casement windows that were restored in 2020. The house was included in the Granacki 2014 Turner – Duane survey (page 28) and identified as being a particularly well-preserved and well-executed design that may be eligible for individual listing to the National Register. The house was plaqued by the village in 2020 and received the Village's restoration of the year award in both 2020 and 2021.

8. Name, address, telephone number and email of the property owner(s).
Name: Justin and Suzanne Cafferty
Address: 335 N Main Street Glen Ellyn
Phone Number: 630 346 7999
Email: justincafferty@gmail.com

9. Name, address, telephone number and signature of person(s) submitting this nomination. (If other than the property owner).
Name: _____
Address: _____
Phone Number: _____

Justin Cafferty
Signature

11/2/2022
Date

If you have questions, please call the Village of Glen Ellyn Staff Liaison for the Historic Preservation Commission at 630-547-5250

Please return this form to:

Historic Preservation Commission
C/O: Staff Liaison
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, Illinois 60137

Minutes
Village of Glen Ellyn
Regular Village Board Meeting
Monday, December 12, 2022
7:00 PM
Glen Ellyn Civic Center, Galligan Board Room

A. Call to Order – 7:08 PM

B. Pledge of Allegiance

A local Boy scout troop led the Pledge of Allegiance.

President Senak gave the Scouts a small gift of appreciation.

C. Roll Call

Upon roll call by Deputy Clerk Cannova, President Senak and Trustees Gould, Fasules, Kalinich, Payne, and Thompson answered "present." Trustee Gould moved and Trustee Kalinich seconded to allow Trustee Christiansen to join the meeting via phone, with a unanimous vote in favor. Clerk Cosby was absent.

Also in attendance: Village Manager Franz, Assistant Village Manager Rodman, Village Attorney Mathews, Public Works Director Buckley, Finance Director Noller, Community Development Director Scott, Economic Development Coordinator Hannah, Village Engineer Daubert, General Manager Vesevick, and Police Chief Norton.

D. Audience Participation

Bill Enright, resident, wanted to know what was going on with pedestrian crosswalks and safety, pointing out bike lane issues. He also specifically cited several crosswalks as safety issues, and he hoped this would be looked at closer to make them more safe.

Trustee Thompson expressed his concern as well, specifically re-striping all crossings within the next 2 years.

Patrick Vautiem, resident, voiced his opinion regarding the Roosevelt Road property and his belief that it should remain commercial for tax purposes.

Nick Nelson, resident, spoke about the development of the Roosevelt Road property, specifically that the location is a poor choice for affordable housing. He added that this property should be a gateway to welcome visitors to Glen Ellyn.

Roger Hughes, representing DuPage United, spoke about letter sent to Glen Ellyn and posted on the website that support independent living in Glen Ellyn on the Roosevelt Road property. He hoped the Village would work with Full Circle Communities to do so. He also offered 520 resident signatures, from all parts of the Village, in favor.

Mary Lou Lapso, representing essential workers, spoke about the need for affordable housing in Glen Ellyn.

JB Bletsas, resident, spoke about growing up in Glen Ellyn as a person with special needs and his hope to live independently in Glen Ellyn, which depends on supportive housing development in the Village.

Kim Thomas, Commissioner on the Community Relations Commission, gave her history with affordable housing and Section 8, and her struggles to stay in Glen Ellyn based on the affordability, and why the Village needs more affordable housing.

President Senak read a statement regarding the current offers on the Roosevelt Road property.

E. Presentation

1) Proclamation Recognizing the Glen Ellyn Volunteer Fire Company for 115 Years of Service to the Community

   President Senak read the Proclamation. Trustee Fasules added his thanks and singled out Mr. Leonard as a member of the Company for over 60 years.

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:

RESULTS:	**APPROVED [6 to 0]**
MOVER:	**Trustee Kalinich [Items 1 – 20; 22, 23]**
SECONDER:	**Trustee Thompson**
AYES:	**Kalinich, Thompson, Gould, Fasules, Christiansen, Payne**

Motion to approve the following items including Payroll and Vouchers totaling $5,404,250.20. These agenda items have been reviewed by the Management Team and Village Attorney and are consistent with the Village's purchasing policy (Trustee Kalinich).

1) Total Expenditures (Payroll and Vouchers) - $5,404,250.20
2) Selecting President Pro tem for next quarter, Trustee Thompson (Village Manager Franz)
3) Approval of the recommendation of Village President Mark Senak that Nancy Carter be appointed to the Recreation Commission with a term ending 7/31/25.
4) Village Board Special Meeting November 28, 2022 Minutes
5) Village Board Special Meeting November 7, 2022 Minutes
6) Village Board Special Workshop November 7, 2022 Minutes
7) Village Board Special Workshop November 1, 2022 Minutes
8) Approval of the Recommendation of Village Board President Mark Senak for the Appointment of Members to Housing Study Steering Committee

9) Resolution 13-22, A Resolution for Maintenance of Streets and Highways by Municipality Under the Illinois Highway Code as Required by IDOT for Calendar Year 2020 in the Amount of $609,373.30 for the Expenditure of Motor Fuel Tax (MFT) Funds (Public Works Director Buckley)

10) Resolution 14-22, A Resolution for Maintenance of Streets and Highways by Municipality Under the Illinois Highway Code as Required by IDOT for Calendar Year 2021 in the Amount of $752,685.92 for the Expenditure of Motor Fuel Tax (MFT) Funds (Public Works Director Buckley)

11) Motion to Approve a Facade Improvement Award in the Amount of $30,000 to Termos J, LLC for the property at 504 Crescent Boulevard, to be expensed to the Central Business District TIF Fund (Economic Development Coordinator Hannah)

12) Motion to Approve a Fire Prevention Award in the Amount of $15,000 to B-More 19 LLC for the property at 777 Roosevelt Road, to be expensed to the Roosevelt Road TIF Fund (Economic Development Coordinator Hannah)

13) Motion to Approve a Facade Improvement Award in the Amount of $3,750 to Oak And Steel, 480 N. Main Street to be expensed to the Central Business District TIF Fund (Economic Development Coordinator Hannah)

14) Motion to Approve Participation in the NIMEC Bid Process and Authorize the Village Manager to Execute a Contract for Electricity and Natural Gas Providers. (Finance Director Noller)

15) Motion to Accept the Annual Bond Recordkeeping Report (Finance Director Noller)

16) Approve Proposed Increase in Village Links Golf User Fees for the 2023 Golf Season (General Manager Vesevick)

17) Motion Pursuant to Section 1-10-7 of the Glen Ellyn Village Code to Adopt Competitive Bidding Procedures of the Sourcewell Purchasing Program in Lieu of the Provisions of Chapter 10 on Village Contracts and Approve the Purchase of (1) 2023 John Deere ProGator 2020A from Revels Turf and Tractor of Elgin, Illinois Through the Sourcewell Purchasing Program in the Amount of $34,558.62 To Be Expensed to the Recreation Department Capital Fund in FY2023 (General Manager Vesevick)

18) Motion to Approve the Purchase of (1) 2023 AgriMetal GR-660 Greens Roller From Revels Turf and Tractor of Elgin, Illinois in the Amount of $23,587.56 To Be Expensed to the Recreation Department Capital Fund in FY2023 (General Manager Vesevick)

19) Motion Pursuant to Section 1-10-2.E of the Glen Ellyn Village Code to Forego Competitive Bidding Procedures Due to the Sole Source Nature of This Item and Approve the Purchase of (1) 2023 TurfCo WideSpin 1550 Truck-Mounted Topdresser From Revels Turf and Tractor of Elgin, Illinois in the Amount of $19,554.52 To Be Expensed to the Recreation Department Capital Fund in FY2023 (General Manager Vesevick)

20) Ord. No. 7002, An Ordinance Approving Variations from the Zoning Code to Allow the Construction of a Front Porch with a Setback of 24 Feet from the Front Lot Line In Lieu of a 37.5 Feet Requirement, and to Allow said Addition to a Nonconforming Building that does not Conform to all Regulations of the R2

District for the Property Located at 594 Hickory Road, Glen Ellyn, 60137 (Community Development Director Scott)

21) Ord. No. 7003: An Ordinance Approving the Exterior Appearance of Building Renovations for Brick & Mortar Located at 411 Main Street, Glen Ellyn, 60137 (Community Development Director Scott)

RESULTS:	**APPROVED TO TABLE [5 to 1]**
MOVER:	**Trustee Fasules**
SECONDER:	**Trustee Thompson**
AYES:	**Fasules, Thompson, Kalinich, Gould, Christiansen**
NAYS:	**Payne**

Trustee Christiansen expressed her concern with the renovation, given the Tudor architecture of the existing exterior and the planned changes.

Trustee Kalinich pointed out that the AAC reviewed the design and approved it.

Trustee Gould added that the Commission worked very hard on this project but as she looked at the drawings, felt it did not quite keep the character of the historic district.

Trustee Kalinich agreed that in the presentation, there was not a reference to it being in the National Historic District.

Trustee Fasules moved this be sent to the Historical Preservation Commission and the AAC again for further consideration.

Community Development Director Scott and Senior Planner Fard gave insight on the discussions about the question of the property being in the National Historic District.

Village Attorney Mathews suggested that discussion cease and a vote to table be taken. President Senak agreed. Tabling will move this to the next Board meeting.

22) Ord. No. 7004: An Ordinance Approving Variations to Allow Construction of a 1.5 Story Building Addition and a Permanent Roof Over an Existing Patio on the Property Located at 432 Dawn Avenue, Glen Ellyn, IL 60137 (Community Development Director Scott)

23) Ord. No. 7005, An Ordinance to Amend Ambulance Service Fees for the Village of Glen Ellyn (Fire Chief Clark)

24) Motion to Authorize the Village Manager to Execute an Amendment to a Development Review Services Agreement with expiring June 30, 2023, in an Amount Not-to-Exceed $100,000 to be Expensed to the General Fund (Community Development Director Scott)

RESULTS:	**APPROVED [5 to 1]**
MOVER:	**Trustee Payne**
SECONDER:	**Trustee Thompson**
AYES:	**Payne, Thompson, Kalinich, Gould, Fasules**
NAYS:	**Christiansen**

Trustee Christiansen raised concern because a former Village staff member is an employee of Hampton, Lenzini & Renwick, Inc. and perhaps it should be put out for bid. Trustee Kalinich agreed and asked about the extension period.

Trustee Thompson agreed with Trustees Christiansen and Kalinich that it needs to go out for bid after the June expiration.

G. Exterior Appearance Approval for Tutto Bene Restaurant - 552 Crescent Boulevard (Community Development Director Scott) (Trustee Gould)

1) Ord. No. 7006, An Ordinance Approving the Exterior Appearance of a Permanent Canopy for Tutto Bene Restaurant Located at 552 Crescent Boulevard, Glen Ellyn, 60137

RESULTS:	**APPROVED [6 to 0]**
MOVER:	**Trustee Gould**
SECONDER:	**Trustee Kalinich**
AYES:	**Gould, Kalinich, Payne, Thompson, Fasules, Christiansen**

Community Development Director Scott reviewed the proposed exterior changes and how they fit into the existing structure.

H. Engineering Consultant Design Services Proposal (Professional Engineer Daubert) (Trustee Payne)

1) Engineering Consultant Design Services for Multi-Year Utility and Roadway Improvements

RESULTS:	**APPROVED [6 to 0]**
MOVER:	**Trustee Payne**
SECONDER:	**Trustee Gould**
AYES:	**Payne, Gould, Thompson, Kalinich, Fasules, Christiansen**

Professional Engineer Daubert presented staff and Capital Improvement Commission recommendations to retain AECOM Technical Services. The presentation covered the details of the scope of work, as well as plans for grant

applications. Chairman of the Capital Improvements Committee, Steve Szymanski, and a Representative of AECOM, Stephen Fesebecker, were also present to answer questions.

Trustee Thompson asked about plans for Crescent Boulevard, which is not a part of this proposal. Professional Engineer Daubert replied. Trustee Thompson followed up a question regarding curb and gutter work. Professional Engineer Daubert replied.

Trustee Kalinich asked for clarification on Kenilworth and Cottage Avenues work. Professional Engineer Daubert replied.

I. Annexation of Arboretum Estates East Subdivision (Senior Planner Fard) (Trustee Thompson)

1) Ord. No. 7007, An Ordinance Annexing Twenty-Eight Properties Located on the East Side of S. Park Boulevard and the North Side of Butterfield Road Commonly Known as the Arboretum Estates East Subdivision to the Village of Glen Ellyn, IL 60137

RESULTS:	**APPROVED [6 to 0]**
MOVER:	**Trustee Payne**
SECONDER:	**Trustee Thompson**
AYES:	**Payne, Thompson, Kalinich, Gould, Fasules, Christiansen**

Senior Planner Fard reviewed the timeline of the process to-date to annex the subdivision, as well as the status and the agreement for annexation.

Trustee Kalinich wanted to know what happens to the properties that originally signed the petition but have not proceeded. Senior Planner Fard replied. Village Attorney Mathews added information on the legal aspect of the situation.

Trustee Kalinich commented on the tax increase concerns of annexation. Senior Planner Fard gave more detail about this concern.

Suzanne Viner, resident of one of the properties being annexed, spoke about the cost of annexation.

J. 2nd Amendment to the Redevelopment Agreement (RDA) for Glenwood Station (Village Manager Franz) (Trustee Thompson)

1) Ord. No. 7008, An Ordinance Approving a Second Amendment to the Redevelopment Agreement Between the Village of Glen Ellyn and Glenwood JV, LLC Concerning 464 Glenwood Ave.

RESULTS:	**APPROVED [4 to 3]**
MOVER:	**Trustee Thompson**
SECONDER:	**Trustee Kalinich**
AYES:	**Thompson, Kalinich, Christiansen, Senak**
NAYS:	**Payne, Gould, Fasules**
TIE BREAKER:	**President Senak AYE**

Village Manager Franz presented the request from Holladay Properties to amend the Redevelopment Agreement due to concern over the challenging construction environment and its increased costs.

Drew Mitchell, a partner with Holladay Properties, addressed the Board regarding reasons for the proposed 2nd Amendment to the Redevelopment Agreement.

Trustee Kalinich asked with this being the second accommodation, is there anything he sees could be given to the Village. Mr. Mitchell replied.

Trustee Fasules and Mr. Mitchell debated the ramifications to the Village and the developer if the Board agrees to the 2nd Amendment.

Trustee Gould stated her focus is on what happened with this project between June and now. Mr. Mitchell gave a full explanation on the challenges of construction due to economic conditions.

Bill Enright, resident, and former Trustee gave his perspective on the proposed 2nd Amendment and stated he still supports the project.

Trustee Christiansen gave her perspective on the project and the negative effects of walking away from the project.

K. Reminders

President Senak congratulated the candidates for Village Trustee. He also thanked the Civic Betterment Party for all they did to make the election possible.

L. Adjourn – 9:25 PM

Mover: Trustee Kalinich; Second: Trustee Thompson. Unanimous vote to adjourn.

Minutes
Village of Glen Ellyn
Special Village Board Workshop
Monday, December 12, 2022
6:00 PM
Glen Ellyn Civic Center, Room 301

I Call to Order – 6:00 PM

B. Pledge of Allegiance

C. Roll Call

Upon roll call by Village Manager Franz, President Senak and Trustees Gould, Fasules, Kalinich, Payne, and Thompson answered "Present." Trustee Fasules moved and Trustee Kalinich seconded to allow Trustee Christiansen to join the meeting via phone, with a unanimous vote in favor. Clerk Cosby was absent.

Also in attendance: Village Manager Franz, Assistant Village Manager Rodman, and Village Attorney Mathews.

D. Audience Participation

No audience participation.

E. Adjourn – 6:05 PM

1) Motion to adjourn to Closed Executive Session for the purpose of setting the price for sale or lease of property owned by the public body pursuant to 5 ILCS 120/2 (c)(6).

Trustee Kalinich moved; Trustee Gould seconded. Unanimous vote to move to Closed Executive Session.

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

Meeting 1/23/2023 7:00 PM
Department: Village Links
Department Head: Jeff Vesevick
Category: Purchase
Prepared By: Andrew Cross, Jeff Vesevick

AGENDA ITEM (ID # 2023-80)

DOC ID: 2023-80

Motion Pursuant to Section 1-10-2.E of the Glen Ellyn Village Code to Forego Competitive Bidding Procedures Due to the Sole Source Nature of This Item and Approve the Purchase of two (2) Ag Leader AgFiniti With RightSpot GPS Solution from Above Par Tech of Clive, Iowa in the Amount of $72,090 to be Expensed to the Recreation Department Capital Fund in FY2023 (General Manager Vesevick)

Statement of the Issue:
Motion Pursuant to Section 1-10-2.E of the Glen Ellyn Village Code to Forego Competitive Bidding Procedures Due to the Sole Source Nature of This Item and Approve the Purchase of Two (2) Ag Leader AgFiniti With RightSpot GPS Solution From Above Par Tech of Clive, Iowa in the Amount of $72,090 to be Expensed to the Recreation Department Capital Fund in FY2023.

Analysis:
The Village Links Grounds Division has determined it is the right time to upgrade our current sprayers to cutting-edge technology. We are looking to upgrade our 2 SmithCo SprayStar 3180s with GPS, single nozzle control with turn compensation. There is only one vendor who produces the GPS Spray Control system which fits our needs and that is Ag Leader. Above Par Tech has the exclusive territory to sell Ag Leader equipment specifically tailored to the Golf Market. The Ag Leader AgFiniti with RightSpot is available from Above Par Tech for $39,545 per machine. This equipment is Sole Source as it is the only Sprayer GPS solution on the market that can meet all of the following specs: Single Nozzle Control (20" accuracy vs 80"), Droplet Size Control (Reduce Off Target Drift), Available to install to any machine aftermarket (Portable to new equipment), Turn Compensation (Maintain accurate rate at tips during turns), Machine to Machine Communication (One sprayer can pick up where the other left off). This equipment will improve our repeatability, reliability, and accuracy when it comes to spraying on the golf course. Case Studies performed with similar GPS Technology have shown that areas sprayed on the golf course can be reduced by 10-15% simply due to the single nozzle control and GPS accuracy. With Plant Protectant prices continuing to rise by a minimum of 5-10% year after year, this technology allows us to maintain our current Plant Protectant budget and come out ahead of the game. This is the only system on the market that allows aftermarket installation and also features Turn Compensation and Machine to Machine communication, this bodes well for the future as we replace our Sprayers that we can buy a cheaper basic sprayer and move the technology over to make it state of the art. Some other features are the ability to create "Prescription Sprays" that are for specific areas and minimize any off-target applications. The biggest initial visual results and overspray savings will come on our serpentine tee

and fairway edges, our growth regulators that work as intended on Tees and Fairways work too well on rough edges so that effect will be minimized. The second area will be in the approaches just in front of the greens, we essentially overspray between green applications and fairway applications and occasionally severely stunt the turf, resulting in unsightly bronzed or dead looking turf. Another benefit of this technology is that accuracy is maintained no matter who the operator is, this allows us the ability to have more trained operators and maintain consistency. This technology has the potential to reduce our overall environmental impact by allowing us precision control of where we apply and how we apply, leading to less potential for over applications and spray particle drift.

We have acquired a quote from Above Par Tech of Clive, Iowa for the Ag Leader AgFiniti with RightSpot GPS Solution for $39,545 each. This is a Sole Source purchase as Ag Leader is the only manufacturer to produce a GPS Solution that meets our required specifications, and Above Par Tech is the authorized distributor in our area.

We have acquired a quote from Above Par Tech of Clive, Iowa for the Ag Leader AgFiniti with RightSpot GPS Solution for $39,545 each. This is a Sole Source purchase as Ag Leader is the only manufacturer to produce a GPS Solution that meets our required specifications, and Above Par Tech is the authorized distributor in our area.

Budget Impact:
$39,545 + $39,545 - $7,000 = $72,090

Contribution to Strategic Plan (if applicable)

Action Requested:
We have researched and developed specifications that will allow the Village to obtain equipment that best meets the needs of the Village Links Grounds Division at the most competitive price. We recommend that the Village Board approve the purchase of two (2) Ag Leader AgFiniti with RightSpot GPS Solution from Above Par Tech of Clive, Iowa as a Sole Source purchase in the amount of $72,090. Funding should be expensed to the FY2023 Recreation Department Capital Outlay – Equipment Fund 55700-580110.

Attachments:

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

Meeting 1/23/2023 7:00 PM
Department: Village Links
Department Head: Jeff Vesevick
Category: Purchase
Prepared By: Andrew Cross, Jeff Vesevick

AGENDA ITEM (ID # 2023-81)

DOC ID: 2023-81

Motion Pursuant to Section 1-10-7 of the Glen Ellyn Village Code to Adopt Competitive Bidding Procedures of the Omnia Purchasing Program in Lieu of the Provisions of Chapter 10 on Village Contracts and Approve the Purchase of Two (2) 2023 Toro Groundsmaster 3500-D Rotary Trim Mowers From Reinders of Mundelein, Illinois Through the Omnia Purchasing Program in the Not-To-Exceed Amount of $90,000 to be Expensed to the Recreation Department Capital Fund in FY2023 (General Manager Vesevick)

Statement of the Issue:
Motion Pursuant to Section 1-10-7 of the Glen Ellyn Village Code to Adopt Competitive Bidding Procedures of the Omnia Purchasing Program in Lieu of the Provisions of Chapter 10 on Village Contracts and Approve the Purchase of Two (2) 2023 Toro Groundsmaster 3500-D Rotary Trim Mowers From Reinders of Mundelein, Illinois Through the Omnia Purchasing Program in the Not-To-Exceed Amount of $90,000 to be Expensed to the Recreation Department Capital Fund in FY2023.

Analysis:
The Village Links Grounds Division has determined it is the appropriate time to replace both a 2009 and a 2019 Toro Reelmaster 3100-D Reel Trim Mowers. The current machines are not quite meeting our needs throughout the year and the varying conditions in which we use them. Our current reel mowers are used to mow tight undulating areas around greens, tees, and bunkers. The areas where our current mowers fall short is that using reels instead of rotary blades, they are unable to mow taller wet grass during times of high growth and wet conditions leaving clumpy laid over grass that is both unsightly and provides a poor playing experience for our golfers. The other area in which our current reel mowers just don't work is in the fall during leaf season, the reel mowers simply can't mulch leaves and are thus parked instead of helping us to mulch and clean up the golf course. Replacement mowers are in the capital replacement list for the 2023 budget. I would like to purchase the equipment at this time since it is needed to enhance operations both aesthetically, player condition wise, and efficiency. There is only one vendor who produces the Rotary Trim Mower which fits our needs and that is the Toro Company. Reinders has the exclusive territory to sell Toro Golf Equipment. The 2023 Toro Groundsmaster 3500-D Rotary Trim Mower is available from Reinders through the Omnia Purchasing Program. The 2023 Toro Groundsmaster 3500-D Rotary Trim Mower was available through the Omnia contract for $40,917.71 each as of February

2022. The key advantages of this machine over our current reel mowers are the ability to play "catch-up" with long grass in spring and other wet periods, and the ability to mulch leaves in the fall, allowing us to send a total of 5 mowers to mulch leaves instead of 3. For our existing Toro 3100-D mowers we would like to either trade-in or sell outright privately, whichever is in the best interest of the Village of Glen Ellyn, values will be determined as delivery date is finalized as the current mowers will remain in use until the new mowers are ready.

We have acquired a quote from Reinders of Mundelein, Illinois through their participation in the Omnia Purchasing Program. The price for one 2023 Toro Groundsmaster 3500-D Rotary Trim Mower was $40,917.71 through the Omnia Purchasing Program. Omnia holds the competitively solicited contract for the 2023 Toro Groundsmaster 3500-D Rotary Trim Mower. Utilizing the Omnia Purchasing Program saves the Village on costs associated with the procurement process. We preordered this mower in February of 2022 to lock in a place in line to have the possibility of delivery for the 2023 season, there was no obligation to complete the purchase if not approved. Pricing has not been fully determined for 2023 so we are asking for a 9.99% contingency for a total not-to-exceed cost of $45,000 each, as budgeted, bringing the total for two (2) Toro Groundsmaster 3500-D Rotary Trim Mowers not-to-exceed $90,000.

Reinders to provide two (2) 2023 Toro Groundsmaster 3500-D Rotary Trim Mowers for a not-to-exceed cost of $90,000.

Budget Impact:
Not-To-Exceed: $45,000 + $45,000 = $90,000

Contribution to Strategic Plan (if applicable)

Action Requested:
We have researched and developed specifications that will allow the Village to obtain equipment that best meets the needs of the Village Links Grounds Division at the most competitive price. We recommend that the Village Board approve the purchase of two (2) 2023 Toro Groundsmaster 3500-D Rotary Trim Mowers from Reinders of Mundelein, Illinois through the Omnia Purchasing Program in the not-to-exceed amount of $90,000. Funding should be expensed to the FY2023 Recreation Department Capital Outlay – Equipment Fund 55700-580110.

Attachments:

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

Meeting 1/23/2023 7:00 PM
Department: Administration
Department Head: Emily Rodman
Category: Other
Prepared By: Emily Rodman

AGENDA ITEM (ID # 2023-97)

DOC ID: 2023-97

Motion to Approve Temporary Employment Services in the Amount of $98,516.53 and Recruitment Services in the amount of $53,435.86 by GovTemps USA, LLC to be Expensed to the General Fund (Assistant Manager Rodman)

Statement of the Issue:
The Village engaged the services of GovTemps USA in 2022 for temporary employment services in various departments and GovHR USA for recruitment services.

Analysis:
GovTemps USA, LCC - Temporary Staffing
The Village experienced significant turnover in our employee population in 2022, similar to the experience of many communities. Some of this turnover occurred in key positions within departments, necessitating the Village hire temporary employees in order to manage the workload and continue levels of service. The Village engaged GovTemps USA, a staffing agency that specializes in providing temporary employees for government agencies. GovTemps provided temporary staffing to fill the following positions:

a. Administration - Human Resources Manager & Human Resources Generalist
b. Finance - Finance Director
c. Community Development - Planning Manager
d. Public Works - Civil Engineer

The Village utilized the above temporary employee positions for varying amounts of time ranging from three weeks to four months. In total, the cost of the five temporary employees was $98,516.53. As this amount exceeds the $35,000 threshold in the Village's Purchasing Policy, Village Board approval of the expense is requested.

GovHR USA, LCC - Recruitment Services
In 2022, the Village's Finance Director, Community Development Director, and Senior Civil Engineer resigned. Due to the nature of these positions and inherent challenges with recruiting these roles, the Village engaged the services of GovHR USA to provide recruitment services for each of these positions. With their assistance, the Village was able to successfully recruit all three positions. The total cost of the recruitment services was $53,435.86. As this amount exceeds the $35,000 threshold in the Village's Purchasing Policy, Village Board approval of the expense is requested.

Budget Impact:
The total cost for these services was $151,952.39 expensed to the FY 2022 General Fund in the Village Manager's Office, Finance, Community Development and Public Works.

Contribution to Strategic Plan (if applicable)
Workforce & Operations: a) Attract and retain an innovative, high-performing and diverse workforce and evaluate and implement changes to the Village's work environment to make the Village an employer of choice and ensure adequate staffing to meet service needs.

Action Requested:
Motion to Approve Temporary Employment Services in the Amount of $98,516.53 and Recruitment Services in the amount of $53,435.86 by GovTemps USA, LLC to be Expensed to the General Fund (Assistant Manager Rodman)

Attachments:

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

Meeting 1/23/2023 7:00 PM
Department: Public Works
Department Head: Dave Buckley
Category: Contract
Prepared By: Maxwell Brown

AGENDA ITEM (ID # 2023-67)

DOC ID: 2023-67

Motion to Authorize the Village Manager to execute an additional one-year contract extension of the 2019 Brush Removal Contract to D. Ryan Tree and Landscape of Dekalb, IL for CY2023 in a not to exceed amount of $133,515 expensed to the Solid Waste fund 54000 - 521085 (Public Works Director Buckley)

Statement of the Issue:
The Brush Removal Program is a service that the Village has provided for the residents since 2001. The average collection of brush for the program is 2,500 cubic yards monthly with a total of approximately 15,000 cubic yards annually.

This six-month program starts in May, continuing each month and concluding in October. Residents can dispose of brush they have accumulated monthly by placing it at the curb, provided the brush meets the specifications of the contract. Brush pick-up begins on the second Monday of each month for the area of Hill Ave and north of Hill Ave. The contractor has four days to remove brush starting on Hill Ave. working north. The contractor will start the following Monday working south of Hill, completing that pickup within four days. This schedule is communicated by multiple means to the residents for program efficiency.

Analysis:
D. Ryan Tree and Landscape was awarded a 3-year contract for brush removal in 2019, with the contract ending in October of 2021. For the first time since the inception of the Brush & Branch Collection program, Public Works utilized a contractor that chipped brush piles rather than using a grapple/log truck to pick up piles. The chipping method proved to work exceptionally well. It was more time effective and caused virtually no parkway damage or the traffic issues that we experienced using the grapple/truck method.

For 2022, based on review of the contract by Village staff and the contractor, the Village and D. Ryan agreed to a 1-year contract extension. D. Ryan agreed to provide brush pickup for the 2022 season at the same contracted price of $21,500 per month for a yearly cost of $129,000. The contract was amended for the 2022 season for the portion that covered emergency work, related to any storm cleanup. Both parties came to an agreement for an amendment to cover how storm damage costs would be handled under the Brush Removal contract. This amendment will remain in place for the 2023 contract.

Budget Impact:
The Brush & Branch Collection contract ended in October 2022 and normally, Public Works would go out to bid for another 3-year contract sometime in Q1 of 2023. D. Ryan proposed an additional 1-year contract extension for 2023, making this a five-year contract in length. The cost would not remain static and there is a proposed increase of 3.5% from the 2022 contracted amount. Instead of $21,500 per month, the proposed 2023 cost would be $22,252.50 per month and $133,515 for the year. The FY 2023 budget amount in the Solid Waste Fund for Brush Pick-up (54000-521085) is $143,000. Village staff feels that this increase is very favorable for the Village and if the contract were to go out to bid, the cost would exceed the 3.5% increase proposed. Public Works would not look to make any further extensions with the current contract and put this service out for bid in 2024 for a new, three-year contract.

Contribution to Strategic Plan (if applicable)

Action Requested:
Authorize the Village Manager to execute a one-year contract extension of the 2023 Brush Removal Contract to D. Ryan Tree and Landscape of Dekalb, IL in a not to exceed amount of $133,515 expensed to the Solid Waste fund 54000 - 521085.

Attachments:
1. 2019-2021 Contract Pricing
2. Amendment #1 Brush Removal Contract
3. Amendment #2 Brush Removal Contract

Contractor D. RYAN TREE & LANDSCAPE LLC. will complete the work for the following prices from April 1, 2019 ending December 31, 2021.

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

We want to compare the cost of these two different methods for brush removal. #1 is the typical method always used with brush being loaded and hauled from the village. #2 is the proposed method of curbside chipping of the brush that needs to be approved by the Village Board as an acceptable alternative.

1). Lump Sum Price for Brush Removal without Curbside Chipping.

1/3 = Annual Cost

2019 + 2020 + 2021 $_____ Total Cost for 3 Years $_____

2). Lump Sum Price with Curbside Chipping (IF METHOD IS APPROVED)

1/3 = Annual Cost

2019 + 2020 + 2021 $ 387,000 Total Cost for 3 Years $ 129,000

EMERGENCY WORK FOR BRUSH REMOVAL –The cost of an emergency brush and/or branch removal for the entire village will be based on the cost of regular brush quantity of 2500 cubic yards removed for the regular monthly cost. The performance of emergency brush removal will be completed with the same amount of resources assigned to the regularly scheduled brush removal program. The emergency work will be conducted Monday-Friday during normal working hours. All cubic yards of brush must be verified and agreed on by both parties. Every 2500 cubic yards of additional brush removed will equal the amount of the regular monthly cost for brush removal no matter how long that takes the price is the same.

EMERGENCY WORK (To Clear Tree Debris Only Not Involving Brush Removal or Chipping)

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

2019, 2020, 2021 $ 450 PER HOUR RATE FOR 2 PERSON CREW & BUCKET TRUCK

This is for work in addition to emergency brush removal and is just for future reference and not used to determine the Brush Removal Program lowest responsible bidder.

VILLAGE CLERK
VILLAGE OF GLEN ELLYN

AMENDMENT

VILLAGE OF GLEN ELLYN

SHEET 1 OF 2

AMMENDMENT NO. 1

PROJECT NAME: 2019-2021 Bruch Removal Program

LOCATION: All Village Streets

CONTRACTOR: D. Ryan Tree and Landscape

DATE: 1/10/22

I. A. DESCRIPTION OF AMENDMENT:

The 1 year extension of the contract would remain the same apart from the paragraph located under section IV located on page 18 of the contract - "EMERGENCY WORK FOR BRUSH REMOVAL". There is no cost increase for the contract as this amendment addresses emergency brush removal work and not the yearly contracted cost. Per the contract, if Emergency Brush removal occurs outside the regularly scheduled two weeks during the month, Amendment #1's hourly cost would apply. If Emergency Brush removal occurs during the regularly scheduled two weeks during the month, then the remaining contracted volume for the month would need to be completed and then Amendment #1's hourly cost would apply.

B. REASON FOR CHANGE: In discussion with the contractor, it was collectively agreed the Emergency Work for Brush Removal provision did not work for the Village or the contractor, therefor amendment #1 will replace this section.

II. AMENDMENT TO CONTRACT FOR EMERGENCY BRUSH REMOVAL

Cost for emergency chipping (crew and equipment) Crew and Equipment consist of" Mini skid-loader (2) Chip Trucks 175 HP Vermeer Chipper 20" diameter (3) Men 110 HP Vermeer Stumper	$450/hour

III. FINDINGS.

Pursuant to the requirements of Section 33E-9 of the Illinois Criminal Code of 1961, the undersigned do hereby find that the Amendment: [check all that are appropriate]

X is germane to the Contract in its original form as signed; and/or

X is in the best interest of the Owner and authorized by law.

RECOMMENDED FOR ACCEPTANCE:

Village of Glen Ellyn

Date: 1.4.22

By: _____
Dave Buckley, Public Works Director

ACCEPTED:

D. Ryan Tree and Landscaping

Date: _____

By: _____

Village of Glen Ellyn

Date: _____

By: _____
Mark Franz, Village Manager

AMENDMENT

VILLAGE OF GLEN ELLYN SHEET _____1_____ OF ____2_____

AMENDMENT NO. _____2_____

PROJECT NAME: 2019-2021 Brush Removal Program-Additional 1-Year Extension

LOCATION: All Village Streets

CONTRACTOR: D. Ryan Tree and Landscape DATE: 1/9/2023

I. A. **DESCRIPTION OF AMENDMENT:**

The terms of the additional 1-year extension of the contract shall remain the same and will include AMENDMENT #1. The change to the contract falls under Section IV-Proposal Form on page 18. There is a 3.5% cost increase from the original contract and first 1-year extension amount.

B. REASON FOR CHANGE:

The Village and Contractor agreed to terms for a proposed additional 1-year extension with an increase of 3.5% from the original contracted amount.

II. AMENDMENT TO CONTRACT FOR LUMP SUM PRICE WITH CURBSIDE CHIPPING

Instead of $21,500 per month, the proposed 2023 cost would be $22,252.50 per month and $133,515 for the year.

III. FINDINGS.

Pursuant to the requirements of Section 33E-9 of the Illinois Criminal Code of 1961, the undersigned do hereby find that the Amendment: [check all that are appropriate]

X is germane to the Contract in its original form as signed; and / or

X is in the best interest of the Owner and authorized by law.

RECOMMENDED FOR ACCEPTANCE:

Village of Glen Ellyn

Date: _____ By: _____

Dave Buckley, Public Works Director

ACCEPTED:

D. Ryan Tree and Landscaping

Date: _____ By: _____

Village of Glen Ellyn

Date: _____ By: _____

Mark Franz, Village Manager

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

Meeting 1/23/2023 7:00 PM
Department: Finance
Department Head: Larry Noller
Category: Ordinance
Prepared By: Larry Noller

AGENDA ITEM (ID # 2023-73)

DOC ID: 2023-73

Ordinance No. 7012, an Ordinance Directing the Abatement of Ad Valorem Property Taxes in the amount of $163,395 for the Fiscal Year Beginning January 1, 2023 and Ending December 31, 2023 (Finance Director Noller)

Statement of the Issue:
The Village Board approved the 2022 property tax levy (to be collected in 2023) last November. The operating portion of the Village's levy, which supports both the Village's General Fund and Capital Projects Fund, was increased 4.9% compared to the prior year. During the 2023 budget discussions, the Board reached consensus to reduce (abate) the General Fund portion of the levy to increase by only the new growth factor of 0.6% while maintaining the 4.9% increase for the Capital Projects levy. The proposed ordinance will abate $163,395 of the levy, reducing the General Fund portion of the levy to a 0.6% increase from the prior year and an overall operating levy increase of 2.8%.

Analysis:
The Village Board approved the 2022 property tax levy (to be collected in 2023) in November, which included an increase in the operating levy for new growth of 0.6% plus 4.3%. New growth results in a levy increase of $47,610, with $22,799 for the General Fund and $24,811 for the Capital Projects Fund. The additional 4.3% increases the levy by $341,203, including $163,395 to the General Fund and $177,808 to the Capital Projects Fund. The total increase in the levy is $388,813, with $186,194 for the General Fund and $202,619 for the Capital Projects Fund.

The Village Board discussed the 2022 levy at multiple budget workshops. Based on those discussions, the 2023 proposed budget was revised to include an abatement of the General Fund portion of the levy in the amount of $163,395. This abatement will reduce the General Fund operating levy to include only the 0.6% for new growth. The increase in the levy for Capital Projects will remain at 4.9%, with the overall Village levy increasing by 2.8%. Attached is a summary of the change in the levy from the prior year to the current proposed levy, including the proposed abatements.

The Village's 2022 adopted levy is estimated to add $7.16 per $100,000 of a home's market value or $35.80 for a $500,000 home. With the abatement, the estimated increase is $3.72 per $100,000 of a home's market value or $18.60 for a $500,000 home.

Budget Impact:

The proposed abatement was included in the 2023 budget.

Contribution to Strategic Plan (if applicable)

Approval of the proposed abatement ordinance aligns with the Village's strategic plan initiatives of maintaining financial stability and maintaining capital funding viability.

Action Requested:

Motion to approve Ordinance No. 7012, an Ordinance Directing the Abatement of Ad Valorem Property Taxes in the amount of $163,395 for the Fiscal Year Beginning January 1, 2023 and Ending December 31, 2023

Attachments:

1. Abatement Ordinance 2022 Operating Levy
2. 2022 Property Tax Calculation - Adopted 4.9%
3. 2022 Property Tax Calculation - Proposed Abatements

Village of Glen Ellyn

Ordinance No._____

An Ordinance Directing the Abatement of
Ad Valorem Property Taxes in the Amount of $163,395
for the Fiscal Year Beginning January 1, 2023, and Ending December 31, 2023,
of the Village of Glen Ellyn, DuPage County, Illinois

Adopted by the
President and Board of Trustees
of the Village of Glen Ellyn
DuPage County, Illinois
this _____ day of _____, 2023

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 _____, 2023

Ordinance No._____

An Ordinance Directing the Abatement of Ad Valorem Property Taxes in the Amount of $163,395 for the Fiscal Year Beginning January 1, 2023, and Ending December 31, 2023, of the Village of Glen Ellyn, DuPage County, Illinois

Whereas, the Board of Trustees of the Village of Glen Ellyn, County of DuPage, in the State of Illinois, did on the 28th day of November, 2022, pass the Annual Budget for the Village of Glen Ellyn for the fiscal year beginning January 1, 2023, and ending December 31, 2023, which said Budget was duly considered and heard by public hearing on the 7th day of November, 2022, in accordance with the provisions of Chapter 65, 5/8-2-9, Illinois Compiled Statutes, 2002; and

Whereas, the Village of Glen Ellyn, after considering the annual adopted Budget and the amounts needed to be raised by taxation, authorized the extension of ad valorem property taxes to pay expenses incurred for the provision of police services and capital projects through the adoption of Ordinance No. 7000, entitled "An Ordinance for the Levy and Assessment of Taxes in the Amount of $15,778,694 for the Fiscal Year Beginning January 1, 2023 and Ending December 31, 2023, of the Village of Glen Ellyn, DuPage County, Illinois" passed November 28, 2022; and

Whereas, the President and Board of Trustees deem it to be in the best interest of the Village of Glen Ellyn to apply General Fund cash reserves totaling $163,395 to abate or reduce previously levied and approved property taxes for the 2023 fiscal year;

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

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

Section Two: A total of $163,395 shall be abated from 2022 ad valorem property taxes and shall be payable from available General Fund cash reserve balances.

Section Three: The DuPage County Clerk is hereby authorized and requested to abate 2022 ad valorem property taxes in the amount of $163,395 from amounts previously levied by Village Ordinance No. 7000 adopted on November 28, 2022, as follows:

VILLAGE GENERAL PURPOSE LEVY: (Police)	
Property Taxes Levied by Village Ordinance 7000 Adopted November 28, 2022	$ 3,986,068
Amount to Abate	(163,395)
REVISED VILLAGE GENERAL PURPOSE LEVY: (Police)	$ 3,822,673
VILLAGE GENERAL PURPOSE LEVY: (Capital Projects)	
Property Taxes Levied by Village Ordinance 7000 Adopted November 28, 2022	$ 4,337,707
Amount to Abate	-
REVISED VILLAGE GENERAL PURPOSE LEVY: (Capital Projects)	$ 4,337,707
VILLAGE GENERAL PURPOSE LEVY: (Total)	
Property Taxes Levied by Village Ordinance 7000 Adopted November 28, 2022	$ 8,323,775
Amount to Abate	(163,395)
REVISED VILLAGE GENERAL PURPOSE LEVY: (Total)	$ 8,160,380

Section Four: This Ordinance shall be in full force and effect upon 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, this _____day of_____, 2023.

Ayes		Mark Senak		Kelli		Gary Fasules

				Christiansen		
		Anne Gould		Kelley Kalinich		Bill Payne
		Steve Thompson				
Nays		Mark Senak		Kelli Christiansen		Gary Fasules
		Anne Gould		Kelley Kalinich		Bill Payne
		Steve Thompson				
Absent		Mark Senak		Kelli Christiansen		Gary Fasules
		Anne Gould		Kelley Kalinich		Bill Payne
		Steve Thompson				

Approved by the Village President of the Village of Glen Ellyn, Illinois, this_____day of_____, 2023.

_____
Village President of the
Attest: Village of Glen Ellyn, Illinois

_____
Village Clerk of the
Village of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the _____day of _____, 2023).

STATE OF ILLINOIS)

) SS

COUNTY OF DUPAGE)

FILING CERTIFICATE

I, the undersigned, do hereby certify that I am the duly qualified and acting County Clerk of The County of DuPage, Illinois, and as such official I do further certify that on the ____ day of _____, 2023, there was filed in my office a duly certified copy of Ordinance No. _____ entitled:

An Ordinance Directing the Abatement of Ad Valorem Property Taxes in the Amount of $163,395 for the Fiscal Year Beginning January 1, 2023, and Ending December 31, 2023, of the Village of Glen Ellyn, DuPage County, Illinois

(as supplemented by the Bond Order executed in connection therewith, the *"Ordinance"*) duly adopted by the Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois (the *"Village"*), on the ____ day of _____, 2023, and that the same has been deposited in the official files and records of my office.

I do further certify that the taxes heretofore levied for the year 2022, as described in the Ordinance, will be abated as provided for in the Ordinance.

IN WITNESS WHEREOF I hereunto affix my official signature and the seal of said County this ____ day of _____, 2023.

_____
County Clerk

[SEAL]

VILLAGE OF GLEN ELLYN

2022 PROPERTY TAX LEVY

(to be collected in FY2023)

	2021 Levy	2021 Taxes Extended	2022 Levy	Change from Taxes Extended $ Inc/(Dec)	Change from Taxes Extended % Inc/(Dec)	Change from Original Levy $ Inc/(Dec)	Change from Original Levy % Inc/(Dec)
VILLAGE LEVY:							
Operating - General Fund	$ 3,799,874	$ 3,800,582	3,986,068	$ 185,486	4.9%	$ 186,194	4.9%
Operating - Capital Fund	4,135,088	4,135,858	4,337,707	$ 201,849	4.9%	202,619	4.9%
Total	**7,934,962**	**7,936,440**	**8,323,775**	**387,335**	**4.9%**	**388,813**	**4.9%**
LIBRARY LEVY:							
Operating	$ 4,694,900	$ 4,699,581	$ 4,930,645	$ 231,064	4.9%	$ 235,745	5.0%
Total	**4,694,900**	**4,699,581**	**4,930,645**	**231,064**	**4.9%**	**235,745**	**5.0%**
TOTAL, VILLAGE AND LIBRARY							
Operating	$ 8,494,774	$ 8,500,162	$ 8,916,713	$ 416,551	4.9%	$ 421,939	5.0%
Operating - Capital	4,135,088	4,135,858	4,337,707	$ 201,849	4.9%	202,619	4.9%
Total Operating[1]	**12,629,862**	**12,636,021**	**13,254,420**	**618,399**	**4.9%**	**624,558**	**4.9%**
Aggregate Refunds-Village	$ 27,133	$ 28,311	$ -	$ (28,311)		$ (27,133)	
Aggregate Refunds-Library	$ 16,250	$ 17,301	$ -	$ (17,301)		(16,250)	
Total	**$ 12,673,245**	**$ 12,681,633**	**$ 13,254,420**	**$ 572,787**	**4.5%**	**$ 581,175**	**4.6%**

Abatements[2]

2015 General Obligation Bonds	815,544	Capital Projects Fund
2018 General Obligation Bonds	678,519	Capital Projects Fund
2020 General Obligation Bonds	606,673	Capital Projects Fund
2021A General Obligation Refunding Bonds	300,300	Village Links
2021B General Obligation Refunding Bonds	123,238	Capital Projects Fund
	2,524,274	
Total Tax Levy Ordinance Amount	$ 15,778,694	

1 Total operating increase is subject to required public hearing under the Truth in Taxation Act if percentage increase, excluding debt, is greater than 5.0% of taxes extended in prior year.

2 Abatement ordinances will be considered at a future meeting.

Note: There may be slight differences due to rounding

VILLAGE OF GLEN ELLYN

2022 PROPERTY TAX LEVY

(to be collected in FY2023)

	2021 Levy	2021 Taxes Extended	2021 Taxes Abated	2021 Taxes Ext & Abat	2022 Levy	2022 Proposed Abatements[2]	2022 Levy & Proposed Abatements	Change from Taxes Extended $ Inc/(Dec)	Change from Taxes Extended % Inc/(Dec)	Change from Original Levy $ Inc/(Dec)	Change from Original Levy % Inc/(Dec)
VILLAGE LEVY:											
Operating - General Fund	$ 3,799,874	$ 3,800,582	$ -	$ 3,800,582	$ 3,986,068	$ (163,395)	$ 3,822,673	$ 22,091	0.6%	$ 22,799	0.6%
Operating - Capital Fund	4,135,088	4,135,858	-	4,135,858	4,337,707	-	4,337,707	201,849	4.9%	202,619	4.9%
Total	**$ 7,934,962**	**$ 7,936,440**	**$ -**	**$ 7,936,440**	**$ 8,323,775**	**$ (163,395)**	**$ 8,160,380**	**$ 223,940**	**2.8%**	**$ 225,418**	**2.8%**
LIBRARY LEVY:											
Operating	$ 4,694,900	$ 4,699,581	$ -	$ 4,699,581	$ 4,930,645	$ -	$ 4,930,645	$ 231,064	4.9%	$ 235,745	5.0%
Total	**$ 4,694,900**	**$ 4,699,581**	**$ -**	**$ 4,699,581**	**$ 4,930,645**	**$ -**	**$ 4,930,645**	**$ 231,064**	**4.9%**	**$ 235,745**	**5.0%**
TOTAL, VILLAGE AND LIBRARY											
Operating	$ 8,494,774	$ 8,500,162	$ -	$ 8,500,162	$ 8,916,713	$ (163,395)	$ 8,753,318	$ 253,156	3.0%	$ 258,544	3.0%
Operating - Capital	4,135,088	4,135,858	-	4,135,858	4,337,707	-	4,337,707	201,849	4.9%	202,619	4.9%
Total Operating[1]	**$ 12,629,862**	**$ 12,636,021**	**$ -**	**$ 12,636,021**	**$ 13,254,420**	**$ (163,395)**	**$ 13,091,025**	**$ 455,004**	**3.6%**	**$ 461,163**	**3.7%**
Aggregate Refunds-Village	$ 27,133	$ 28,311	$ -	$ 28,311	$ -	$ -	$ -	$ (28,311)		$ (27,133)	
Aggregate Refunds-Library	16,250	17,301	-	17,301	-	-	-	(17,301)		(16,250)	
Total	**$ 12,673,245**	**$ 12,681,633**	**$ -**	**$ 12,681,633**	**$ 13,254,420**	**$ (163,395)**	**$ 13,091,025**	**$ 409,392**	**3.2%**	**$ 417,780**	**3.3%**

Debt Service Abatements[2]

2015 General Obligation Bonds	Capital Projects Fund	$ 815,544	$ (815,544)	$ -
2018 General Obligation Bonds	Capital Projects Fund	678,519	(678,519)	-
2020 General Obligation Bonds	Capital Projects Fund	606,673	(606,673)	-
2021A General Obligation Refunding Bonds	Village Links	300,300	(300,300)	-
2021B General Obligation Refunding Bonds	Capital Projects Fund	123,238	(123,238)	-
		$ 2,524,274	**$ (2,524,274)**	**$ -**
	Total Amount	**$ 15,778,694**	**$ (2,687,669)**	**$ 13,091,025**

1. Total operating increase is subject to required public hearing under the Truth in Taxation Act if percentage increase, excluding debt, is greater than 5.0% of taxes extended in prior year.
2. Abatement ordinances will be considered at a future meeting.

Note: There may be slight differences due to rounding

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

Meeting 1/23/2023 7:00 PM
Department: Finance
Department Head: Larry Noller
Category: Ordinance
Prepared By: Larry Noller

AGENDA ITEM (ID # 2023-68)

DOC ID: 2023-68

Ordinance No. 7013, An Ordinance Directing the Application of Funds from Specified Sources to the Payment of Principal and Interest Upon General Obligation Bonds, Series 2015 (Capital Projects Bonds) for the Fiscal Year 2023 in the amount of $815,543.76 (Finance Director Noller)

Statement of the Issue:
The Village issued bonds in 2015 to fund construction of a new police station and for stormwater improvements. The Village decided to fund these capital improvements through reprioritization of its capital program rather than through a property tax increase. The Village Board must approve an abatement ordinance annually so that property taxes are not levied by the County to pay the debt service.

Analysis:
The proposed abatement ordinance will abate the 2022 debt service property tax levy in the amount of $815,543.76.

Budget Impact:
The 2023 budget includes funding for the abatement of the 2015 bonds.

Contribution to Strategic Plan (if applicable)
Approval of the proposed abatement ordinance aligns with the Village's strategic plan initiatives of maintaining financial stability and maintaining capital funding viability.

Action Requested:
Adoption of the proposed abatement ordinance.

Attachments:
1. Abatement Ordinance 2015 Bonds

Village of Glen Ellyn

Ordinance No. _____

An Ordinance Directing the Application of Funds from Specified Sources to the Payment of Principal and Interest upon General Obligation Bonds, Series 2015 (Capital Projects Bonds), for the Fiscal Year 2023 in the amount of $815,543.76

Adopted by the

President and the Board of Trustees

Of the Village of Glen Ellyn

DuPage County, Illinois

This _____ Day of _____, 2023.

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 _____, 2023.

PREPARED BY AND MAIL TO:

VILLAGE OF GLEN ELLYN

ATTN: VILLAGE CLERK

535 DUANE STREET

GLEN ELLYN, IL 60137

Ordinance No. _____

An Ordinance Directing the Application of Funds from Specified Sources to the Payment of Principal and Interest upon General Obligation Bonds, Series 2015 (Capital Projects Bonds), For the Fiscal Year 2023 in the Amount of $815,543.76

Whereas, by Ordinance No. 6332, passed July 13, 2015, the Village of Glen Ellyn authorized the issuance of General Obligation Bonds, Series 2015; and

Whereas, it has been determined by the Village's Finance Director that funds are available from the Capital Projects Fund to pay the Fiscal Year 2023 debt service of the General Obligation Bonds, Series 2015; and

Whereas, the President and Board of Trustees deem it to be in the best interest of the Village of Glen Ellyn to apply the aforestated revenue to the payment of debt service on the General Obligation Bonds, Series 2015 in that said excess revenue may be lawfully used for the payment of principal and interest on said Bonds;

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

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

Section Two: Pursuant to the authority of Paragraph 5/8-3-4 of the Illinois Municipal Code (IL. compiled Statutes, Ch. 65, Par. 5/8-3-4), the President and Board of Trustees of the Village of Glen Ellyn hereby authorize and direct the application of eight hundred fifteen thousand, five hundred forty-three dollars and seventy-six cents ($815,543.76) from the Capital Projects Fund

for payment of the principal and interest accruing on Glen Ellyn General Obligation Bonds, Series 2015, for the Fiscal Year 2023.

Section Three: The Village Clerk is hereby authorized and requested to serve a certified copy of this Ordinance upon the DuPage County Clerk to certify that eight hundred fifteen thousand, five hundred forty-three dollars and seventy-six cents ($815,543.76) is available from the Capital Projects Fund for payment of the principal and interest accruing on Glen Ellyn General Obligation Bonds, Series 2015, for the Fiscal Year 2023.

Section Four: The County Clerk is hereby authorized and requested to abate the ad valorem property tax for payment of the principal and interest upon Glen Ellyn General Obligation Bonds, Series 2015, in the amount of $815,543.76.

Section Five: Pursuant to the provisions of Paragraph 5/8-3-4 of the Illinois Municipal Code (IL Compiled Statutes, Ch. 65, Par. 5/8-3-4), the Finance Director is hereby authorized and directed to set apart those funds designated herein for application to the payment of Glen Ellyn General Obligation Bonds, Series 2015, for payment of principal and interest for Fiscal Year 2023 and not disburse that amount for any other purpose until and unless the stated debt service has been paid and discharged.

Section Six: This Ordinance shall be in full force and effect upon 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, this_____day of_____, 2023.

Ayes		Mark Senak		Kelli Christiansen		Gary Fasules
		Anne Gould		Kelley Kalinich		Bill Payne
		Steve Thompson				
Nays		Mark Senak		Kelli Christiansen		Gary Fasules
		Anne Gould		Kelley Kalinich		Bill Payne
		Steve Thompson				
Absent		Mark Senak		Kelli Christiansen		Gary Fasules
		Anne Gould		Kelley Kalinich		Bill Payne
		Steve Thompson				

Approved by the Village President of the Village of Glen Ellyn, Illinois, this_____day of_____, 2023.

_____
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 _____, 2023).

STATE OF ILLINOIS)

) SS

COUNTY OF DUPAGE)

FILING CERTIFICATE

I, the undersigned, do hereby certify that I am the duly qualified and acting County Clerk of The County of DuPage, Illinois, and as such official I do further certify that on the ____ day of _____, 2023, there was filed in my office a duly certified copy of Ordinance No. _____ entitled:

An Ordinance Directing the Application of Funds from Specified Sources to the Payment of Principal and Interest upon General Obligation Bonds, Series 2015 (Capital Projects Bonds), For the Fiscal Year 2023 in the Amount of $815,543.76

(as supplemented by the Bond Order executed in connection therewith, the "Ordinance") duly adopted by the Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois (the "Village"), on the ____ day of _____, 2023, and that the same has been deposited in the official files and records of my office.

I do further certify that the taxes heretofore levied for the year 2022 for the payment of the Village's General Obligation Bonds, Series 2015, as described in the Ordinance, will be abated as provided for in the Ordinance.

IN WITNESS WHEREOF I hereunto affix my official signature and the seal of said County this ____ day of _____, 2023.

_____

County Clerk

[SEAL]

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

Meeting 1/23/2023 7:00 PM
Department: Finance
Department Head: Larry Noller
Category: Ordinance
Prepared By: Larry Noller

AGENDA ITEM (ID # 2023-69)

DOC ID: 2023-69

Ordinance No. 7014, 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 2023 in the amount of $678,518.76 (Finance Director Noller)

Statement of the Issue:
The Village issued bonds in 2018 for the parking garage, street and streetscape, and Civic Center improvements. The Village decided to fund these capital improvements through use of reserves as well as a new food and beverage tax rather than a property tax increase. The Village Board must pass an abatement ordinance annually so that property taxes are not levied by the County to pay the debt service cost.

Analysis:
The proposed ordinance will abate the 2022 debt service property tax levy in the amount of $678,518.76.

Budget Impact:
The 2023 budget includes funding for the abatement of the 2018 bonds.

Contribution to Strategic Plan (if applicable)
Approval of the proposed abatement ordinance aligns with the Village's strategic plan initiatives of maintaining financial stability and maintaining capital funding viability.

Action Requested:
Adoption of the proposed abatement ordinance.

Attachments:
1. Abatement Ordinance 2018 Bonds

Village of Glen Ellyn

Ordinance No. _____

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 2023 in the amount of $678,518.76

Adopted by the

President and the Board of Trustees

Of the Village of Glen Ellyn

DuPage County, Illinois

This _____ Day of _____, 2023.

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 _____, 2023.

PREPARED BY AND MAIL TO:

VILLAGE OF GLEN ELLYN
ATTN: VILLAGE CLERK
535 DUANE STREET
GLEN ELLYN, IL 60137

Ordinance No. _____

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 2023 in the Amount of $678,518.76

Whereas, by Ordinance No. 6642, passed November 13, 2018, the Village of Glen Ellyn authorized the issuance of General Obligation Bonds, Series 2018; and

Whereas, it has been determined by the Village's Finance Director that funds are available from the Capital Projects Fund to pay the Fiscal Year 2023 debt service of the General Obligation Bonds, Series 2018; and

Whereas, the President and Board of Trustees deem it to be in the best interest of the Village of Glen Ellyn to apply the aforestated revenue to the payment of debt service on the General Obligation Bonds, Series 2018 in that said excess revenue may be lawfully used for the payment of principal and interest on said Bonds;

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

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

Section Two: Pursuant to the authority of Paragraph 5/8-3-4 of the Illinois Municipal Code (IL. compiled Statutes, Ch. 65, Par. 5/8-3-4), the President and Board of Trustees of the Village of Glen Ellyn hereby authorize and direct the application of six hundred seventy-eight thousand, five hundred eighteen dollars and seventy-six cents ($678,518.76) from the Capital

Projects Fund for payment of the principal and interest accruing on Glen Ellyn General Obligation Bonds, Series 2018, for the Fiscal Year 2023.

Section Three: The Village Clerk is hereby authorized and requested to serve a certified copy of this Ordinance upon the DuPage County Clerk to certify that six hundred seventy-eight thousand, five hundred eighteen dollars and seventy-six cents ($678,518.76) is available from the Capital Projects Fund for payment of the principal and interest accruing on Glen Ellyn General Obligation Bonds, Series 2018, for the Fiscal Year 2023.

Section Four: The County Clerk is hereby authorized and requested to abate the ad valorem property tax for payment of the principal and interest upon Glen Ellyn General Obligation Bonds, Series 2018, in the amount of $678,518.76.

Section Five: Pursuant to the provisions of Paragraph 5/8-3-4 of the Illinois Municipal Code (IL Compiled Statutes, Ch. 65, Par. 5/8-3-4), the Finance Director is hereby authorized and directed to set apart those funds designated herein for application to the payment of Glen Ellyn General Obligation Bonds, Series 2018, for payment of principal and interest for Fiscal Year 2023 and not disburse that amount for any other purpose until and unless the stated debt service has been paid and discharged.

Section Six: This Ordinance shall be in full force and effect upon 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, this_____day of_____, 2023.

Ayes		Mark Senak		Kelli Christiansen		Gary Fasules
		Anne Gould		Kelley Kalinich		Bill Payne
		Steve Thompson				
Nays		Mark Senak		Kelli Christiansen		Gary Fasules
		Anne Gould		Kelley Kalinich		Bill Payne
		Steve Thompson				
Absent		Mark Senak		Kelli Christiansen		Gary Fasules
		Anne Gould		Kelley Kalinich		Bill Payne
		Steve Thompson				

Approved by the Village President of the Village of Glen Ellyn, Illinois, this_____day of_____, 2023.

_____
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 _____, 2023).

STATE OF ILLINOIS)

) SS

COUNTY OF DUPAGE)

FILING CERTIFICATE

I, the undersigned, do hereby certify that I am the duly qualified and acting County Clerk of The County of DuPage, Illinois, and as such official I do further certify that on the ____ day of _____, 2023, there was filed in my office a duly certified copy of Ordinance No. _____ entitled:

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 2023 in the Amount of $678,518.76

(as supplemented by the Bond Order executed in connection therewith, the "Ordinance") duly adopted by the Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois (the "Village"), on the ____ day of _____, 2023, and that the same has been deposited in the official files and records of my office.

I do further certify that the taxes heretofore levied for the year 2022 for the payment of the Village's General Obligation Bonds, Series 2018, as described in the Ordinance, will be abated as provided for in the Ordinance.

IN WITNESS WHEREOF I hereunto affix my official signature and the seal of said County this ____ day of _____, 2023.

_____

County Clerk

[SEAL]

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

Meeting 1/23/2023 7:00 PM
Department: Finance
Department Head: Larry Noller
Category: Ordinance
Prepared By: Larry Noller

AGENDA ITEM (ID # 2023-70)

DOC ID: 2023-70

Ordinance No. 7015, An Ordinance Directing the Application of Funds from Specified Sources to the Payment of Principal and Interest Upon General Obligation Bonds, Series 2020 (Capital Projects Bonds) for the Fiscal Year 2023 in the amount of $606,672.50 (Finance Director Noller)

Statement of the Issue:
The Village issued another series of bonds in 2020 for the parking garage, street and streetscape, and property acquisition. The Village decided to fund these capital improvements and related debt service improvements through use of reserves as well as a food and beverage tax rather than a property tax increase. The Village Board must pass an abatement ordinance annually so that property taxes are not levied by the County to pay the debt service.

Analysis:
The proposed ordinance will abate the 2022 debt service property tax levy in the amount of $606,672.50.

Budget Impact:
The 2023 budget includes funding for the abatement of the 2020 bonds.

Contribution to Strategic Plan (if applicable)
Approval of the proposed abatement ordinance aligns with the Village's strategic plan initiatives of maintaining financial stability and maintaining capital funding viability.

Action Requested:
Adoption of the proposed abatement ordinance.

Attachments:
1. Abatement Ordinance 2020 Bonds

Village of Glen Ellyn

Ordinance No. _____

An Ordinance Directing the Application of Funds from Specified Sources to the Payment of Principal and Interest upon General Obligation Bonds, Series 2020 (Capital Projects Bonds), for the Fiscal Year 2023 in the amount of $606,672.50

Adopted by the

President and the Board of Trustees

Of the Village of Glen Ellyn

DuPage County, Illinois

This _____ Day of _____, 2023.

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 _____, 2023.

PREPARED BY AND MAIL TO:

VILLAGE OF GLEN ELLYN

ATTN: VILLAGE CLERK

535 DUANE STREET

GLEN ELLYN, IL 60137

Ordinance No. _____

An Ordinance Directing the Application of Funds from Specified Sources to the Payment of Principal and Interest upon General Obligation Bonds, Series 2020 (Capital Projects Bonds), For the Fiscal Year 2023 in the Amount of $606,672.50

Whereas, by Ordinance No. 6802, passed August 24, 2020, the Village of Glen Ellyn authorized the issuance of General Obligation Bonds, Series 2020; and

Whereas, it has been determined by the Village's Finance Director that funds are available from the Capital Projects Fund to pay the Fiscal Year 2023 debt service of the General Obligation Bonds, Series 2020; and

Whereas, the President and Board of Trustees deem it to be in the best interest of the Village of Glen Ellyn to apply the aforestated revenue to the payment of debt service on the General Obligation Bonds, Series 2020 in that said excess revenue may be lawfully used for the payment of principal and interest on said Bonds;

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

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

Section Two: Pursuant to the authority of Paragraph 5/8-3-4 of the Illinois Municipal Code (IL. compiled Statutes, Ch. 65, Par. 5/8-3-4), the President and Board of Trustees of the Village of Glen Ellyn hereby authorize and direct the application of six hundred six thousand, six hundred seventy-two dollars and fifty cents ($606,672.50) from the Capital Projects Fund for

payment of the principal and interest accruing on Glen Ellyn General Obligation Bonds, Series 2020, for the Fiscal Year 2023.

Section Three: The Village Clerk is hereby authorized and requested to serve a certified copy of this Ordinance upon the DuPage County Clerk to certify that six hundred six thousand, six hundred seventy-two dollars and fifty cents ($606,672.50) is available from the Capital Projects Fund for payment of the principal and interest accruing on Glen Ellyn General Obligation Bonds, Series 2020, for the Fiscal Year 2023.

Section Four: The County Clerk is hereby authorized and requested to abate the ad valorem property tax for payment of the principal and interest upon Glen Ellyn General Obligation Bonds, Series 2020, in the amount of $606,672.50.

Section Five: Pursuant to the provisions of Paragraph 5/8-3-4 of the Illinois Municipal Code (IL Compiled Statutes, Ch. 65, Par. 5/8-3-4), the Finance Director is hereby authorized and directed to set apart those funds designated herein for application to the payment of Glen Ellyn General Obligation Bonds, Series 2020, for payment of principal and interest for Fiscal Year 2023 and not disburse that amount for any other purpose until and unless the stated debt service has been paid and discharged.

Section Six: This Ordinance shall be in full force and effect upon 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, this_____day of_____, 2023.

Ayes		Mark Senak		Kelli Christiansen		Gary Fasules
		Anne Gould		Kelley Kalinich		Bill Payne
		Steve Thompson				
Nays		Mark Senak		Kelli Christiansen		Gary Fasules
		Anne Gould		Kelley Kalinich		Bill Payne
		Steve Thompson				
Absent		Mark Senak		Kelli Christiansen		Gary Fasules
		Anne Gould		Kelley Kalinich		Bill Payne
		Steve Thompson				

Approved by the Village President of the Village of Glen Ellyn, Illinois, this_____day of_____, 2023.

_____
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 _____, 2023).

STATE OF ILLINOIS)

) SS

COUNTY OF DUPAGE)

FILING CERTIFICATE

I, the undersigned, do hereby certify that I am the duly qualified and acting County Clerk of The County of DuPage, Illinois, and as such official I do further certify that on the ____ day of _____, 2023, there was filed in my office a duly certified copy of Ordinance No. _____ entitled:

An Ordinance Directing the Application of Funds from Specified Sources to the Payment of Principal and Interest upon General Obligation Bonds, Series 2020 (Capital Projects Bonds), For the Fiscal Year 2023 in the Amount of $606,672.50

(as supplemented by the Bond Order executed in connection therewith, the "Ordinance") duly adopted by the Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois (the "Village"), on the ____ day of _____, 2023, and that the same has been deposited in the official files and records of my office.

I do further certify that the taxes heretofore levied for the year 2022 for the payment of the Village's General Obligation Bonds, Series 2020, as described in the Ordinance, will be abated as provided for in the Ordinance.

IN WITNESS WHEREOF I hereunto affix my official signature and the seal of said County this ____ day of _____, 2023.

_____

County Clerk

[SEAL]

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

Meeting 1/23/2023 7:00 PM
Department: Finance
Department Head: Larry Noller
Category: Ordinance
Prepared By: Larry Noller

AGENDA ITEM (ID # 2023-71)

DOC ID: 2023-71

Ordinance No. 7016, An Ordinance Directing the Application of Funds from Specified Sources to the Payment of Principal and Interest Upon General Obligation Refunding Bonds, Series 2021A (2012 Refunding Bonds) for the Fiscal Year 2023 in the amount of $300,300.00 (Finance Director Noller)

Statement of the Issue:
The Village refunded a portion of the 2012 Village Links Clubhouse bonds to achieve debt service savings in 2021. This created the 2021A General Obligation Refunding Bonds. As with the 2012 bonds, this series will be paid with revenues from the Village Links/Reserve 22 and not through a property tax levy. The Village Board must approve an abatement ordinance annually so that property taxes are not levied by the County to pay the debt service.

Analysis:
The proposed ordinance will abate the 2022 debt service property tax levy in the amount of $300,300.00.

Budget Impact:
The 2023 budget includes funding for the abatement of the 2021A bonds.

Contribution to Strategic Plan (if applicable)
Approval of the proposed abatement ordinance aligns with the Village's strategic plan initiatives of maintaining financial stability and maintaining capital funding viability.

Action Requested:
Approve the attached abatement ordinance.

Attachments:
1. Abatement Ordinance 2021A Bonds

Village of Glen Ellyn

Ordinance No.

An Ordinance Directing the Application of Funds from Specified Sources to the Payment of Principal and Interest upon General Obligation Bonds, Series 2021A (2012 Refunding Bonds) for the Fiscal Year 2023 in the amount of $300,300.00

Adopted by the

President and the Board of Trustees

Of the Village of Glen Ellyn

DuPage County, Illinois

This _____ Day of _____, 2023.

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 _____, 2023.

PREPARED BY AND MAIL TO:

VILLAGE OF GLEN ELLYN
ATTN: VILLAGE CLERK
535 DUANE STREET
GLEN ELLYN, IL 60137

Ordinance No.

An Ordinance Directing the Application of Funds from Specified Sources to the Payment of Principal and Interest upon General Obligation Bonds, Series 2021A (2012 Refunding Bonds), for the Fiscal Year 2023 in the Amount of $300,300.00

Whereas, by Ordinance No. 6904, passed September 13, 2021, the Village of Glen Ellyn authorized the issuance of General Obligation Refunding Bonds, Series 2021A which refinanced a portion of General Obligation Bonds, Series 2012 (Village Links Clubhouse Bonds); and

Whereas, it has been determined by the Village's Finance Director that funds are available from the Village Links/Reserve 22 Fund to pay that portion of the Fiscal Year 2023 (January 1, 2023 through December 31, 2023) debt service of the General Obligation Refunding Bonds, Series 2021A; and

Whereas, the President and Board of Trustees deem it to be in the best interest of the Village of Glen Ellyn to apply the aforestated revenue to the payment of debt service on the General Obligation Refunding Bonds, Series 2021A in that said excess revenue may be lawfully used for the payment of principal and interest on said Bonds;

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

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

Section Two: Pursuant to the authority of Paragraph 5/8-3-4 of the Illinois Municipal Code (IL. compiled Statutes, Ch. 65, Par. 5/8-3-4), the President and Board of Trustees of the

Village of Glen Ellyn hereby authorize and direct the application of three hundred thousand, three hundred dollars ($300,300.00) from the Village Links/Reserve 22 Fund for payment of the principal and interest accruing on Glen Ellyn General Obligation Refunding Bonds, Series 2021A, for the Fiscal Year 2023 (January 1, 2023 through December 31, 2023).

Section Three: The Village Clerk is hereby authorized and requested to serve a certified copy of this Ordinance upon the DuPage County Clerk to certify that three hundred thousand, three hundred dollars ($300,300.00) is available from the Village Links/Reserve 22 Fund for payment of the principal and interest accruing on Glen Ellyn General Obligation Refunding Bonds, Series 2021A, for the Fiscal Year 2023 (January 1, 2023 through December 31, 2023).

Section Four: The County Clerk is hereby authorized and requested to abate the ad valorem property tax for payment of the principal and interest upon Glen Ellyn General Obligation Refunding Bonds, Series 2021A, in the amount of $300,300.00.

Section Five: Pursuant to the provisions of Paragraph 5/8-3-4 of the Illinois Municipal Code (IL Compiled Statutes, Ch. 65, Par. 5/8-3-4), the Finance Director is hereby authorized and directed to set apart those funds designated herein for application to the payment of Glen Ellyn General Obligation Refunding Bonds, Series 2021A, for payment of principal and interest for Fiscal Year 2023 (January 1, 2023 through December 31, 2023) and not disburse that amount for any other purpose until and unless the stated debt service has been paid and discharged.

Section Six: This Ordinance shall be in full force and effect upon 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, this_____day of_____, 2023.

Ayes		Mark Senak		Kelli Christiansen		Gary Fasules
		Anne Gould		Kelley Kalinich		Bill Payne
		Steve Thompson				
Nays		Mark Senak		Kelli Christiansen		Gary Fasules
		Anne Gould		Kelley Kalinich		Bill Payne
		Steve Thompson				
Absent		Mark Senak		Kelli Christiansen		Gary Fasules
		Anne Gould		Kelley Kalinich		Bill Payne
		Steve Thompson				

Approved by the Village President of the Village of Glen Ellyn, Illinois, this_____day of_____, 2023.

_____
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 _____, 2023).

STATE OF ILLINOIS)

) SS

COUNTY OF DUPAGE)

FILING CERTIFICATE

I, the undersigned, do hereby certify that I am the duly qualified and acting County Clerk of The County of DuPage, Illinois, and as such official I do further certify that on the ____ day of _____, 2023, there was filed in my office a duly certified copy of Ordinance No. _____ entitled:

An Ordinance Directing the Application of Funds from Specified Sources to the Payment of Principal and Interest upon General Obligation Bonds, Series 2021A (2012 Refunding Bonds), for the Fiscal Year 2023 in the Amount of $300,300.00

(as supplemented by the Bond Order executed in connection therewith, the *"Ordinance"*) duly adopted by the Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois (the *"Village"*), on the ____ day of _____, 2023, and that the same has been deposited in the official files and records of my office.

I do further certify that the taxes heretofore levied for the year 2022 for the payment of the Village's General Obligation Bonds, Series 2021A, as described in the Ordinance, will be abated as provided for in the Ordinance.

IN WITNESS WHEREOF I hereunto affix my official signature and the seal of said County this ____ day of _____, 2023.

_____

County Clerk

[SEAL]

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

Meeting 1/23/2023 7:00 PM
Department: Finance
Department Head: Larry Noller
Category: Ordinance
Prepared By: Larry Noller

AGENDA ITEM (ID # 2023-72)

DOC ID: 2023-72

Ordinance No. 7017, An Ordinance Directing the Application of Funds from Specified Sources to the Payment of Principal and Interest Upon General Obligation Refunding Bonds, Series 2021B (2015 Refunding Bonds) for the Fiscal Year 2023 in the amount of $123,237.50 (Finance Director Noller)

Statement of the Issue:
The Village refunded a portion of the 2015 Police Station bonds to achieve debt service savings in 2021. This created the 2021B General Obligation Refunding Bonds. As with the 2015 bonds, this series will be paid with revenues from Capital Projects Fund (namely the Food & Beverage Tax) and not through a property tax levy. The Village Board must approve an abatement ordinance annually so that property taxes are not levied by the County to pay the debt service.

Analysis:
The proposed ordinance will abate the 2022 debt service property tax levy in the amount of $123,237.50.

Budget Impact:
The 2023 budget includes funding for the abatement of the 2021B bonds.

Contribution to Strategic Plan (if applicable)
Approval of the proposed abatement ordinance aligns with the Village's strategic plan initiatives of maintaining financial stability and maintaining capital funding viability.

Action Requested:
Approve the attached abatement ordinance.

Attachments:
1. Abatement Ordinance 2021B Bonds

Village of Glen Ellyn

Ordinance No. _____

An Ordinance Directing the Application of Funds from Specified Sources to the Payment of Principal and Interest upon General Obligation Bonds, Series 2021B (2015 Refunding Bonds) for the Fiscal Year 2023 in the amount of $123,237.50

Adopted by the

President and the Board of Trustees

Of the Village of Glen Ellyn

DuPage County, Illinois

This _____ Day of _____, 2023.

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 _____, 2023.

PREPARED BY AND MAIL TO:

VILLAGE OF GLEN ELLYN
ATTN: VILLAGE CLERK
535 DUANE STREET
GLEN ELLYN, IL 60137

Ordinance No. _____

An Ordinance Directing the Application of Funds from Specified Sources to the Payment of Principal and Interest upon General Obligation Bonds, Series 2021B (2015 Refunding Bonds), for the Fiscal Year 2023 in the Amount of $123,237.50

Whereas, by Ordinance No. 6904, passed September 13, 2021, the Village of Glen Ellyn authorized the issuance of General Obligation Refunding Bonds, Series 2021B which refinanced a portion of General Obligation Bonds, Series 2015 (Police Station Bonds); and

Whereas, it has been determined by the Village's Finance Director that funds are available from the Capital Projects Fund to pay that portion of the Fiscal Year 2023 (January 1, 2023 through December 31, 2023) debt service of the General Obligation Refunding Bonds, Series 2021B; and

Whereas, the President and Board of Trustees deem it to be in the best interest of the Village of Glen Ellyn to apply the aforestated revenue to the payment of debt service on the General Obligation Refunding Bonds, Series 2021B in that said excess revenue may be lawfully used for the payment of principal and interest on said Bonds;

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

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

Section Two: Pursuant to the authority of Paragraph 5/8-3-4 of the Illinois Municipal Code (IL. compiled Statutes, Ch. 65, Par. 5/8-3-4), the President and Board of Trustees of the Village of Glen Ellyn hereby authorize and direct the application of one hundred twenty-three

thousand, two hundred thirty-seven dollars and fifty cents ($123,237.50) from the Village Links/Reserve 22 Fund for payment of the principal and interest accruing on Glen Ellyn General Obligation Refunding Bonds, Series 2021B, for the Fiscal Year 2023 (January 1, 2023 through December 31, 2023).

Section Three: The Village Clerk is hereby authorized and requested to serve a certified copy of this Ordinance upon the DuPage County Clerk to certify that one hundred twenty-three thousand, two hundred thirty-seven dollars and fifty cents ($123,237.50) is available from the Capital Projects Fund for payment of the principal and interest accruing on Glen Ellyn General Obligation Refunding Bonds, Series 2021B, for the Fiscal Year 2023 (January 1, 2023 through December 31, 2023).

Section Four: The County Clerk is hereby authorized and requested to abate the ad valorem property tax for payment of the principal and interest upon Glen Ellyn General Obligation Refunding Bonds, Series 2021B, in the amount of $123,237.50.

Section Five: Pursuant to the provisions of Paragraph 5/8-3-4 of the Illinois Municipal Code (IL Compiled Statutes, Ch. 65, Par. 5/8-3-4), the Finance Director is hereby authorized and directed to set apart those funds designated herein for application to the payment of Glen Ellyn General Obligation Refunding Bonds, Series 2021B, for payment of principal and interest for Fiscal Year 2023 (January 1, 2023 through December 31, 2023) and not disburse that amount for any other purpose until and unless the stated debt service has been paid and discharged.

Section Six: This Ordinance shall be in full force and effect upon 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,

this_____day of_____, 2023.

Ayes		Mark Senak		Kelli Christiansen		Gary Fasules
		Anne Gould		Kelley Kalinich		Bill Payne
		Steve Thompson				
Nays		Mark Senak		Kelli Christiansen		Gary Fasules
		Anne Gould		Kelley Kalinich		Bill Payne
		Steve Thompson				
Absent		Mark Senak		Kelli Christiansen		Gary Fasules
		Anne Gould		Kelley Kalinich		Bill Payne
		Steve Thompson				

Approved by the Village President of the Village of Glen Ellyn, Illinois, this_____day of_____, 2023.

_____
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 _____, 2023).

STATE OF ILLINOIS)

) SS

COUNTY OF DUPAGE)

FILING CERTIFICATE

I, the undersigned, do hereby certify that I am the duly qualified and acting County Clerk of The County of DuPage, Illinois, and as such official I do further certify that on the ____ day of _____, 2023, there was filed in my office a duly certified copy of Ordinance No. _____ entitled:

An Ordinance Directing the Application of Funds from Specified Sources to the Payment of Principal and Interest upon General Obligation Bonds, Series 2021B (2015 Refunding Bonds), for the Fiscal Year 2023 in the Amount of $123,237.50

(as supplemented by the Bond Order executed in connection therewith, the *"Ordinance"*) duly adopted by the Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois (the *"Village"*), on the ____ day of _____, 2023, and that the same has been deposited in the official files and records of my office.

I do further certify that the taxes heretofore levied for the year 2022 for the payment of the Village's General Obligation Bonds, Series 2021B, as described in the Ordinance, will be abated as provided for in the Ordinance.

IN WITNESS WHEREOF I hereunto affix my official signature and the seal of said County this ____ day of _____, 2023.

_____

County Clerk

[SEAL]

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

Meeting 1/23/2023 7:00 PM
Department: Community Development
Department Head: Marty Scott
Category: Ordinance
Prepared By: Atrin Fard

AGENDA ITEM (ID # 2023-96)

DOC ID: 2023-96

Ordinance No. 7018, An Ordinance Extending the Expiration Date of Ordinance No. 6546 which Granted a Preliminary Planned Unit Development for Lots 1 to 5 of the 375-395 Roosevelt Road Subdivision, Glen Ellyn, IL 60137 (Senior Planner Fard)

Statement of the Issue:

Request: JB Development, Inc. on behalf of MIKI Properties, LLC – Roselle is requesting approval of Amendments to the Preliminary Planned Unit Development with deviations, Final Planned Unit Development, a Zoning Code Text Amendment, Special Use Permits, and variations from the Sign Code to accommodate the redevelopment and operation of a new car wash at 375 Roosevelt Road and an accessory parking lot equipped with vacuum stalls at 401 Taft Avenue – Lots 4 and 5 of the 375-395 Roosevelt Road Subdivision. In order to proceed with the project as proposed, the petitioner will need approval of the following:

1. An extension to the expiration date of Ordinance No. 6546 which granted a Preliminary Planned Unit Development for Lots 1 to 5 of the 375-395 Roosevelt Road Subdivision.

2. A Zoning Text Amendment in accordance with Section 10-10-13 of the Glen Ellyn Zoning Code to amend Section 10-4-16(B)(2) automobile repair to add "and services" under the Special Uses in the C4 Office District.

3. Amendments to the Preliminary Planned Unit Development Plan for the entire site and Final Planned Unit Development Plan for Lots 4 and 5, in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code, including the following deviations from the Zoning Code:

a. Sections 10-4-16(D)(1) and 10-4-16(G)(1) to allow the parking lot on Lot 5 to be 8.5 feet from the front property line where an unobstructed/unpaved front setback of 10 feet shall be reserved for open space and landscaping.
b. Section 10-4-16(D)(6) to allow improvements on a nonconforming lot (Lot 5) with a depth of 132 feet where a minimum depth of 140 feet is required for lots within C4 Zoning District.
c. Section 10-5-4(A)-4(a) to allow pay booths with canopy to be located closer to Taft Avenue than the principal building on Lot 4 where accessory structures shall be located no closer to the front property line than the principal structure on the lot.

d. Section 10-5-4(A)-4(a) and Table 10-5-5(B)4#40 to allow a trash enclosure to be located in the front of the building, closer to the Taft Avenue than the building on Lot 4 where trash enclosures are not permitted obstructions in the required front yard and shall not be closer to the street than the principal structure on the lot.
e. Section 10-5-5(C)(1) to allow an impervious surface setback of one (1) foot along the west interior side lot line on Lot 4 where approximately 7.44 feet is required.
f. Section 10-5-5(C)(1) to allow an impervious surface setback of 11 feet along the rear lot line on Lot 5 where approximately 13.87 feet is required.
g. Section 10-5-9(G) to allow a loading space on Lot 4 to be visible from Roosevelt Road where off-street loading spaces shall be so located not to be visible from any public right-of-way.
h. Section 10-5-8(H) to allow no landscaped island at the south end of the parking row on Lot 4 where a landscaped island shall be provided at the end of every row of parking stalls with a minimum width and length equal to the size of the parking spaces in the subject lot.
i. Section 10-5-11(J) to allow the driveway approach on Roosevelt Road for Lot 4 to have approximately 150 feet of spacing from the driveway approach to the west and approximately 153 feet from Lot 3's driveway approach to the east where a minimum of 185 feet of separation is required between driveway approaches located on arterials with 35 mph speed limit.

4. A Special Use Permit for Lot 4 in accordance with Section 10-4-15(B)(1) of the Glen Ellyn Zoning Code to allow an "automobile car wash" in the C3 Service Commercial District.

5. A Special Use Permit for Lot 5 in accordance with Section 10-4-16(B)(2) of the Glen Ellyn Zoning Code to allow an "automobile repair and services" in the C4 Office District.

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

a. Section 4-5-10(A)(4) to allow a secondary wall sign for a 5,262 square-foot establishment on Lot 4 where only establishments of 15,000 square feet or more are permitted to have secondary wall signage.
b. Section 4-5-10(A) to allow a total combined sign area of 198.4 square feet on Lot 4 where the total square footage of signage permitted on the site is 120 square feet.

7. Exterior Appearance reviewed in accordance with the Glen Ellyn Appearance Review Guidelines, Ordinance No. 5508.

Analysis:
Previous Approvals: The entire development site is made up of 4.19 acres, which was formerly used for Leslie Car Wash and Enterprise Rent-A-Car rental service. On November 14, 2017, the Village Board adopted Ordinance No. 6546, which granted approval for a Major Subdivision to re-subdivide the property to create five new lots and a Preliminary PUD to redevelop three restaurant establishments on Lots 1-3 and an office building on Lot 5. The western parcel on the site, Lot 4, was occupied by Leslie Car Wash at the time and intended to remain an ongoing business until its redevelopment. Ordinance No. 6546 also approved a Final PUD to Lot 1 in addition to a Special Use Permit, variations from the Sign Code, and Exterior Appearance to construct an Andy's Frozen Custard with a drive-through. It should be noted that Condition (F) in Section Seven of Ordinance No. 6546 states that applications for Final PUD Plans for Lots 2, 3, and 5 are to be submitted for review and approval within two years from the date of the Preliminary PUD Approval, or

November 13, 2019.

Lot 2, located between Andy's Frozen Custard and Buona Beef, is currently undeveloped and anticipated to be used as a restaurant with a drive-through, though no Final PUD application nor plans have been submitted.

On June 25, 2018, Ordinance No. 6610 granted approval of a Final PUD Plan, a Special Use Permit, variations from the Sign Code, and Exterior Appearance to construct a Buona Beef restaurant with a drive-through on Lot 3.

On May 10, 2020, the Village Board approved Ordinance No. 6771, extending the expiration date of Ordinance No. 6546, by which Final PUD Plan applications for Lots 2 and 5 must be filed from November 13, 2019, to November 13, 2021. As Ordinance No. 6771 has also expired, in order to utilize the approved Preliminary PUD, granted by Ordinance No. 6546, and to accommodate future redevelopments of Lots 2, 4, and 5 with Final PUD Plan approvals, a new ordinance will need to be adopted by the Village Board to extend the expiration date of Ord. 6546 to November 13, 2023.

Project Summary: The subject property was previously owned by LM Commercial Development and is recently purchased by MIKI Properties, LLC that operates Jet Brite Car Wash facilities throughout Illinois. The petitioner is proposing to demolish the existing Leslie Car Wash on Lot 4 (approximately 0.88 acres), which is currently leased by Budget Truck Rental, to construct a new 5,262 square foot (35.7' by 150.7') 1-story car wash establishment with vacuum stations, automated pay stations, and designated stacking lanes. The proposal also calls for improvement of the existing parking lot on Lot 5 (approximately 0.84 acres), which is in disrepair, to accommodate a new parking lot with additional off-site vacuum stalls and several employee parking spaces. Additional information about the project is available for review in the following links to the Plan Commission packet and Architectural Appearance Commission packet.

Plan Commission Recommendation: The Plan Commission considered the proposed Zoning Text Amendment, Amendment to the Preliminary Planned Unit Development with deviations from the Zoning Code, Final PUD, a Special Use Permit for a car wash, a Special Use Permit for automobile repair and service, and variations from the Sign Code at a public hearing on December 8, 2022. Dave Dalesandro of JB Development, Inc. was sworn in and responded to Commissioners' questions regarding the business operations, staffing, traffic, signage, lighting, and the noise level generated by vacuum stations. One member of the public spoke at the hearing expressing concerns about traffic movement across Taft Ave. from car wash to vacuum areas. He also voiced concerns regarding the extent of "automobile repair and services" on Lot 5, to which staff responded that only proposed uses are allowed to operate, and no service expansion will be permitted. By a vote of 9-0 the Plan Commission unanimously recommended approval of the requests, subject to the following conditions:

1. That the petitioners construct, maintain, and operate the development in substantial conformance with the plans and testimony presented at the Plan Commission public hearing and before the Village Board of Trustees.
2. That Village Board approves an ordinance extending the expiration date of Ordinance No. 6546 to November 13, 2023.
3. That no work on the project should commence until an IDOT right-of-way permit has been issued for the project.

4. That a stormwater management information and Stormwater Certification Application shall be submitted with permit plans for the project.

Architectural Appearance Commission Recommendation: The Architectural Appearance Commission reviewed the proposed Exterior Appearance at a public meeting on December 14, 2022. No members of the public spoke at the meeting in either opposition to or in support of the project. The Commission discussed different color treatments for the front façade facing Roosevelt Road and requested petitioners to provide alternative illustrations for that elevation. The Commission also commented on the color of the trash enclosures gates and suggested that they be painted in the same muted yellow color as the enclosures' walls. By a vote of 5-0, the Commission recommended approval of the proposed Exterior Appearance subject to the following conditions:

1. That the project is constructed in substantial conformance with the plans as presented and the testimony presented at the Architectural Appearance Commission meeting, the Plan Commission public hearing, and before the Village Board of Trustees.
2. That a building permit shall be required for the exterior alterations.
3. That trash enclosures openings shall be the same color as the walls next to it.

Per Commission's request, the petitioner provided six different painting alternatives for the car wash northern façade (see attached Six Alternatives for Car Wash's Front Façade). The alternatives were individually shared with the Commissioners via email. Six of the seven Commissioners selected alternative A-3 with red brick across the entire street-facing façade. Therefore, staff suggests adding the following condition to the above-mentioned list:

4. That red brick being used across the car wash façade facing north (Roosevelt Road).

The petitioners have updated the elevations and renderings to reflect the AAC's recommendations for the color of the brick on the car wash's north elevation and trash enclosures' gates (see updated renderings and elevations attached).

Budget Impact:
N/A

Contribution to Strategic Plan (if applicable)
The 2020-2022 Strategic Plan identifies the Roosevelt Road retail corridor as a strength with an attractive brand that would leverage future opportunities. The 2020-2022 plan also indicates threats such as maintaining safe and accessible businesses along Roosevelt Road and anticipates aesthetic improvements to be challenging along this corridor.

Action Requested:
Village Board Action: The Village Board may approve, approve with conditions or deny the petitioner's request for approval of a Zoning Text Amendment, Amendments to the Preliminary Planned Unit Development with deviations from the Zoning Code, Final PUD, a Special Use Permit for a car wash, a Special Use Permit for automobile repair and service, variations from the Sign Code and the Exterior Appearance to accommodate a new Jet Brite Car Wash at 375 Roosevelt Road and 401 Taft Avenue. In accordance with the Plan Commission and Architectural Appearance Commission's recommendations, Village Staff has prepared an Ordinance to approve the request for

consideration at the January 23, 2023 Village Board meeting.

Attachments:

1. 1. Draft Ordinance to Approve the Extension of Ordinance No. 6546
2. Ordinance 6546

Village Of Glen Ellyn

Ordinance No. _____

An Ordinance Extending the Expiration Date of Ordinance No. 6546 which Granted a Preliminary Planned Unit Development for Lots 1 to 5 of the 375-395 Roosevelt Road Subdivision, 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. _____

An Ordinance Extending the Expiration Date of Ordinance No. 6546 which Granted a Preliminary Planned Unit Development for Lots 1 to 5 of the 375-395 Roosevelt Road Subdivision, Glen Ellyn, IL 60137

Whereas, LM Value Commercial LLC, previous owner of Lots 1 to 5 of the 375-395 Roosevelt Road Subdivision generally located at 375-415 Roosevelt Road & 401 Taft Avenue, Glen Ellyn, Illinois, which is legally described as follows ("Subdivision"):

PARCEL 1:
LOTS 9 THROUGH 17, BOTH INCLUSIVE, (EXCEPT THE NORTH 5 FEET OF SAID LOTS) AND LOTS 18 THROUGH 26, BOTH INCLUSIVE, TOGETHER WITH THE WEST ½ OF VACATED ALLEY, (EXCEPT THE NORTH 5 FEET THEREOF) LYING EAST OF AND ADJACENT TO THE EAST LINE OF LOTS 9 AND 26, PER DOCUMENT NO. R84-59324, IN BLOCK 81 IN WHEATON ESTATES, BEING A SUBDIVISION IN SECTIONS 22 AND 23, TOWNSHIP 39 RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 1925 AS DOCUMENT 197514, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
LOTS 11 THROUGH 15, BOTH INCLUSIVE, IN BLOCK 79 IN WHEATON ESTATES, BEING A SUBDIVISION IN SECTION 22 AND SECTION 23, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEROF RECORDED AUGUST 7, 1925 AS DOCUMENT 197514, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:
THE EAST HALF OF VACATED HILLCREST AVENUE (EXCEPT THE NORTH 5 FEET THEREOF) (VACATED PER PLAT OF VACATION RECORDED AS DOCUMENT R84-59323) TOGETHER WITH THAT PART OF THE WEST HALF OF VACATED HILLCREST AVENUE LYING SOUTH OF THE SOUTH LINE OF ROOSEVELT ROAD AND NORTH OF THE NORTH LINE OF TAFT AVENUE IN WHEATON ESTATES, VACATED BY ORDINANCE RECORDED NOVEMBER 9, 1988 AS DOCUMENT R88-129113, WHICH IS LYING WITHIN LOT 1 IN GRANDMA SALLY'S ASSESSMENT PLAT RECORDED SEPTEMBER 12, 2001 AS DOCUMENT R2001-193452, ALL FALLING WHEATON ESTATES, BEING A SUBDIVISION IN SECTION 22 AND SECTION 23, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 1925 AS DOCUMENT 197514, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.s: 05-23-100-030 , 05-23-100-029, 05-22-203-007, 05-22-203-006, and 05-22-207-006

requested approval of the following (collectively, the "Zoning Approval"):

1. A Preliminary and Final Plat of Subdivision in accordance with Section 11-3-4 and Section 11-3-5, respectively, of the Glen Ellyn Subdivision Regulations Code.
2. A Preliminary Planned Unit Development Plan for the entire site and a Final Planned Unit Development Plan for Lot 1, in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code with deviations from the Zoning Code.
3. A Special Use Permit for a drive-in commercial facility (i.e. drive-through) for Lot 1 in accordance with Section 10-4-15(B)9 of the Zoning Code.
4. Variations from Sections 4-5-10(B)2 and 4-5-5(G) of the Glen Ellyn Sign Code for Lot 1.
5. Exterior Appearance approval for Lot 1 in accordance with the Glen Ellyn Appearance Review Guidelines, Ordinance 5508.

All to accommodate the redevelopment of the Subdivision and a new Andy's Frozen Custard drive-through on Lot 1 of the development, at a duly noticed public hearing before the Glen Ellyn Plan Commission on October 12, 2017; and

Whereas, the Village President and Board of Trustees of the Village of Glen Ellyn passed Ordinance No. 6546 (Exhibit "A") on November 13, 2017, which granted the Zoning Approval; and

Whereas, Condition (F) in Section Seven of Ordinance No. 6546 states that applications for Final PUD Plans for Lots 2, 3, and 5 are to be submitted for review and approval within two years from the date of the Preliminary PUD Approval, or November 13, 2019, and such date has since passed; and

Whereas, the Village President and Board of Trustees of the Village of Glen Ellyn passed Ordinance No. 6610 on June 25, 2018, which granted approval of a Final PUD Plan, a Special Use Permit, variations from the Sign Code, and Exterior Appearance to construct a Buona Beef restaurant with a drive-through on Lot 3; and

Whereas, the Village President and Board of Trustees of the Village of Glen Ellyn passed Ordinance No. 6771 (Exhibit "B") on May 10, 2020, which extended the expiration date of Ordinance No. 6546, by which Final PUD Plan applications for Lots 2, 3, and 5 must be filed from

November 13, 2019, to November 13, 2021; and

Whereas, LM Value Commercial LLC sold Lot 4, currently known as 375 Roosevelt Road, in 2018 and Lot 5, currently known as 401 Taft Avenue, in 2021 to MIKI Properties, LLC – Roselle ("Owner"); and

Whereas, the Owner filed a development request with the Village in February 2022 for Lots 4 and 5 regarding a prospective car wash facility with vacuum stations; and

Whereas, the Owner has requested an extension of the timeframe in which Final PUD Plan applications for Lots 2, 4 and 5, must be filed from November 13, 2019 to November 13, 2023; and

Whereas, the Village President and the Board of Trustees have considered said request and have determined good cause has been shown to grant an extension until November 13, 2023, and that it is in the best interest of the Village of Glen Ellyn that this extension be granted.

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: Final PUD Plan applications for Lots 2, 4 and 5, as identified in Exhibits "C" and "D" of Ordinance No. 6546, be submitted for review and approval by November 13, 2023, six years after the date of approval of this Ordinance No. 6546.

Section Two: In the event that Final PUD Plan applications for Lots 2, 4 and 5, as identified in Exhibits "C" and "D" of Ordinance No. 6546, are not submitted for review and approval within the prescribed extended timeframe, the Preliminary PUD approval for the remaining undeveloped lots shall expire.

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

Section Four. The Village Clerk is hereby authorized to record to this Ordinance with the

DuPage County Recorder.

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

	Ayes		**Nays**		**Absent**
Fasules					
Gould					
Thompson					
Kalinich					
Payne					
Christiansen					
Senak **(in event of a tie)**					

_____
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 _____.)

FRED BUCHOLZ
DUPAGE COUNTY RECORDER
SEP. 20, 2018 10:05 AM
PLAT $108.00 05-22-202-025
PLAT PAGE COUNT: 1
032 PAGES R2018-088648

Village Of Glen Ellyn

Ordinance No. 6546
An Ordinance Approving
A Preliminary Plat of Subdivision, A Final Plat of Subdivision, A Preliminary Planned Unit Development, A Final Planned Unit Development for Lot 1, A Special Use Permit for Lot 1, Variations from the Sign Code for Lot 1, and Exterior Appearance for Lot 1
For the Construction and Operation of an Andy's Frozen Custard shop with a drive-thru
on Property Commonly Known as 375-395 Roosevelt Road & 681 Taft Avenue
Glen Ellyn, Illinois 60137

Adopted by the
President and the Board of Trustees
of the Village of Glen Ellyn
DuPage County, Illinois
This 13 Day of Nov, 2017.

Published in pamphlet form by the authority of the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois,
this 14 day of Nov, 2017.

PREPARED BY AND MAIL TO:
VILLAGE OF GLEN ELLYN
ATTN: VILLAGE CLERK
535 DUANE STREET
GLEN ELLYN, IL 60137

Ordinance No. 6546
An Ordinance Approving
A Preliminary Plat of Subdivision, A Final Plat of Subdivision, A Preliminary Planned Unit Development, A Final Planned Unit Development for Lot 1, A Special Use Permit for Lot 1, Variations from the Sign Code for Lot 1, and Exterior Appearance for Lot 1
For the Construction and Operation of an Andy's Frozen Custard shop with a drive-thru
on Property Commonly Known as 375-395 Roosevelt Road & 681 Taft Avenue
Glen Ellyn, Illinois 60137

Whereas, LM Commercial Development, owner of property commonly known as 375-395 Roosevelt Road and 681 Taft Avenue, has petitioned the Village President and Board of Trustees for approval of the following:

1. A Preliminary and Final Plat of Subdivision in accordance with Section 11-3-4 and Section 11-3-5, respectively, of the Glen Ellyn Subdivision Regulations Code.

2. A Preliminary Planned Unit Development Plan for the entire site and a Final Planned Unit Development Plan for Lot 1, in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code, including the following deviations from the Zoning Code:
   a. A deviation from Section 10-5-5(C) to allow an impervious surface setback of as little as 6 feet on Lot 1 along the east lot line, in lieu of the minimum impervious surface setback of 6.25 feet required.
   b. A deviation from Section 10-5-5(C) to allow an impervious surface setback of as little as 2 feet on Lot 1 along the west lot line, in lieu of the minimum impervious surface setback of 6.25 feet required.
   c. A deviation from Section 10-5-5(C) to allow an impervious surface setback of as little as 7 feet on Lot 2 along the east lot line, in lieu of the minimum impervious surface setback of 7.5 feet required.
   d. A deviation from Section 10-5-5(C) to allow an impervious surface setback of as little as 1 foot on Lot 2 along the west lot line, in lieu of the minimum impervious surface setback of 7.5 feet required.
   e. A deviation from Section 10-5-5(C) to allow an impervious surface setback of as little as 1.5 feet on Lot 3 along the east lot line, in lieu of the minimum impervious surface setback of 6.75 feet required.
   f. A deviation from Section 10-5-5(C) to allow an impervious surface setback of as little as 4 feet on Lot 3 along the west lot line, in lieu of the minimum impervious surface setback of 6.75 feet required.

3. A Special Use Permit for a drive-in commercial facility (i.e. drive-thru) for Lot 1 in accordance with Section 10-4-15(B)9 of the Zoning Code.

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

a. A variation from Section 4-5-10(B)2 to allow eight (8) wall signs on Lot 1 of the development in lieu of the maximum one (1) wall sign permitted.

b. A variation from Section 4-5-10(B)2 to allow a total wall signage area of 288 square feet in lieu of the maximum 30 square feet permitted.

c. A variation from Section 4-5-5(G) to allow neon tube lighting on the north, east, and west elevations of the building which would otherwise be prohibited.

5. Exterior Appearance approval for Lot 1 in accordance with the Glen Ellyn Appearance Review Guidelines, Ordinance 5508.

All to accommodate the redevelopment of the subject property and a new Andy's Frozen Custard drive-thru on Lot 1 of the development; and

Whereas, the portion of the subject property at 375-395 Roosevelt Road is located in the C3 Service Commercial District and the portion of the property at 681 Taft Avenue is in the C4 Office District.; and

Whereas, the property is legally described as follows:

PARCEL 1:
LOTS 9 THROUGH 17, BOTH INCLUSIVE, (EXCEPT THE NORTH 5 FEET OF SAID LOTS) AND LOTS 18 THROUGH 26, BOTH INCLUSIVE, TOGETHER WITH THE WEST ½ OF VACATED ALLEY, (EXCEPT THE NORTH 5 FEET THEREOF) LYING EAST OF AND ADJACENT TO THE EAST LINE OF LOTS 9 AND 26, PER DOCUMENT NO. R84-59324, IN BLOCK 81 IN WHEATON ESTATES, BEING A SUBDIVISION IN SECTIONS 22 AND 23, TOWNSHIP 39 RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 1925 AS DOCUMENT 197514, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
LOTS 11 THROUGH 15, BOTH INCLUSIVE, IN BLOCK 79 IN WHEATON ESTATES, BEING A SUBDIVISION IN SECTION 22 AND SECTION 23, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEROF RECORDED AUGUST 7, 1925 AS DOCUMENT 197514, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:
THE EAST HALF OF VACATED HILLCREST AVENUE (EXCEPT THE NORTH 5 FEET THEREOF) (VACATED PER PLAT OF VACATION RECORDED AS DOCUMENT R84-59323) TOGETHER WITH THAT PART OF THE WEST HALF OF VACATED HILLCREST AVENUE LYING SOUTH OF THE SOUTH LINE OF ROOSEVELT ROAD AND NORTH OF THE NORTH LINE OF TAFT AVENUE IN WHEATON ESTATES, VACATED BY

ORDINANCE RECORDED NOVEMBER 9, 1988 AS DOCUMENT R88-129113, WHICH IS LYING WITHIN LOT 1 IN GRANDMA SALLY'S ASSESSMENT PLAT RECORDED SEPTEMBER 12, 2001 AS DOCUMENT R2001-193452, ALL FALLING WHEATON ESTATES, BEING A SUBDIVISION IN SECTION 22 AND SECTION 23, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 1925 AS DOCUMENT 197514, IN DUPAGE COUNTY, ILLINOIS.
P.I.N.: 05-22-202-025, 05-22-203-004, 05-22-203-005, 05-22-207-005, 05-23-100-009, 05-23-100-023, 05-23-100-025, 05-23-100-026, 05-23-100-027, 05-23-102-001, and 05-23-102-002

Whereas, following due and proper publication of notice in The Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto, the Plan Commission of the Village of Glen Ellyn conducted a public hearing on October 12, 2017 at which hearing the Plan Commission considered the petitioner's request for approval of the Major Subdivision, Preliminary Planned Unit Development of the entire site with zoning deviations, Final Planned Unit Development for Lot 1, Special Use Permit for a drive-in commercial facility for an Andy's Frozen Custard on Lot 1, and variations from the Sign Code for Lot 1; and

Whereas, at the October 12, 2017 public hearing of the Plan Commission, the petitioner presented evidence, testimony, and exhibits in support of the requests and no members of the public spoke in opposition to or in favor of the proposal; and

Whereas, after having considered the evidence presented, including the exhibits and materials submitted, the Plan Commission made its findings of fact and recommendations and by a vote of five (5) "yes" and two (2) "no", the Plan Commission recommended approval of the variations from the Sign Code as set forth in the October 12, 2017 minutes of the Plan Commission, a draft of which is attached hereto as Exhibit "A"; and

Whereas, after having considered the evidence presented, including the exhibits and materials submitted, the Plan Commission made its findings of fact and recommendations and by a vote of seven (7) "yes" and zero (0) "no", the Plan Commission recommended approval of the Major Subdivision, Preliminary Planned Unit Development of the entire site with zoning deviations, Final

Planned Unit Development for Lot 1, and Special Use Permit for a drive-in commercial facility for an Andy's Frozen Custard on Lot 1 as set forth in the October 12, 2017 minutes of the Plan Commission, a draft of which is attached hereto as Exhibit "A"; and

Whereas, staff has performed the review of the application for Exterior Appearance and has determined the proposed exterior appearance is in substantial conformance with the Village's Appearance Review Guidelines and recommends approval of the proposed exterior appearance with the following conditions:

1. The Glen Gery brick be modified in color from Twilight to red; and
2. An architectural element be incorporated on both the east and west elevations of the building on the brick to break up the blank mass of the brick wall; and

Whereas, the Village President and Board of Trustees have reviewed the evidence, exhibits, and materials presented at the October 12, 2017 Plan Commission public hearing and have considered the recommendation of the Plan Commission; and

Whereas, the President and Board of Trustees have determined that granting the requested Preliminary and Final Plat of Subdivision is consistent with the goals of the Glen Ellyn Subdivision Regulations Code, that granting the requested Preliminary Planned Unit Development for the entire site, the Final Planned Unit Development and Special Use Permit for Lot 1 is consistent with the goals of the Glen Ellyn Zoning Code, that granting the Variations from the Sign Code for Lot 1 is consistent with the goals of the Glen Ellyn Sign Code, and that granting the Exterior Appearance for Lot 1 of the project is consistent with the objectives of the Glen Ellyn Appearance Review Guidelines.

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

Section One: The minutes from the October 12, 2017 Plan Commission public hearing, a draft of which is attached hereto as Exhibit "A", and the findings of fact contained in the petitioner's applications, as well as in the preambles above, are hereby adopted as the findings of fact of the Village President and Board of Trustees based upon their review of the evidence, exhibits, and materials presented at the October 12, 2017 public hearing of the Plan Commission.

Section Two: Based upon the findings of fact and recommendations of the Plan Commission, as adopted herein, and the findings of fact and conclusions set forth in the preambles above, the Village President and Board of Trustees hereby grant approval of the proposed Final and Preliminary Plat of Subdivision.

Section Three: Based upon the findings of fact and recommendations of the Plan Commission, as adopted herein, and the findings of fact and conclusions set forth in the preambles above, the Village President and Board of Trustees hereby grant approval of the proposed Preliminary Planned Unit Development for the entire site and the Final Planned Unit Development for Lot 1.

Section Four: Based upon the findings of fact and recommendations of the Plan Commission, as adopted herein, and the findings of fact and conclusions set forth in the preambles above, the Village President and Board of Trustees hereby grant approval of the Special Use Permit for a drive-thru facility to allow the construction of a drive-thru Andy's Frozen Custard on Lot 1.

Section Five: Based upon the findings of fact and recommendations of the Plan Commission, as adopted herein, and the findings of fact and conclusions set forth in the preambles above, the Village President and Board of Trustees hereby grant approval of the Variations from the Sign Code for Lot 1.

Section Six: Based upon the staff recommendation for Exterior Appearance approval, and the findings of fact and conclusions set forth in the preambles above, the Village President and Board of Trustees hereby grant approval of the Exterior Appearance for Lot 1.

Section Seven: The granting of the approvals for the Major Subdivision, Preliminary Planned Unit Development for the entire site, Final Planned Unit Development for Lot 1, Special Use Permit for Lot 1, Variations from the Sign Code for Lot 1, and Exterior Appearance for Lot 1 is subject to the following conditions:

A. The project shall be constructed in substantial conformance with the plans submitted and the testimony presented at a draft of which is public hearing before the Plan Commission, with the exterior appearance plans recommended by staff, and with the petitioner's application packet including the following plans and documents referenced below, as though they were attached to this Ordinance:
    1. Application for a Major Subdivision stamped received October 6, 2017
    2. Application for Preliminary Planned Unit Development stamped received October 6, 2017
    3. Application for a Final Planned Unit Development stamped received October 6, 2017
    4. Application for a Special Use Permit stamped received October 6, 2017
    5. Application for Sign Variations stamped received October 6, 2017
    6. Application for Exterior Appearance Review stamped received October 6, 2017
    7. Narrative prepared by the petitioner dated October 6, 2017
    8. Plat of Subdivision prepared by Wolfpack Consulting, LLC dated October 5, 2017 attached hereto as Exhibit "B"
    9. Existing Conditions and Preliminary Site Demolition Plan prepared by Civworks Consulting, LLC dated October 5, 2017
    10. Preliminary Site Dimensional Plan and Paving Plan prepared by prepared by Civworks Consulting, LLC dated October 5, 2017 attached hereto as Exhibit "C"
    11. Final Site Plan prepared by Metz & Company dated October 21, 2017 attached hereto as Exhibit "D"
    12. Landscape Plan (2 pages) prepared by Metz & Company dated October 21, 2017 attached hereto as Exhibit "E"
    13. Preliminary Site Utility Plan prepared by Civworks Consulting, LLC dated October 5, 2017
    14. Preliminary Site Grading Plan prepared by Civworks Consulting, LLC dated October 5, 2017
    15. Pervious/Impervious Areas Exhibit prepared by Civworks Consulting, LLC dated October 5, 2017
    16. Site Improvement Phasing Diagram prepared by Civworks Consulting, LLC dated October 5, 2017 attached hereto as Exhibit "F"
    17. Photometric Plan prepared by Craig A Schneider Architects, dated August 21, 2017, attached hereto as Exhibit "G"
    18. Tree Preservation Plan prepared by Metz & Company dated July 20, 2017
    19. Trash Enclosure Plan prepared by Craig A. Schneider Architects dated October 9, 2017 attached hereto as Exhibit "H"
    20. Andy's Floor Plan prepared by Craig A. Schneider Architects dated September 21, 2017

21. Andy's Building Elevations (2 pages) prepared by Craig A. Schneider Architects dated September 13, 2017 attached hereto as Exhibit "I"
22. Andy's Sign Elevations (3 pages), stamped received October 6, 2017 attached hereto as Exhibit "J"

B. During the request for approval of a Final PUD for each of Lots 2, 3, and 5, details shall be provided, for review by Staff and recommendation by the Plan Commission, indicating that the quasi-public open space will provide a public amenity including providing benches, tables, and accessible routes to enter each seating area on Lots 2, 3, and 5.

C. Final IDOT approval of the two proposed Roosevelt Road accesses shall be obtained and submitted to the Village prior to the issuance of any building permit with the exception of a building permit for building demolition.

D. The cross access agreement for Lots 1-4 shall be finalized and recorded prior to the issuance of any building permits, except for a building demolition permit.

E. That the site is to be restored with sod groundcover within six (6) months after demolition of Phase I of the Enterprise building demolition takes place until such time that Lots 2 and 3 have received Final PUD approval.

F. The Final PUD for Lots 2, 3, and 5 to be submitted for review and approval within two years from the date of the Preliminary PUD approval.

G. That the shared interconnecting storm easements being provided throughout the lots be approved by the Village Engineer prior to the issuance of any building permit, except for a demolition permit.

H. That the Final Plat of Subdivision and Plats of Vacation be finalized and recorded prior to the issuance of any building permit with the exception of a building permit for building demolition.

I. The Glen Gery brick be modified in color from Twilight to red.

J. An architectural element be incorporated on both the east and west elevations of the building on the brick to break up the blank mass of the brick wall.

K. All exterior neon lighting shall be turned off when the store is closed for business.

Section Eight: The Building and Zoning Official is hereby authorized to issue all necessary building and occupancy permits pursuant to the Preliminary and Final Plat of Subdivision, Preliminary Planned Unit Development for the entire site, Final Planned Unit Development for Lot 1, Special Use Permit for Lot 1, Sign Variations for Lot 1, and Exterior Appearance for Lot 1

approved herein, provided that all the conditions set forth hereinabove have been met and that the applicant complies with all other applicable laws and ordinances of the Village of Glen Ellyn. This grant of approval of the aforementioned requests shall expire and become null and void within 24 months of the date of this Ordinance unless a temporary occupancy permit is applied for within said time period, provided, however, that the Village Board, by motion, may extend the period during which an occupancy permit must be applied for. Further, the Village Board may, for good cause shown, waive or modify any conditions set forth in this ordinance without requiring that the matter return for public hearing.

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

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

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

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this 13 day of Nov, 2017.

Ayes: Trustee Enright, Fasseas, Kenwood, Lidesic, Snyder, Senak

Nays: 0

Absent: 0

Approved by the Village President of the Village of Glen Ellyn, Illinois, this 13 day of Nov, 2017.

Village President

Attest:

Village Clerk

(Published in pamphlet form and posted on the 14 day of November 2017.)

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

Meeting 1/23/2023 7:00 PM
Department: Community Development
Department Head: Marty Scott
Category: Ordinance
Prepared By: Atrin Fard

AGENDA ITEM (ID # 2023-98)

DOC ID: 2023-98

Ordinance No. 7019, An Ordinance Approving a Zoning Text Amendment, a Preliminary Planned Unit Development Plan Amendment with deviations, a Final Planned Unit Development Plan, a Special Use Permit for a Car Wash, a Special Use Permit for Automobile Services, Variations from the Sign Code, and Exterior Appearance Approval to Construct a Jet Brite Car Wash with Vacuum Stations on Lots 4 and 5 of the 375-395 Roosevelt Road Subdivision Located at 375 Roosevelt Road and 401 Taft Avenue, Glen Ellyn, Illinois 60137 (Senior Planner Fard)

Statement of the Issue:
Please see the memo provided for the above-referenced Ordinance, extending the expiration date of Ordinance No. 6546.

Analysis:
Please see the memo provided for the above-referenced Ordinance, extending the expiration date of Ordinance No. 6546.

Budget Impact:
N/A

Contribution to Strategic Plan (if applicable)
Please see the memo provided for the above-referenced Ordinance, extending the expiration date of Ordinance No. 6546.

Action Requested:
Please see the memo provided for the above-referenced Ordinance, extending the expiration date of Ordinance No. 6546.

Attachments:
1. 2. Draft Ordinance to Approve ZTA, Prelim PUD Amd, Final PUD, SV, SUPs
2. 2.1. Exhibit A – Draft Minutes from December 8, 2022, PC Meeting
3. 2.2. Exhibit B – Draft Minutes from December 14, 2022, AAC Meeting
4. 2.3. Exhibit C – Zoning Code Text Amendment
5. 3. Six Alternatives for Car Wash's Front Façade

Village Of Glen Ellyn

Ordinance No. _____

An Ordinance Approving a Zoning Text Amendment, a Preliminary Planned Unit Development Plan Amendment with deviations, a Final Planned Unit Development Plan, a Special Use Permit for a Car Wash, a Special Use Permit for Automobile Services, Variations from the Sign Code, and Exterior Appearance Approval to Construct a Jet Brite Car Wash with Vacuum Stations on Lots 4 and 5 of the 375-395 Roosevelt Road Subdivision Located at 375 Roosevelt Road and 401 Taft Avenue, Glen Ellyn, Illinois 60137

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

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

Prepared by and mail to:
Village of Glen Ellyn
Attn: Village Clerk
535 Duane Street
Glen Ellyn, IL 60137

Ordinance No. _____

An Ordinance Approving a Zoning Code Text Amendment, a Preliminary Planned Unit Development Plan Amendment with deviations, a Final Planned Unit Development Plan, a Special Use Permit for a Car Wash, a Special Use Permit for Automobile Services, Variations from the Sign Code, and Exterior Appearance Approval to Construct a Jet Brite Car Wash with Vacuum Stations on Lots 4 and 5 of the 375-395 Roosevelt Road Subdivision Located at 375 Roosevelt Road and 401 Taft Avenue, Glen Ellyn, Illinois 60137

Whereas, JB Development, Inc. on behalf of MIKI Properties, LLC – Roselle, owner of property ("Owner") commonly known as 375 Roosevelt Road and 401 Taft Avenue ("Property"), has petitioned the Village President and Board of Trustees for approval of the following:

A. A Zoning Code Text Amendment in accordance with Section 10-10-13 of the Glen Ellyn Zoning Code to Section 10-4-16(B)(2) automobile repair to add "and services" under the Special Uses in the C4 Office District.

B. Amendments to the Preliminary Planned Unit Development Plan for the entire site and a Final Planned Unit Development Plan for Lots 4 and 5, in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code, including the following deviations from the Zoning Code:

    a. A deviation from Sections 10-4-16(D)(1) and 10-4-16(G)(1) to allow the parking lot on Lot 5 to be 8.5 feet from the front property line where an unobstructed/unpaved front setback of 10 feet shall be reserved for open space and landscaping.
    b. A deviation from Section 10-4-16(D)(6) to allow improvements on a nonconforming lot (Lot 5) with a depth of 132 feet where a minimum depth of 140 feet is required for lots within C4 Zoning District.
    c. A deviation from Section 10-5-4(A)-4(a) to allow pay booths with canopy to be located closer to Taft Avenue than the principal building on Lot 4 where accessory structures shall be located no closer to the front property line than the principal structure on the lot.
    d. A deviation from Section 10-5-4(A)-4(a) and Table 10-5-5(B)4#40 to allow a trash enclosure to be located in the front of the building, closer to the Taft Avenue than the building on Lot 4 where trash enclosures are not permitted obstructions in the required front yard and shall not be closer to the street than the principal structure on the lot.
    e. A deviation from Section 10-5-5(C)(1) to allow an impervious surface setback of one (1) foot along the west interior side lot line on Lot 4 where approximately 7.44 feet is required.
    f. A deviation from Section 10-5-5(C)(1) to allow an impervious surface setback of 11 feet along the rear lot line on Lot 5 where approximately 13.87 feet is required.
    g. A deviation from Section 10-5-9(G) to allow a loading space on Lot 4 to be

visible from Roosevelt Road where off-street loading spaces shall be so located not to be visible from any public right-of-way.

h. A deviation from Section 10-5-8(H) to allow no landscaped island at the south end of the parking row on Lot 4 where a landscaped island shall be provided at the end of every row of parking stalls with a minimum width and length equal to the size of the parking spaces in the subject lot.
i. A deviation from Section 10-5-11(J) to allow the driveway approach on Roosevelt Road for Lot 4 to have approximately 150 feet of spacing from the driveway approach to the west and approximately 153 feet from Lot 3's driveway approach to the east where a minimum of 185 feet of separation is required between driveway approaches located on arterials with 35 mph speed limit.

C. A Special Use Permit for Lot 4 in accordance with Section 10-4-15(B)(1) of the Glen Ellyn Zoning Code to allow an "automobile car wash" in the C3 Service Commercial District.

D. A Special Use Permit for Lot 5 in accordance with Section 10-4-16(B)(2) of the Glen Ellyn Zoning Code to allow an "automobile repair and services" in the C4 Office District.

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

a. Section 4-5-10(A)(4) to allow a secondary wall sign for a 5,262 square-foot establishment on Lot 4 where only establishments of 15,000 square feet or more are permitted to have secondary wall signage.
b. Section 4-5-10(A) to allow a total combined sign area of 198.4 square feet on Lot 4 where the total square footage of signage permitted on the site is 120 square feet.

F. Exterior Appearance reviewed in accordance with the Glen Ellyn Appearance Review Guidelines, Ordinance No. 5508.

All to accommodate the construction of a proposed Jet Brite car wash with vacuum stations on Lots 4 and 5 of the 375-395 Roosevelt Road Subdivision ("Subdivision"); and

Whereas, the Lot 4 is located on the south side of Roosevelt Road between Main Street and Lambert Road, commonly known as 375 Roosevelt Road, in the C3 Service Commercial District; and

Whereas, the Lot 5 is located on the south side of Taft Avenue between Main Street and Lambert Road, commonly known as 401 Taft Avenue, in the C4 Office District; and

Whereas, the subject property is legally described as follows:

LOT 4: 375 ROOSEVELT ROAD

LOT 4 OF 375-395 ROOSEVELT ROAD PLAT OF SUBDIVISION OF PART OF SECTION 22 AND SECTION 23, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 14, 2018 AS DOCUMENT NUMBER R2018-086764 AND PER THE PLAT THEREOF RE-RECORDED SEPTEMBER 20, 2018 AS DOCUMENT NUMBER R2018-088648, IN DUPAGE COUNTY, ILLINOIS.

P.I.N: 05-22-203-006

LOT 5: 401 TAFT AVENUE

LOT 5 OF 375-395 ROOSEVELT ROAD PLAT OF SUBDIVISION OF PART OF SECTION 22 AND SECTION 23, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 14, 2018 AS DOCUMENT NUMBER R2018-086764 AND PER THE PLAT THEREOF RE-RECORDED SEPTEMBER 20, 2018 AS DOCUMENT NUMBER R2018-088648, IN DUPAGE COUNTY, ILLINOIS.

P.I.N: 05-22-207-006

Whereas, following due and proper publication of notice in The Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto, the Plan Commission of the Village of Glen Ellyn conducted a public hearing on December 8, 2022 at which hearing the Plan Commission considered the petitioner's request for approval of Amendments to the Preliminary Planned Unit Development with deviations, Final Planned Unit Development, a Zoning Code Text Amendment, Special Use Permits, and Variations from the Sign Code to accommodate the redevelopment and operation of a new car wash on Lot 4 and an accessory parking lot equipped with vacuum stalls on Lot 5 of the Subdivision; and

Whereas, at the December 8, 2022 public hearing of the Plan Commission, the petitioner presented evidence, testimony, and exhibits in support of the requests and one (1) member of the public asked questions and provided comments regarding the project; and

Whereas, after having considered the evidence presented, including the exhibits and materials submitted, the Plan Commission made its findings of fact and recommendations and by a unanimous vote of nine (9) "yes" and zero (0) "no", the Plan Commission recommended approval

of the requests as set forth in the December 8, 2022 minutes of the Plan Commission, a draft of which is attached hereto as Exhibit "A"; and

Whereas, the petitioner appeared before the Glen Ellyn Architectural Appearance Commission on December 14, 2022 for review of the exterior appearance of the project, and at which meeting no people spoke in favor or in opposition to the request; and

Whereas, the Architectural Appearance Commission considered the evidence presented, including the exhibits admitted, and made its recommendations and findings of fact and by a unanimous vote of five (5) "yes" and zero (0) "no", recommended approval of the proposed exterior appearance as set forth in the December 14, 2022 minutes of the Architectural Appearance Commission, a draft of which is attached hereto as Exhibit "B"; and

Whereas, a copy of the proposed Zoning Code Text Amendment is attached hereto as Exhibit "C"; and

Whereas, the Village President and Board of Trustees have reviewed the evidence, exhibits, and materials presented at the public hearing of the Plan Commission and the public meeting of the Architectural Appearance Commission and have considered the findings and recommendations of the Plan Commission and Architectural Appearance Commission hereby make the following findings of fact in regard to the requests;

A. In regard to the evaluation factors set forth in Section 10-7-7 of the Glen Ellyn Zoning Code for a Planned Unit Development, the Village Board finds:

    1. That the proposed development will not negatively affect the community as a whole because the car wash development proposed at this location is similar to the existing and consistent with the future land use designation and objectives of the 2001 Comprehensive Plan and Draft Comprehensive Plan. The proposed architectural style is typical for a car wash use along a commercial corridor and is in context with the neighborhood character. The project will handle the generated traffic within the subject site and will not overburden adjacent streets. No increase in noise or odor is anticipated.

2. That the proposed development will not negatively affect the neighborhood because the proposed project will replace an existing car wash facility and parking lot, which is currently in disrepair, that will have a positive impact on the property values of the surrounding properties. The project will meet the building height, density, and setback requirements of the Zoning Code. There will be additional landscaping throughout the site that will provide aesthetically pleasing scenes that will have a positive impact on the surrounding neighborhoods.

3. That the proposed development provides a new car wash development with ample vacuum stalls and is designed so that its size, bulk, and site design will complement the surrounding developments. The development will have various amenities for customers such as sitting areas and plenty of common, green open spaces.

4. That the proposed development will not negatively affect the development procedures, as this is a typical development along Roosevelt Road corridor that is not expected to negatively affect other developments or improvements planned in the area.

B. In regard to the requests for approval of Amendments to the Preliminary Planned Unit Development with zoning deviations, a Final Planned Unit Development, a Special Use Permit for a car wash, and a Special Use Permit for automobile services in accordance with Sections 10-10-14(E) and 10-10-15 of the Zoning Code, the Village Board finds:

1. The proposed development and associated uses will be harmonious and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or Zoning Code because the Comprehensive Plan envisions this area's future land use to be Service Commercial and encourages the development of retail, convenience and auto-oriented commercial uses along Roosevelt Road corridor as well as redevelopment and replacement of older, obsolete and marginal commercial properties. The proposed development will not change the land use designation on Lot 4 and will improve Lot 5. The construction of a new car wash facility with complementary vacuum stalls meets the redevelopment objectives of the Roosevelt Corridor to support the Village's community and surrounding neighbors.

2. The project will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area because the project will replace existing obsolete car wash building and parking lot with a new car wash building with more amenities and advanced services. The project will be designed to include new common open spaces, additional

landscaping, and the construction materials, colors, and style will be harmonious and appropriate in appearance with the existing or intended character of the general vicinity.

3. The proposed development and associated uses will not be hazardous or disturbing to existing or future neighborhood uses of the property because the primary use of the site will remain unchanged, and car washes and auto-services are common uses along busy commercial corridors such as Roosevelt Road and Taft Avenue. The new facility will meet all building setback requirements of the Zoning Code and will not impair an adequate supply of light and air to the adjacent properties. The car wash facility and vacuum stalls will not contain hazardous materials onsite or increase the noise levels higher than what would be generally acceptable for a commercial site.

4. The proposed development and associated uses will be served adequately by existing public facilities and services such as highways, streets, police, fire protection, drainage structure, refuse disposal, water, sewers and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services because the site is already serviced by the standard utilities and the existing storm, sanitary and water services have sufficient capacity to serve the proposed development. The traffic impact study also indicates that the traffic generated by the development will not place special demands upon highways and streets. Refuse disposal shall be provided by a private carrier.

5. The proposed development and associated uses will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the Village because the site is currently served by public facilities and services. The new Jet Brite Car Wash will replace an obsolete car wash facility and a parking lot, which is currently in disrepair, that should have a positive impact on the economic welfare of the Village.

6. The proposed development and associated uses will not involve activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare and odors because the project will use standard materials and equipment for the car wash facility, will be designed to safely and efficiently handle the customer traffic on the subject site, and will comply with all applicable Building and Fire Codes.

7. The proposed development and associated uses will have vehicular approaches to the property, which shall be so designed as not to create an undue interference with traffic on surrounding public streets or roads because the vehicular approaches are

designed specifically to accommodate the needs of the development, and Traffic Impact Study did not indicate undue interference with traffic on surrounding public streets or roads, which was subsequently confirmed by the Village's traffic consultant.

8. The proposed development and associated uses will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief because the site is currently developed, and new landscape improvements are planned. The site will be required to be constructed in conformance with the DuPage County and Glen Ellyn Stormwater Ordinance.

9. The proposed development and associated uses will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community because there are not any significant natural, scenic or historic features that will be impacted by this development.

C. In regard to the requests for approval of Sign Variations in accordance with 4-5-18(G)3 of the Sign Code, the Village Board finds:

1. The requested variations comply with the Statement of Purpose in Section 4-5-2 of the Sign Code because the additional wall sign and increased sign surface area are necessary to easily communicate the business brand for motorist traveling on Roosevelt Road. The additional signage area offered at the site will neither obstruct vision or access to the site nor endanger public health, safety and welfare.

2. Evidence provided of practical difficulties or hardships in complying with the Sign Code that is based on unique circumstances due to an unusual physical limitation, such as an irregular lot shape, substantial lot depth, unusual geographic location, exceptional topographic feature, or other condition, that is peculiar to the subject property or establishment, and conditions upon which the request is based that are not generally applicable to other property within the same zoning district because the subject property is part of a larger development, which already has a maximum allowable two multitenant monument signs on the adjacent lots (Lots 2 and 3 in the 375-395 Roosevelt Rd Subdivision), restricting Lot 4 to have only one wall sign. Given the high traffic volume on Roosevelt Road and the lack of on-site freestanding signage, an additional wall sign and copy area are necessary to provide motorists ample time to locate the facility and safely enter the site.

3. The variations, if granted, would have no adverse impact on property values in the surrounding area or be injurious to other property or improvements in the neighborhood in which the property is located because the additional wall sign will

be well-constructed and typical for Roosevelt Road commercial corridor.

4. The variations, if granted, would have no adverse impact on the existing or desired character of the surrounding area because the additional wall sign and excessive sign area associated to that will have a simple and clear message that will not adversely conflict with the signage efforts of neighboring properties.

5. The variations, if granted, would not endanger the public health, safety or welfare because the proposed signs should have little to no impact on the public facilities and services currently serving the site as they are not a traffic hazard and do not obstruct vision of the public. Additionally, the additional signage would provide motorists more time to navigate the car wash and safely enter the development.

6. The purpose of the variations is not based exclusively upon a desire to make more money out of the property because the signage does not provide any monetary value to the car wash facility and is only in keeping with Jet Brite's requisite image standards. The additional signage will increase the facility's visibility and provide motorists traveling along Roosevelt Road ample time to safely maneuver into the site.

7. The alleged difficulty or particular hardship has not been created by any person presently having an interest in the property or by the applicant because the presence of the other two monument signs on Lots 2 and 3 restrict Lot 4 to have a freestanding sign on Lot 4, which makes an additional wall sign necessary to help motorists safely and clearly navigate the car wash and enter the site.

8. The requested variations are the minimum variations necessary to adequately provide time for motorists passing by the property to view the facility and decide about entering the property before they reach the property.

9. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which is it located because identifying the car wash facility and making an easier access to the site would have a significant impact on the success and profitability of the business.

D. In regard to the request for approval of the Exterior Appearance application, and in accordance with Ordinance 5508, the Village Board finds:

1. That the proposed car wash development is in substantial conformance with the Appearance Review Guidelines and is compatible with the character and scale of the existing buildings along Roosevelt Road.

Whereas, the President and Board of Trustees have determined that granting the requested Zoning Code Text Amendment, Amendments to the Preliminary Planned Unit Development Plan, Final Planned Unit Development Plan, Special Use Permits is consistent with the goals of the Glen Ellyn Zoning Code, that granting the Variations from the Sign Code is consistent with the goals of the Glen Ellyn Sign Code, and that granting the Exterior Appearance approval is consistent with the recommendations of the Appearance Review Guidelines and in the best interests of the Village of Glen Ellyn.

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

Section One: The minutes from the December 8, 2022 Plan Commission public hearing, a draft of which is attached hereto as Exhibit "A", and the findings of fact contained in the petitioner's applications, as well as in the preambles above, are hereby adopted as the findings of the Village President and Board of Trustees based upon their review of the evidence, exhibits, and materials presented at the public hearing of the Plan Commission.

Section Two: The minutes from the December 14, 2022 Architectural Appearance Commission public meeting, a draft of which is attached hereto as Exhibit "B", as well as in the preambles above, are hereby adopted as the findings of the Village President and Board of Trustees based upon their review of the evidence, exhibits, and materials presented at the public meeting of the Architectural Appearance Commission.

Section Three: Based upon the findings of fact and recommendations of the Plan Commission and Architectural Appearance Commission, as adopted herein, and the findings of fact and conclusions set forth in the preambles above, the Village President and Board of Trustees

hereby grant approval of the proposed Amendments to the Preliminary Planned Unit Development with deviations, Final Planned Unit Development, Zoning Code Text Amendment, Special Use Permits, Variations from the Sign Code, and Exterior Appearance for Lots 4 and 5 of the Subdivision.

Section Four: The granting of the approvals is subject to the following conditions:

A. That the project is constructed in substantial conformance with the plans as presented and the testimony presented at the Plan Commission public hearing, Architectural Appearance Commission public meeting, and before the Village Board of Trustees, and with the petitioner's application packet including the following plans and documents referenced below, as though they were attached to this Ordinance:
    1. Narrative prepared by the petitioner, stamped received February 25, 2022, dated February 13, 2022
    2. Application for a Zoning Code Text Amendment, stamped received August 22, 2022
    3. Application for a Preliminary Planned Unit Development stamped received August 22, 2022
    4. Application for a Final Planned Unit Development stamped received August 22, 2022
    5. Application for a Special Use Permit for a Car Wash stamped received August 22, 2022
    6. Application for a Special Use Permit for Automobile Services stamped received August 22, 2022
    7. Application for Variations from the Sign Code stamped received August 22, 2022
    8. Application for Exterior Appearance Review stamped received August 22, 2022
    9. ALTA/NSPS Land Title Survey for Lot 4 prepared by Wolf Pack Consulting LLC, stamped received November 9, 2022, dated September 9, 2022
    10. ALTA/NSPS Land Title Survey for Lot 5 prepared by Wolf Pack Consulting LLC, stamped received November 9, 2022, dated September 14, 2022
    11. Preliminary Planned Unit Development Amendment Plan prepared by Veenstra & Kimm Inc., stamped received November 9, 2022, dated January 14, 2022, last revised September 30, 2022, attached hereto as Exhibit "D"
    12. Final Planned Unit Development Site Plan prepared by Veenstra & Kimm Inc., stamped received November 9, 2022, dated January 14, 2022, last revised September 30, 2022, attached hereto as Exhibit "E"
    13. Landscape Plan prepared by Upland Design Ltd., stamped received November 9, 2022, last revised October 25, 2022, attached hereto as Exhibit "F"
    14. Tree Survey Plan prepared by Upland Design Ltd., stamped received November 9, 2022, last revised October 25, 2022, attached hereto as Exhibit "G"
    15. Photometric Plan prepared by LSI Industries Inc., stamped received November 9, dated August 12, 2019, last revised November 9, 2022, attached hereto as Exhibit "H"
    16. Light Fixture Cut Sheets prepared by LSI Industries Inc., stamped received November 9, 2022, last revised July 26, 2022, attached hereto as Exhibit "I"
    17. Final Site Improvement Plan prepared by Veenstra & Kimm Inc., stamped received

November 9, 2022, dated January 14, 2022, last revised September 30, 2022, attached hereto as Exhibit "J"

18. Impervious and Pervious Plan prepared by Veenstra & Kimm Inc., stamped received November 9, 2022, dated January 14, 2022, last revised September 30, 2022, attached hereto as Exhibit "K"
19. Traffic Impact Study prepared by Knight Engineers & Architects, Inc., stamped received February 25, 2022, dated April 2019, last revised February 2022
20. Truck Turn Exhibit prepared by Veenstra & Kimm Inc., stamped received November 9, 2022, dated January 14, 2022, last revised September 30, 2022, attached hereto as Exhibit "L"
21. Phase I Environmental Site Assessment for Enterprise Rent-A-Car prepared by Stantec Consulting Services Inc., stamped received February 25, 2022, dated August 26, 2016
22. Phase I Environmental Site Assessment for Leslie Car Wash and Budget Truck Rental prepared by Stantec Consulting Services Inc., stamped received February 25, 2022, dated September 26, 2016
23. Land Use Opinion prepared by Kane-DuPage Soil and Water Conservation District, stamped received February 25, 2022, dated August 25, 2017
24. Endangered Species Report for Lot 4 prepared by Illinois Department of Natural Resources (IDNR), stamped received February 25, 2022, dated May 17, 2019
25. Endangered Species Report for Lot 5 prepared by Illinois Department of Natural Resources (IDNR), stamped received February 25, 2022, dated February 22, 2022
26. Floor Plan prepared by Knight Engineers & Architects, Inc., stamped received November 9, 2022, dated July 15, 2022
27. 3D Renderings prepared by Knight Engineers & Architects, Inc., stamped received January 11, 2023, dated January 6, 2023, attached hereto as Exhibit "M"
28. Color Building Elevations prepared by Knight Engineers & Architects, Inc., stamped received January 11, 2023, dated January 6, 2023, attached hereto as Exhibit "N"
29. Elevations with Materials prepared by Knight Engineers & Architects, Inc., stamped received January 11, 2023, dated January 6, 2023, attached hereto as Exhibit "O"
30. Exterior Material Samples prepared by Knight Engineers & Architects, Inc., stamped received January 11, 2023, dated January 6, 2023, attached hereto as Exhibit "P"
31. Retaining Wall Design Cut Sheet prepared by Belgard Paves the Way, stamped received November 9, 2022, dated 2019, attached hereto as Exhibit "Q"
32. Signage Plan prepared by Aurora Sign Co., stamped received November 9, 2022, dated September 18, 2019, last revised October 20, 2022, attached hereto as Exhibit "R"

B. That Village Board approves an ordinance extending the expiration date of Ordinance No. 6546 to November 13, 2023.

C. That no work on the project should commence until an IDOT right-of-way permit has been issued for the project.

D. That a stormwater management information and Stormwater Certification Application shall be submitted with permit plans for the project.

E. That a building permit shall be required for the exterior alterations.

F. That trash enclosures openings shall be the same color as the walls next to it.

G. That red brick being used across the car wash façade facing north (Roosevelt Road).

Section Five: The Building and Zoning Official is hereby authorized to issue all necessary building and occupancy permits pursuant to the Amendments to the Preliminary Planned Unit Development with deviations, Final Planned Unit Development, Zoning Code Text Amendment, Special Use Permits, Variations from the Sign Code, and Exterior Appearance for Lots 4 and 5 of the Subdivision, approved herein, provided that all the conditions set forth hereinabove have been met and that the applicant complies with all other applicable laws and ordinances of the Village of Glen Ellyn. This grant of approval of the aforementioned requests shall expire and become null and void within 24 months of the date of this Ordinance unless a building permit is applied for within said time period, provided, however, that the Village Board, by motion, may extend the period during which an occupancy permit must be applied for. Further, the Village Board may, for good cause shown, waive or modify any conditions set forth in this ordinance without requiring that the matter return for public hearing.

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

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

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

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

	Ayes		Nays		Absent
Fasules					
Gould					
Thompson					
Kalinich					
Payne					
Christiansen					
Senak **(in event of a tie)**					

_____
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 _____.)

DRAFT MINUTES
REGULAR PLAN COMMISSION MEETING
December 8, 2022

Call to Order and Roll Call

Chairman Tim Loftus called the meeting to order at 7:00 p.m., and explained the Plan Commission's advisory function and operating procedure relative to its deliberation. He went over protocol for public comment, announced that the meeting would be recorded, and introduced Village Board Trustee Liaison Steve Thompson, Director of Community Development Marty Scott, Associate Planner Taylor Gendel, Senior Planner Atrian Fard and Recording Secretary Barbara Dutton-Thomas. Roll was called. Chairperson Loftus, Plan Commissioners Arango, Brown, Cooper, Dawson, Kreuzer, Saeed and Thakkar announced their presence, while Commissioner Wyant joined the meeting later.

Public Comment Non-Agenda Items

None.

Approval of Minutes

Commissioner Kreuzer moved to approve the draft minutes of the November 10, 2022 Plan Commission meeting; seconded by Commissioner Saeed, the motion passed by voice vote.

Commissioner Cooper moved to open the Public Hearing to consider a Special Use Permit (SUP) to allow an addition of DISH Wireless antennas and support equipment to existing cellular tower. Seconded by Commissioner Dawson, the motion passed by voice vote.

Public Hearing – 1102 Hill Avenue

Staff Introduction

Sworn in, Taylor Gendel, Associate Planner, 535 Duane, stated that the Petitioners, Crown Castle and DISH Wireless, represented by Tony Phillips of Fullerton Engineering, as licensee of a portion of the property located at 1102 Hill Avenue request approval of a SUP to allow an addition of DISH Wireless antennas and support equipment to the existing cell tower. The subject structure is located on the north side of Hill Avenue between Route 53 and Walnut Road in the I1 Light Industrial District, explained Associate Planner Gendel, who noted that the surrounding zoning and land uses are CR Conservation Recreation, Union Pacific Railroad and R-4 Unincorporated (DuPage), and Light Industrial. Ms. Gendel reviewed annexation/zoning history of the subject property, noting that the current cellular tower is height is 70 ft., which exceeds the maximum allowable height of 45 feet for structures located in the I1 Light Industrial District. As no Special Use Permit has been granted by the Village, she explained, the cellular tower is considered legal nonconforming. At this time, continued Associate Planner Gendel, the Petitioners are proposing to replace the existing vacant carrier antennas and associated equipment on the existing cellular tower with new DISH Wireless entry port, antenna and ground equipment.

The new antenna will be installed on top of the pole at approximately 67-ft. high, she said, adding that television and radio towers and antenna support structures that exceed district's maximum height will require a SUP. Given the maximum allowable height of 45 f.t in the I1 District, the proposed antenna will require approval of a SUP, she explained, adding that Code also specifies that the "lawfully existing, nonconforming use of part or all of a building or structure, all or substantially all of which building or structure is designed or intended for a use permitted in the district in which it is located, may be continued" subject to the provision stating the "nonconforming use of part of a building or structure shall not be expanded or extended." Given the legally nonconforming height and operation of the existing tower, she said, the proposed work and expansion triggers a need for a SUP. Ms. Gendel stated that the proposed addition of new DISH Wireless antennas will not add to the height of the existing structure, will be unmanned and will only require power and fiber connections that already exist on the site, and will require service by a technician approximately once a month. She listed Commission action.

Commissioner Questions

Chairperson Loftus asked what the Petitioner is broadcasting over the equipment; Ms. Gendel deferred to the Petitioner. Commissioner Brown asked if the tower is servicing any users; Ms. Gendel thought not.

Petitioner's Presentation

Sworn in, Ariel Stouder, Fullerton Engineering, 3648 W. Belle Plaine Ave., Chicago, Ill., stated that there are no carriers up there and that any equipment will be dismantled and replaced. She said that the proposed is a buildout of the DISH network and will be bringing 5G. Chairperson Loftus asked why the equipment is being installed outside the hut. The Petitioner responded that consideration is more on the leasing side, and said she's not entirely aware of whose is located in the shelter. The Chairperson asked if there are plans to fix the fencing around the site. The Petitioner replied that she is not aware of any, but is happy to make a note of it for potential address. Commissioner Brown asked the Petitioner if there were issues with presenting the proposed as a 5G tower instead of as a DISH tower. Ms. Stouder replied that the tower is tall enough to accommodate multiple carriers, and that Crown Castle is the owner and will be able to support all services, 5G just being the newest technology that's being built out. While admitting that she might have missed mention of 5G in the packet, Commissioner Brown expressed concern in that 5G is "a touchy subject." Ms. Stouder stated that the 5G frequency about which there were issues at the airport is not one they'll be utilizing. Chairperson Loftus asked if it would be possible to add other carriers below the existing, to which the Petitioner replied, "Absolutely." Mr. Loftus asked if per Code another carrier would be mounted below the existing, to which Ms. Gendel replied that the special use is just for the height of the monopole (but that one below wouldn't need a special use). Sworn in, Atrian Fard, Sr. Planner 535 Duane, explained that if other equipment will be there above 45 ft., another special use would be required. Commissioner Thakkar observed that the proposed doesn't look that different from the current set-up. Commissioner Kreuzer moved to close the Public Hearing; seconded by Commissioner Arango, the motion passed by voice vote.

Discussion

Perceiving a replacement of abandoned antennas with newer, Chairperson Loftus said he doesn't see any reason the application should be denied. Commissioner Arango asked if 70 ft. was determined to provide greater coverage and better reception than 45 ft. Commissioner Cooper observed that cell service has become an issue of infrastructure – in the same way as cable or electric lines – and that citizens expect cellular coverage, hence a reason for expanding the use. Commissioner Arango asked whether then the 45 ft. zoning is a detriment. Commissioner Cooper said he doesn't think the Commission has heard evidence to that one way or the other, while Chairperson Loftus noted that tower height is dependent upon location (e.g., terrain) and coverage area. Commissioner Thakkar, who said his initial thought was whether there are any safety concerns, sees the proposed as reuse of an existing unused structure. Commissioner Brown said she is concerned about the range of public notification of the meeting, as neighbors outside the 350-ft. legally-obligated buffer might not know what is happening, and that some people might have questions about the 5G. She said that if the Commission recommends approval she'd like to see the Village, prior to the Board meeting for which the subject is slated for discussion, specify that this is a 5G tower. Commissioner Kreuzer noted that the community does have a population concerned about 5G and its environmental and health effects. He said 5G was "completely omitted" from the notice and the package, and that hopefully the Board will be aware of this and improve notice. Chairperson Loftus said he understands the remark, but noted that the Village didn't do anything different for this petition than others. Commissioner Kreuzer argued, however, that exposure goes beyond the notice requirement, saying the technology is "more pervasive." Commissioner Cooper moved for the following:

After conducting a public hearing and deliberating on the request of the petitioner, Tony Phillips of Fullerton Engineers Consultants LLC, on behalf of Crown Castle USA Inc. and DISH Wireless LLC, for approval of a Special Use Permit to allow an addition of DISH Wireless antennas and support equipment to the existing cellular tower at 1102 Hill Avenue in the I1 Light Industrial District, the Plan Commission hereby recommends approval based on the findings of fact, as discussed or amended at the Plan Commission public hearing on December 8, 2022, which are hereby incorporated into the Motion by reference as though fully set forth herein, and a copy of which will be attached to the minutes of this meeting and kept on file as part of the permanent records of the Village. The Plan Commission makes this recommendation of approval with the following conditions:

1. That the new DISH Wireless antenna added to the existing cellular tower be operated in substantial conformance with the plans and testimony presented at the Plan Commission public hearing and before the Village Board of Trustees.
2. That it be stated to the Village Board of Trustees that a purpose of the installation is for 5G.

Seconded by Commissioner Thakkar, the motion passed with Plan Commissioners Cooper, Thakkar, Arango, Dawson, Kreuzer and Saeed and Chairperson Loftus voting, "Yes," and Commissioner Brown voting, "No." (Commissioner Wyant had yet to join the meeting.)

Pre-Application – 750 Roosevelt Road

Staff Introduction

Senior Planner Fard explained that a pre-application meeting is requested to discuss the redevelopment of the property at 750 Roosevelt to construct of a Popeye's restaurant. The Petitioner, she said, is Woolpert Company on behalf of Aby Groups, represented by Jake Cooke and Ryan Walter. The Petitioner is in the process of negotiating a contract for the purchase of the property, she noted. The proposed project consists of the demolition of the existing 3,831SF building, and the construction of a new one-story-3,050SF Popeye's restaurant building with a drive-through, explained Ms. Fard. The project also calls for the redevelopment of the parking lot and undergrounding public utilities, she said, adding that the subject site is located on the northwest corner of Roosevelt Road and Taylor Avenue, approximately 145 ft. east of Roosevelt Road's intersection with Nicoll Avenue.

The subject site is currently located in the C4 Office District, which does not allow restaurants and drive-through facilities by right or by way of a Special Use Permit, continued Ms. Fard. Hence, she explained, the Petitioner is requesting approval of a Zoning Map Amendment to rezone the subject property to the C3 Service Commercial District, which allows for a range of uses including restaurants permitted by right and drive-through facilities by way of special use permits. The senior planner noted that Danby's Station Café has been operating at this location for many years as a legal nonconforming use. Since the majority of properties fronting on Roosevelt Road, between the Wheaton border and IL Route 53, are currently zoned C3 Service Commercial, including the properties immediately south of the subject property, and given the long history of the site being used as commercial, she said, Staff is supportive of this request and believes that C3 District is the most appropriate zoning for the site. The new building is compliant with all setback requirements of the C3 District, she stated. The Zoning Code requires 10-ft. landscape setbacks along Roosevelt Road and Taylor Avenue and an impervious surface setback of approximately 6.74 ft. around all four sides of the property, stated Ms. Fard. Although the project will not increase the amount of impervious area on the lot, to meet the current Code, Ms. Fard predicted, the Petitioner will be requesting approval of variations from landscape and impervious surface setbacks. It is important to note, she said, that the Development Committee requested the existing concrete sidewalk across the main frontage be moved further away from the Roosevelt Road's edge of the curb to enhance the safety of the pedestrians. To address this issue, the sidewalk needs to be placed within the limits of the property, leading to variations from the required landscape and impervious surface setbacks along the south property line. Sr. Planner Fard related that there will be a drive-through wrapping around the north side of the building, related Ms. Fard, who said that the new drive-through contains two lanes for ordering, merging into one lane at the service area on the west side of the building. Code, she said, requires five stacking spaces per drive-through lane for restaurants. While it seems approximately eight to nine cars would fit on this drive-through, which does not meet the minimum number of 10 stacking spaces required, she said, a variation will probably be required based on the current design. Under the Development Committee's direction, the petitioner modified the layout by shifting the building north and widening the one-way drive aisle to the south of the building to accommodate drive-through queue

and prevent conflicts with cars entering the parking lot. There will be a one-way escape lane around the drive-through, to allow internal circulation and exit from the drive-through. A SUP is required for a drive-through in the C3 Zoning District. Currently, access to the site is provided via a two-way drive on Roosevelt Road and a cross access from the US Bank site and Nicoll Avenue. The Petitioner, reported Ms. Fard, plans to utilize the existing access points and add a new two-way drive on Taylor Avenue. The main Roosevelt Road access drive will be restricted to a right-in/right-out only, which will need Illinois Department of Transpiration (IDOT) approval for the location and design of the access drive. Verification should be made of the cross access, potential easement, and agreement between the two lots to allow future traffic travel from or to Nicoll Avenue. As part of the formal application process, stated Ms. Fard, the Petitioner will be required to submit a traffic study. Code, indicated Ms. Fard, requires that a driveway approach be separated from an adjacent intersection of a major arterial street with another arterial or collector street either 200 ft., or length of full left turn storage on the arterial (in this case 330 ft.), whichever is greater. Approval of a Zoning variation will be required to allow the Roosevelt Road access drive to be located approximately 170 ft. from the adjacent intersection of Roosevelt Road and Nicoll Avenue to the west, she said. The proposed restaurant will be served by 12 parking stalls, including one accessible parking space proposed on the south side of the parking lot in front of the building entrance. The Site Plan indicates that the restaurant would have 36 seats, which satisfies the minimum requirement of one space for every three seats, said Ms. Fard, who added that although compliant with the Village minimum parking requirement, Staff believes additional parking would be needed due to the high demand for the Popeye's restaurant. The plans show landscape islands at the end of every parking row, except the northernmost end, where the trash enclosure will be placed. Also, said Ms. Fard, the size of the landscape islands along north-south parking row is less than the size of the parking spaces. Code requires landscaped islands to be provided at the end of every row of parking stalls with a minimum width and length equal to the size of the parking spaces in the subject lot. The Plan Commission may wish to encourage the Petitioner to amend the plans to provide landscape islands that are at least equal to the size of the parking spaces on the property as required by Code. A new trash enclosure and refuse area will be placed at the north end of the north-south parking row, within the required 30-foot corner side yard setback. Trash enclosures are not permitted obstructions in a corner side yard, she said, therefore, a variation will be needed. Ms. Fard said the Petitioner has indicated that all existing overhead utility lines located within the property limits will be undergrounded as part of the project. The proposed sign package incorporates the Popeye's corporate brand identity throughout, she said, which consists of six wall signs, one monument sign, three traffic directional signs, and two drive-through (clearance) canopy information signs. Ms. Fard described the wall signs: an internally illuminated orange one on the south elevation (fronting Roosevelt Road), reading "Popeye's Louisiana Kitchen; " one on the west elevation in corporate orange color; one mounted to the east elevation, reading "Louisiana Kitchen" and business establishment date of "1972," accompanied by a chicken logo; also a halo-lit wall sign on the south elevation displaying a vinyl walnut-toned chicken logo outlined by a white LED color; and a non-illuminated wall sign mounted to the east elevation and one to the west elevation, featuring white acrylic text in the corporate font.

Corner lots with single-tenant non-residential establishments in C3 District are allowed to have a maximum of two wall signs, explained Sr. Planner Fard: one mounted on the front and one on the corner side building elevations. The maximum sign area shall be limited to 1SF per linear ft. of establishment frontage for each sign, she said, adding that the proposed Popeye's establishment will have a 39.2- and 83-linear-ft. of establishment frontage on Roosevelt Road and Taylor Avenue, respectively. The proposal calls for six wall signs, one of which exceeds the maximum allowable sign area calculated based on the linear footage of the establishment, she continued, and said therefore, two variations for the maximum number and area of wall signs will be required. The proposed monument sign features an internally illuminated (LED) vertical box consisting of two sign cabinets, explained Ms. Fard. The base features walnut-toned, wood-grain skin with raised white channel letters reading "Popeye's," and exceeds the maximum allowable base height of 5 ft., she said, concluding that a variation will be required. The top sign cabinet displays a logo on a corporate orange background. The Sign Code restricts the total combined area of all signs on a corner lot improved with a nonresidential single tenant building to be 150SF, said Ms. Fard. The total area calculation takes into account all wall, freestanding and awning signs. As proposed, there will be approximately 277SF of wall and freestanding signage on the lot, which exceeds the requirement. Therefore, a variation will be required. She noted also proposed are three non-illuminated rectangular double-faced traffic directional signs, and two drive-through canopy informational signs that she said are excluded from the total sign area calculation. The proposal calls for several architectural elements, including decorative shutters, a partially covered entrance canopy, a trellis structure, and a partially covered drive-through awning, she noted. The project, stated Sr. Planner Fard, will not likely require any new stormwater detention or Post-Construction Best Management Practices measures because the site is largely comprised of impervious surfaces today. However, she added, the regulatory FEMA floodplain associated with the detention pond north of the site extends across the north half of the existing site. The proposed development calls for re-grading the site to properly elevate the new building and parking lot above the floodplain as required, she noted. The developers are required to provide compensatory floodplain storage, and if they are relocating the floodplain storage to the northernmost portion of the site; a floodplain volume in the amount of 150 percent of the existing floodplain volume will need to be provided, concluded Ms. Fard, who outlined Plan Commission action to be taken in response to this pre-application case.

Commissioner Discussion

Chairperson Loftus asked why the site was never (at least since 1988) a C3 district. Ms. Fard said she doesn't know. Mr. Loftus asked whether the project could move forward without the rezoning, to which Ms. Fard replied that it could not. Mr. Loftus asked about easement history vis-á-vis the US Bank property. Ms. Fard said a temporary easement was granted to Danby's Station many years ago, but further research will ensue with upon project application. Mr. Loftus asked the reason for the third entrance (off of Taylor, which he said is not designed for regular traffic). Ms. Fard said it is to ease traffic on the site and thinks it could be an exit only. Mr. Loftus said perhaps it could be a right-turn-only out.

The Chairperson asked if the parking plan takes into account any employee parking, to which Ms. Fard indicated it's not required in C3. Observing that westbound traffic can come over the hill "pretty quickly," Commissioner Kreuzer thought the proposed might create a safety concern. Commissioner Cooper asked the number of parking spaces the Village would recommend, to which Ms. Fard replied that it depends on the traffic impact study, but said she believes an additional two or three would do. Commissioner Brown observed that Raising Cane's (another chicken meal proprietor) has 32 parking spaces; Ms. Fard said its development was before her time with the Village, so she doesn't have information about it. Ms. Brown wondered about operating hours' impact on lighting, to which Ms. Fard said the Village doesn't regulate hours of operation for restaurants, but that conditions of approval could govern lighting. Commissioner Saeed articulated limitations of consideration sans a traffic study. Saying she fears creating "a Starbuck's situation" with traffic, Commissioner Arango expressed concern about a dangerous Roosevelt entrance with traffic backing up into 5 o'clock commuter traffic. Mr. Cooper wondered if entrances off of Nicoll and Taylor but not Roosevelt might help address the situation while making room for more parking. Chairperson Loftus advised that this could be recommended based on traffic studies. Commissioner Arango urged this, while Commissioner Saeed pressed for measures to alleviate stormwater risk. Ms. Fard disclosed that she'd conservatively reviewed the stacking configuration for what she anticipates will be a busy restaurant and concludes that the layout, in general, isn't bad.

Though he complimented the building's "beautiful design," Commissioner Kreuzer expressed concern about the lighting – particularly the lack of bulb shielding – calling the drive-through a "white nightmare." He encouraged less color temperature in line with Village standards, to which Ms. Fard said lighting would be examined. Roosevelt Road, Chairperson Loftus speculated about moving the eastern entrance south should the entrance from Roosevelt be scrapped, to which Ms. Fard said a speed limit requirement would dictate the distance to the drive approach, and suggested that the Village Engineer would need to evaluate this scenario , if proposed. To a suggestion from Commissioner Kreuzer to reduce the westbound speed limit on Roosevelt, Sr. Planner Fard responded that the road is not under Village jurisdiction, but rather IDOT's, which would evaluate impacts. Chairperson Loftus asked if the property owner would need to grant an easement to put in sidewalk. Ms. Fard replied, "Probably, yes." Endorsing "less is more," Commissioner Dawson opined the proposed has too much illuminated signage.

Petitioner's Presentation

Jacob Cook, Brian Walter (with Woolpert) and Chris Ludwig introduced themselves. Mr. Cook related that IDOT was consulted and deemed the right-in/right-out access way acceptable. He also said the dumpster could be relocated to the northeast corner, accommodating another parking stall or two. He reported that the sign vendor has already revised their plan per Code, which will be reflected in the submittal. Wondering about the size and location of the monument signs, Chairperson Loftus asked expressed concern about signage blocking the view of a driver trying to pull out of the lot, to which Mr. Cook replied that this will be taken into consideration. Noting the existing site is not compliant with

respect to the impervious area and landscape setbacks, Mr. Walter said the Petitioner is increasing the green space.

Mr. Ludwig said the building lighting is part of a value engineering effort eliminating the "hockey sticks" at the drive-through being. Commissioner Kreuzer advocated for "moody" amber lighting, expressing the hope that the globe lights will be better shielded. Mr. Ludwig explained that the globes represent the current brand standard expressing a "Mardi Gras" aesthetic, but said the Petitioner could see if there is an alternative. Commissioner said he's walked Louisiana, observing more of an amber color in New Orleans. Senior Planner Fard said the Village requires shielding. Saying that she doesn't want the dumpster in the northeast corner, Commissioner Brown said she'd prefer the space be converted to a walking path. Chairperson Loftus asked if the Petitioner had done due diligence on easements, to which Mr. Walter said it performed the survey but didn't see such notation. Though advising the Petitioner tone down the lighting and reduce the size of signage, the Chairperson commented that the modern architecture seems to blend in, and that the food and beverage tax would benefit the town. Mr. Walter said that the Petitioner could find extra parking stalls, but that 80 percent of the business is drive-through. Citing safety concerns, Commissioner Cooper asked if the restaurant could operate without a Roosevelt exit/entrance. Mr. Walter indicated that this could be explored in coordination with IDOT. Chairperson Loftus said the Commission doesn't like to do spot zoning, and asked if an easement granted from the bank would get rezoned. Sr. Planner Fard said there'd be no change. Commissioner Kreuzer said he has no problem with rezoning the property, saying it's long overdue. To a query from Commissioner Brown, Mr. Ludwig said mobile ordering is not part of the program. Commissioner Wyant asked if the business owner will also own the real estate, to which Mr. Ludwig replied, "Yes."

Public Comment

Norris Eber, 701 Kingsbrook, said that while he doesn't anticipate lighting problems, he lamented losing a breakfast option in the Village. He said he agrees with the proposed "right in-right out" design, saying it will take pressure off Nicoll, since use of Taylor Avenue is merely a "nice fantasy."

Public Hearing – 375 Roosevelt Road & 401 Taft Avenue

Commissioner Brown moved to open the Public Hearing to consider approval of Amendments to the Preliminary Planned Unit Development with deviations, Final Planned Unit Development (PUD), a Zoning Code Text Amendment, Special Use Permits, and variations from the Sign Code to accommodate the redevelopment and operation of a new car wash at 375 Roosevelt Road and an accessory parking lot equipped with vacuum stalls at 401 Taft Avenue – Lots 4 and 5 of the 375-395 Roosevelt Road Subdivision. Seconded by Commissioner Thakkar, the motion passed by voice vote.

Staff Introduction

Sworn in, Atrian Fard, Senior Planner, 535 Duane, stated that the Petitioner, JB Development represented by Dave Dalesandro, Sam Youssef, and Professional Engineer Lauren Kucinski from Veenstra & Kimm. Ms. Fard explained that the subject property is comprised of two lots for a total area of

75,111SF and is part of the five-lot commercial development at 375-395 Roosevelt Road located between Lambert Road and Main Street. To proceed with the project, she continued, the Petitioner will need approval of a Zoning Text Amendment, amendments to a preliminary PUD for Lots 4 and 5 with zoning deviations, approval of Final PUD, a special use permit for Lot 4 to allow a car wash, a special use permit for Lot 5 to allow automobile services, and variations from the sign code. She noted that a preliminary PUD for the entire site expired in November 2021, and as part of the entitlement process, a deviation needs to be granted by the Village Board. The Petitioner will also need exterior appearance approval from the AAC, which is to meet next week. The entire development site is made up of 4.19 acres, which was formerly used for Leslie Car Wash and Enterprise Rent-A-Car rental service, related the senior planner. In November 2017, she said, the Village Board granted approval for a Major Subdivision to re-subdivide the property to create five new lots and a Preliminary PUD to redevelop three restaurant establishments on Lots 1-3 and an office building on Lot 5. The western parcel on the site, Lot 4, was occupied by Leslie Car Wash at the time and intended to remain as an ongoing business until its redevelopment, she related. Now, she continued, the Petitioner is proposing to demolish the existing car wash on Lot 4 to construct a new 5,200SF one-story car wash with vacuum stations, automated pay stations and designated stacking lanes. The proposal also calls for improvement of the existing parking lot on Lot 5, to accommodate a new parking lot with additional offsite vacuum stalls and employee parking spaces.

The northern parcel at 375 Roosevelt in the C3 Service Commercial District and the southern parcel at 401 Taft is in the C4 District, said Ms. Fard. Lot 4 in C3 will be used for a car wash, which is allowed in the C3 District with the approval of a Special Use Permit. Supplementary vacuum stalls will be proposed on Lot 5 located in the C4 District. As C4 District does not regulate automobile services such as vacuum stalls, a text amendment to the list of special uses in the C4 District will be required to accommodate the standalone vacuum operations on Lot 5. The proposed car wash facility and associated vacuum stalls would operate from 7:00 a.m. to 9:00 p.m. seven days a week. The facility would be staffed at any given time with two to three employees. At maximum capacity, the facility would serve up to five cars. It is estimated that the car wash and pay stations could service 140 cars per hour. Sr. Planner Fard explained that customers will enter the car wash establishment on Lot 4 from the three north-south lanes proposed on the west side of the building, where three separate pay booth stations are located under a canopy. Once payment is completed, staff will guide customers onto the car wash entrance on the south side of the building. The Jet Brite facility will offer an express wash that allows customers to remain in their vehicles as cars enter a 150-ft.-long conveyorized car wash tunnel, where cars are cleaned and heat dried. Cleaned vehicles will exit the tunnel from the north end of the building, where customers can turn left and leave the site or turn right to either go to Lot 3 (Buona Beef) or loop around to the east side of the car wash building to use the available vacuum stations. The vacuum station on Lot 4 will be sourced from a central vacuum system located inside the car wash building. If all vacuum stalls on Lot 4 were in use, she said, customers would be directed south across Taft Avenue to use the additional vacuums available on Lot 5. Lot 5 vacuum stations on will be serviced by enclosed freestanding vacuum stations

on-site. While Lot 4 complies with the minimum lot requirements in the C3 District, Lot 5, with a depth of 132 ft., is considered shallow and does not comply with the C4 District's minimum lot depth requirement of 140 ft. Therefore, explained Sr. Planner Fard, a deviation from the C4 District's lot depth regulation will be required to allow improvements on a nonconforming lot.

Accessory structures serving Lot 4 include three pay booth stations west of the car wash building with an arched canopy, an arched vacuum canopy east of the building, and a combined vending/trash enclosure at the southeast corner of the building. There will be no principal building on Lot 5 but three arched vacuum canopies: at the center of the lot; along the south property line; and along the east property line. Also planned, she indicated, is a combined vending/vacuum mechanical enclosure on the central island, a vacuum mechanical enclosure on the south of the lot, and a combined trash/vacuum/electrical enclosure on the southeast of the lot. Per Code, related Ms. Fard, an accessory structure shall be located no closer to the front property line than the principal building. Lot 4 is considered a through lot with two front yards fronting Roosevelt Road and Taft Avenue. According to the PUD Plans, the pay booths, their canopy, and the vending/trash enclosure on Lot 4 will be located closer to Taft Avenue than the car wash building. Therefore, deviations will be required. Furthermore, the trash enclosure encroaches 15 ft. into the required front yard setback of 40 ft., where trash enclosures are not permitted obstructions in the required front yard, hence an additional deviation will be required for the location of the trash enclosure on Lot 4. The proposed car wash building on Lot 4 and accessory structures on Lot 5 comply with the setback requirements, stated Ms. Fard. The Zoning Code requires an impervious surface setback of 7.44 ft. around all sides of Lot 4. The Petitioner is requesting approval of a zoning deviation to allow an impervious surface setback of as little as 1 ft. from the western property line to allow for as much vehicular maneuvering area as possible.

The Petitioner is also requesting a deviation to allow an impervious surface setback of 11 ft. along the southern property line on Lot 5 in lieu of the minimum 13.87 ft. of requirement. The C4 District further requires a minimum of a 10-ft. landscape setback along any adjacent roadway. An 8.5-foot setback is proposed along Taft Avenue that will require approval of a deviation. Given Lot 5's limited, or nonconforming, lot depth, explained Ms. Fard, the Petitioner had to modify the plans several times to achieve compliant drive isle and parking space dimensions, resulting in a reduction of southern impervious surface setback and northern landscape setback. The Zoning Code requires one space for each two employees, plus reservoir parking space or stacking space equal to five times the maximum capacity of the washing unit. According to the Petitioner, the maximum capacity of the washing unit is four cars, translating to a 20 parking spaces requirement, plus two spaces needed for car wash employees. The Petitioner plans to construct 10 parking spaces on Lot 4 and 42 on Lot 5, totaling 52 parking spaces on the subject property, said Ms. Fard, which exceeds the minimum 22 required. Unlike Lots 1-3, she noted, the car wash will not share parking with the other uses in the development. Ms. Fard added that 49 of 52 parking spaces will be covered by canopies and equipped with vacuums, including two accessible parking spaces on each lot, and said that three regular employee parking spaces will be located on Lot 5.

The net area of the principal building on Lot 4 requires one 12 ft. by 50 ft. loading area, continued the senior planner. The Petitioner is proposing a loading space at the northwest corner of the car wash building on Lot 4. The proposed loading space will comply with the number, size and setback requirements, but a deviation will be required as the loading zone will be visible from the public right-of-way (Roosevelt Road). Loading will take place outside of operational hours, she noted. Access to Lot 4 will be provided via full three-lane access off Roosevelt Road and outbound-only access to Taft Avenue in addition to one cross-access connection to Lot 3. The IDOT has jurisdiction over Roosevelt Road, and any redevelopments in the IDOT Right-of-Way will require a Permit from the agency. The Plan Commission may wish to consider a condition requiring IDOT approval of the proposed Roosevelt Road access prior to issuing any building permit for Lot 4. No new points of access are proposed for Lot 5, and the two existing access drives along Taft Avenue will be redeveloped and continue to operate as full access drives. According to the traffic impact study, the impact of the proposed car wash on the roadway network is small and levels of service at the nearby intersections of Roosevelt with Lambert, Main, Hillcrest and Greenwood, as well as Taft's intersection with Lambert and Main, will remain acceptable and adequately accommodate the projected traffic volume. The study states that the use of Lot 5 as a supplemental space for the car wash vacuums will result in various routes for ingress and egress, minimize turning movement conflicts, and further disperse traffic, which limits the development's impact on the area. Ms. Fard added that the Village's Traffic Consultant does not have any issues with the study's analysis.

Sr. Planner Fard related that the Petitioner is requesting approval of a Zoning deviation to allow the Roosevelt Road access drive to have approximately 153 ft. and 150 ft. of spacing from the adjacent drives to the east and west, respectively, in lieu of the 180 ft. required between driveway approaches located on arterials with 35 mph speed limit. Three queueing lanes to the car wash will be located on the west side of the building, with three pay booth stations at the southwest corner of the building. The proposed drive-through and stacking spaces will be compliant with the Code and will not interfere with internal circulation of the site. The Petitioner, continued Ms. Fard, is requesting approval of a deviation to allow the absence of a landscape island at the southern end of the parking row on Lot 4, where a landscaped island shall be provided at the end of every row of parking stalls with a minimum width and length equal to the size of the parking spaces in the subject lot. Other landscaped islands proposed throughout the subject site will comply with the Zoning Code, she noted. The Petitioner is providing a significant amount of landscaping throughout Lots 4 and 5 with a mixture of shrubs, ornamental trees, deciduous plants, and evergreens, stated Ms. Fard. The proposed landscaping complies with all regulations of the Zoning Code, she said, adding that further review of the Landscape Plan will be done by the Architectural Appearance Commission (AAC). The Petitioners have submitted a photometric plan indicating that the maximum illumination levels at all property lines will be compliant with Code. She added that all light fixtures will be fully shielded and the height of light poles will be less than the overall height of the building and in accordance with Code.

PUD regulations, explained Ms. Fard, require 15 percent of the total development area be dedicated to open space. Of the 15 percent being provided as open space, 10 percent must be provided for quasi-public open space. The Petitioner is providing a total of 25.1 percent open space on Lot 4, with 40.2 percent of the quasi-public open space on Lot 4. As a public amenity in the quasi-public open space, related Ms. Fard, the Petitioner is proposing a patio northeast of the building and two separate public sitting areas on the northeast and southwest corners of the lot. The Village Stormwater Engineer, related Ms. Fard, reviewed the plans and indicated that the Petitioner should be able to comply with the Stormwater Ordinance and that they are comfortable addressing any outstanding engineering issues as part of the building permit process. (A condition requiring all remaining engineering issues be finalized and approved prior to the issuance of any building permit might be considered, advised Ms. Fard.) Several signs are proposed for the car wash on Lots 4 and 5, including two internally illuminated wall signs on the building, said Sr. Planner Fard, who described these as a 104.8SF one on the north elevation, slightly tilted with yellow lettering; and a secondary wall sign on the east elevation that is be 93.6SF in area and require a variation due to the building size. Another variation, she stated, will be needed to allow a total combined sign area of 198.4SF on Lot 4, where the total square footage of signage permitted on the site is 120SF.One double-faced, internally illuminated, freestanding monument sign is proposed at the northeast corner of Lot 5, continued Ms. Fard, who said its 1.4-ft. base will be constructed with the same material and color to match the accessory structures and retaining wall on Lot 5. The freestanding sign will meet all requirements, including number, setback, height, base height, and landscaping around the base, she stated, and added that three compliant, illuminated directional signs are also proposed. Ms. Fard outlined Plan Commission action and potential conditions to attach.

Commissioner Questions

Commissioner Cooper asked about the need for the number of parking spaces specified, to which Ms. Fard explained that Code doesn't distinguish between express car washes and those at which customers might park their cars for staff clean them. Commissioner Brown asked if Lot 5 will be separately staffed, to which Ms. Fard replied, "No." Expressing concern about potential loitering, the Commissioner then asked if Lot 5 would be safety surveilled, to which Ms. Fard deferred to the Petitioner. Chairperson Loftus asked if the business would be considered retail, to which Ms. Fard said it is considered a service, the definition of which was contemplated by Commission members. Commissioner Arango asked if detailing would be offered as a service, a query the Chairperson suggested be directed to the Petitioner.

Petitioner's Presentation

Sworn in, Dave Dalesandro, 590 Killdeer Drive, Bolingbrook, Ill., expressed pride in his business and its focus on maintenance and cleanliness. He said Lot 5 would be staffed, and named three employee functions at his car washes – customer guidance; cleaning and sweeping the vacuum area; and safety and traffic – stating that the Petitioner never wants traffic to back up onto the main street. Mr. Dalesandro explained that the entrance would be closed off (intermittently) on busy days to avoid backups, and noted that traffic can exit out to Taft. He said signs will direct folks to Taft vacuums.

When Commissioner Cooper asked how many vacuum stalls the Petitioner would install if there were no space constraints; citing competitive advantage, Mr. Dalesandro replied, “As many as we can.” Mr. Wyant asked if the Petitioner’s model (i.e., value proposition vs. high-touch) would resonate in affluent Glen Ellyn. “Absolutely!” replied Mr. Dalesandro, who said, “People like a great value.” Citing golfer concerns about a “vacuum farm” up against The Links, Chairperson Loftus asked if the canopy configuration could help abate noise. While he said canopy angle has nothing to do with sound, Mr. Dalesandro insisted that the Petitioner doesn’t want sound to spill on to the golf course. He said the new vacuums are quiet and will be in a bricked area, and any nozzle suction noise problem will be addressed. Commissioner Kreuzer perceived Jet Brite had been purchased by car wash enterprise, Zips. Mr. Dalesandro described the arrangement as an equity partnership allowing Jet Brite to retain operational control and branding. Commissioner Kreuzer asked if lights uniform with the town had been considered, and inquired about after-hour lighting. Mr. Dalesandro said lights have been toned down for this project, and for security, lighting would be kept at a minimum outside business hours (which are based on customer needs and preferences). Chairperson Loftus asked if the Petitioner would be willing to reduce the sign size on Lot 4, to which Mr. Dalesandro said the branding is smaller than on their other buildings, and here there is no front sign. Commissioner Dawson asked if there was a time limit on vacuum use and asked if customers could stick around post-wash to detail their cars. Mr. Dalesandro said there is no time limit, but the car wash is “not set up” for self-detailing. Chairperson Loftus asked if people vacuum cars without purchasing a wash. Mr. Dalesandro responded affirmatively, but the assumption is they got a car wash previously. Commissioner Brown asked how far people travel to Jet Brite washes. Not sure, Mr. Dalesandro said with more Jet Brite sites, customers don’t have to go as far. Commissioner Cooper asked if the Police were concerned about cars shuttling across Taft. Ms. Fard said she believes such concerns would have been addressed in the Development Committee review.

Public comment

Sworn in, Tom Van Winkle, 28w677 Trillium Drive, Winfield, stated that he owns the property at 415 Taft – the property to the east of Lot 5 – operating the business, “Sign Identity.” He said he is concerned that changing the Code from “Office” to “Automotive Repair” opens up other uses for that property besides vacuuming – conceivably, tire changing and other work. He also cited as a concern movement of traffic across the street to the vacuum areas. Sr. Planner Fard explained that only that being proposed is up for approval. Commissioner Brown asked if the Petitioner plans to expand services, to which Mr. Dalesandro replied, “No,” citing staffing challenges in attaining a marketable price point.

A motion to close the Public Hearing was made by Commissioner Saeed; seconded by Commissioner Arango, the motion passed by voice vote.

Commissioner Discussion

With no opposition voiced to what Staff has recommended Commissioner Kreuzer moved for the following:

After conducting a public hearing and deliberating on the requests of the petitioner, JB Development, Inc. on behalf of MIKI Properties, LLC – Roselle, for approval of Amendments to the Preliminary Planned Unit Development with deviations, Final Planned Unit Development, a Zoning Code Text Amendment, Special Use Permits, and variations from the Sign Code to accommodate the redevelopment and operation of a new car wash at 375 Roosevelt Road and an accessory parking lot equipped with vacuum stalls at 401 Taft Avenue – Lots 4 and 5 of the 375-395 Roosevelt Road Subdivision, the Plan Commission hereby recommends approval based on the findings of fact, as discussed or amended at the Plan Commission public hearing on December 8, 2022, which are hereby incorporated into the Motion by reference as though fully set forth herein, and a copy of which will be attached to the minutes of this meeting and kept on file as part of the permanent records of the Village. The Plan Commission makes this recommendation of approval with the following conditions:

1. That the petitioner construct, maintain, and operate the development in substantial conformance with the plans and testimony presented at the Plan Commission public hearing and before the Village Board of Trustees.
2. That Village Board approves an ordinance extending the expiration date of Ordinance No. 6546 and 6771 to November 13, 2023.
3. That no work on the project should commence until an IDOT right-of-way permit has been issued for the project.
4. That a stormwater management information and Stormwater Certification Application shall be submitted with permit plans for the project.

Seconded by Commissioner Brown, the motion passed by roll call vote, with Plan Commission members Kreuzer, Brown, Arango, Cooper, Dawson, Saeed, Thakkar, Wyant and Loftus voting, “Yes.”

Staff Report

Sr. Planner Fard said that currently no business is in sight for a January meeting.

Chairperson’s Report

Mr. Loftus confirmed that Plan Commission meetings will be going from two scheduled per month to one (which, he said, could run longer, though noted that special meetings could be set).

Trustee’s Report

Trustee Thompson reported that the budget and the levy were approved.

Adjournment

After wishing all a Merry Christmas, Chairman Loftus adjourned the meeting at 10:28 p.m., following voice vote passage of a motion by Commissioner Cooper and seconded by Commissioner Saeed.

Respectfully submitted,

Barbara Dutton-Thomas, *Recording Secretary*

DRAFT MINUTES
ARCHITECTURAL APPEARANCE COMMISSION MEETING
December 14, 2022

Call to Order and Roll Call

Chairperson Jacobson called the meeting to order at 7:02, and roll was called. In addition to the Chairperson Commissioners Albrecht, Mees, Rahn and Sallwasser were present. Commissioners Goronov and Smith were absent.

Approval of Meeting Minutes

A motion to accept the minutes of the November 9, 2022 was made by Commissioner Sallwasser and seconded by Commissioner Rahn. The motion passed by voice vote.

Exterior Appearance Review: 375 Roosevelt Road & 401 Taft Avenue

Staff Presentation

Introducing the Jet Brite car wash case, Atrian Fard, Senior Planner with the Village, stated that the Petitioner is JB Development, represented by Dave Dalesandro, Sam Youssef, and Professional Engineer Lauren Kucinski from Veenstra & Kimm. The subject property, she continued, is comprised of two lots, with a total area of 75,111SF, and is part of the five-lot commercial development at 375-395 Roosevelt Road, located between Lambert Road and Main Street along Roosevelt Road and Taft Avenue. The northern parcel at 375 Roosevelt Road is in the C3 Service Commercial District, and the southern parcel at 401 Taft Avenue is in the C4 Office District. The entire development site, noted Ms. Fard, is 4.19 acres, which was formerly used as Leslie Car Wash and Enterprise Rent-a-Car. In November 2017, she related, the Village granted approval for a major subdivision to create five new lots and a preliminary PUD [Planned Unit Development] to develop three new restaurant establishments on Lots 1-3 and an office building on Lot 5. The western parcel on the site, Lot 4, was occupied by Leslie Car Wash at the time and intended to remain as an ongoing business until its redevelopment, she related. Now, the Petitioner is proposing to demolish the existing Leslie Car Wash on Lot 4, which Budget Truck Rental currently leases, to construct a new 5,262SF, one-story car wash establishment with vacuum stations, automated pay stations, and designated stacking lanes, as well as improve the parking lot on Lot 5 to accommodate a new parking lot with additional offsite vacuum stalls and employee parking spaces. She outlined Code relief needed for the Petitioner to move forward with the proposed plan, and which have been recommended for approved (with conditions) by the Plan Commission. The Petitioner, related Sr. Planner Fard, proposes to demolish the car wash building on Lot 4 and to construct the aforementioned car wash facility. She described the circulation plan for the operation.

The car wash building will be primarily constructed with a Vintage Gold colored utility brick with horizontal and vertical bands of Red Cedar concrete masonry units (CMU), continued Ms. Fard, who explained that the roof of the building will be a mix of arch-shaped (on the north end of the building) and flat, prefinished standing seam metal roof with metal cornices and copings. A Forest

Green accent color will be used on all four sides of the building on the roof, door and window frames, copings, and cornices over framing, she said.

A Red Cedar colored EIFS is proposed atop the car wash entrance and exit on the south and north elevations, respectively, continued Sr. Planner Fard. The Appearance Review Guidelines ("Guidelines") discourages the use of EIFS for reasons related to durability and maintenance, she noted. Although EIFS is proposed for this project, she explained, the portions of the building that will be constructed with this material are limited to approximately 10 ft. above grade to prevent the material from being within reach of pedestrians or vehicles. When placed at a higher level, she added, the material is less susceptible to damage.

The Guidelines encourage the selection of natural and muted colors, with no more than two or three colors on each façade, continued Ms. Fard. As proposed, she related, there will be three main colors –Vintage Gold, Red Cedar and Forest Green – with two or three secondary colors – Buff, Sherwin-Williams Penny, and Space Gray–on each elevation. Although the proposed color palette exceeds three colors and the colors are not relatively neutral, stated Ms. Fard, Staff believes the palette advertises the business branding, is utilized in other Jet Brite locations, and colors complement each other, and do not harshly contrast with surrounding buildings along Roosevelt Road Corridor. Canopies on Lot 4 include an arched canopy over pay booth stations west of the car wash building, an arched canopy over vacuum stalls east of the building, and a canopy partially covering the vending structure at the southeast corner of the building, she continued. There will be three arched vacuum canopies on Lot 5, in addition to a small canopy covering the vending/vacuum mechanical enclosure, she said, explaining that all canopies feature Red Cedar CMU columns with Buff concrete copings attached to a Forest Green prefinished standing-seam metal roof via a Space Gray steel tube. The materials and colors proposed for canopies will tie to the car wash building, as encouraged by the Guidelines, she said.

A trash enclosure is proposed on the southeast corner of Lot 4 near the entrance to the car wash, noted Sr. Planner Fard, who said the enclosure's opening will face the eastern drive aisle. There will be a second trash enclosure on the southeast end of Lot 5, facing the parking lot, she added. Each trash enclosure will be open on top and will be attached to other vending or mechanical enclosures, she explained, and noted that the enclosures feature a lower two feet of Red Cedar CMU and an upper part of Buff utility brick veneer to match the car wash building design and color palette as encouraged by the Guidelines and required by the Zoning Code. The trash enclosures will be gated by Trex Light Brown composite decking, she said. The Guidelines encourage metal gates for trash enclosures, she related, though said that the Commission may wish to inquire about the use of metal or another type of durable material for the trash enclosure gates.

Lighting on the building consists of five aluminum sconce lights with a black finish around the building 10.5 ft. above the surrounding grade, said Ms. Fard. Each parking stall and pay booth station will be lit with a Petroleum-style Canopy LED luminaire, she noted, adding that there will be 12 and seven LED area light poles on Lots 4 and 5, respectively, each 22-ft. tall to match the existing parking lot lighting for the rest of the subdivision. The submitted photometric plan demonstrates that the lighting is less than the maximum illumination level permitted at the property lines and is properly shielded, stated the senior planner.

The Petitioner is proposing a mixture of shrubs, ornamental trees, deciduous plants, and evergreens throughout the site, related Ms. Fard. The proposed landscaping complies with all regulations of the Zoning Code, she stated, adding, however, that although compliant with the Code, the proposed landscape plan indicates minimal landscaping around the trash and mechanical enclosures, and noting that the Guidelines suggest that trash and other freestanding mechanical enclosures be surrounded and screened with landscaping. The Petitioner proposes a loading space at the northwest corner of the car wash building on Lot 4, continued Sr. Planner Fard. Although landscaping will be provided along the north property line, the loading zone will be relatively visible from the public right-of-way (Roosevelt Road), which is discouraged by the Guidelines, she said. A deviation is also being sought from the Zoning Code to allow the loading zone at this location, she related, and indicated that the Plan Commission has reviewed this deviation and recommended approval thereof. The Guidelines encourage landscaped islands to be employed at the ends of parking rows and within large parking fields to visually break up the mass of pavement and define parking areas and drive aisles, explained Ms. Fard, who said that the Petitioner is requesting approval of a deviation from this guideline to allow the absence of a landscape island at the southern end of the parking row on Lot 4. The Petitioner will also need to receive approval of a zoning deviation for the landscape island, which was reviewed favorably by the Plan Commission, she reported. Other landscaped islands proposed throughout the subject site will comply with the Guidelines and the Zoning Code, stated Ms. Fard.

Senior Planner Fard related that several signs are proposed for the Jet Brite Car Wash on Lots 4 and 5, including two internally illuminated wall signs: one on the north elevation along Roosevelt Road that will measure 104.8SF and read "Jet Brite" with a canopy atop the lettering in yellow. She said that the Petitioners have requested variations from the Sign Code to allow a secondary wall sign for a 5,262SF establishment on Lot 4 where only establishments of 15,000SF or more are permitted to have secondary wall signage and to allow a total combined sign area of 198.4SF on Lot 4 where a maximum of 120SF of signage is allowed on each lot. The requested sign variations have been considered by the Plan Commission, related Ms. Fard, who said the east elevation facing Buona Beef restaurant will have one 93.6SF sign, reading "Car Wash" and "Free Vacuums" in yellow with a white "$3" element on a round dark green background. The Guidelines suggests wall signs with individual light color letters to be affixed on a contrasting darker surrounding background, she said, noting that, given the yellow sign letters proposed to be mounted individually on a Vintage Gold brick wall, the Commission may wish to inquire about the possibility of adjusting the wall signs' color to improve their visibility and contrast with the surrounding building façade. One 20.42SF, double-faced, internally illuminated, freestanding monument sign will be located at the northeast corner of Lot 5, continued Ms. Fard. The monument sign's base will be 1.4 ft. high and constructed with the same material and color to match the accessory structures and retaining wall on Lot 5, she said, stating that the freestanding sign will meet all requirements, including number, setback, height, base height, and landscaping around the base. The sign reads "Jet Brite" and "Customer" "Vacuums" in three lines with white lettering on a light green background, as well as features a dark green canopy element atop the sign cabinet, noted the senior planner. Three illuminated directional signs with white lettering on a light green background with a dark green canopy element atop the sign message board are proposed, said Sr. Planner Fard, who added that all are compliant with respect to area and height. She listed AAC action for the case at hand.

Commissioner Questions

Commissioner Sallwasser asked if the Plan Commission had recommended approval of the signage size, to which Ms. Fard replied affirmatively.

Petitioner's Presentation

After praising the community, Dave Dalesandro reviewed the proposed project's "earth-tone" color palette, clarifying that the canopies are Forest Green to match the trees and shrubs. He distributed a photo enlargement to illustrate the car wash's design concept and, avowing a commitment to maintenance and cleaning, said his business doesn't want any facility to ever show age.

Commissioner Comments

Commissioner Albrecht commented favorable on a beige tone (e.g., less of a yellow) as a building material color. Commissioner Mees said she'd like regular all-red brick (sans yellow) with the green accents, as well as suggested that the front façade sign appear on a green oval background to "pull the letters together." Commissioner Sallwasser asked if there is a black return on the letters; Ms. Fard replied affirmatively. Commissioner Albrecht advocated for a muted treatment that would "still get the point across," confirming the oval idea on red brick, which, she said, would still get the "pop," and said she doesn't mind a larger sign if it's a nicer one. Senior Planner Fard related that Staff asked the Petitioner to reduce the sign size, so she would prefer it not be larger, and suggested an outline to make the letters look bolder without changing the square footage. Commissioner Albrecht stressed the desire to see red brick all across the street-facing façade. Mr. Dalesandro said the pre-cast would be painted either way, so expense is not an issue, but voiced concerns about "a drastic change to the branding" and that an all-red, big wall might not look good. Commissioner Mees said the Petitioner has a lot of elements (e.g., the pitch of the roof) that would still make the brand recognizable. Concurring, Commissioner Albrecht conceded that the Forest Green helps mitigate the yellow, which she called "super strong." She further remarked – in reference to community tradition – that red brick "is kind of our signature," and said she is fine with the EIFS.

Mr. Dalesandro said the benches were in response to Village Staff guidance, and confirmed water detention. (Ms. Fard said public use is a PUD requirement.) Commissioner Albrecht commented that landscaping can "really soften" a commercial site, to which Mr. Dalesandro said, "We'll pack in as much as we can." Chairperson Jacobson advised against a "patchwork" approach, as well as remarked that, "The plant list looks great."

Commissioner Rahn asked whether metal had been considered for its durability in specifying material for the trash enclosures. Mr. Dalesandro said he wasn't sure what a solid metal gate would look like, and while he thought an open gridded gate would look nice, but would allow see-through to the trash area, "which is also a bad thing." Conveying an open mind on the matter, however, he said, "Show me something that looks great." Reporting that tan and green (of the PVC) hold up well, he declared, "I won't allow faded gates on my property," and asked the Commission's preference. Urging a neutral option, Commissioner Albrecht said, "The green is a bit much." Commenting on the illustration of the structure, she said, "It looks like a nice building." In response to a query from Chairperson Jacobson about additional landscaping on Lot 5, Sr. Planner Fard she'd brought up landscaping as a way to screen trash enclosures.

In response to ideas put forth for treatments of the front façade, the Petitioner promised to provide the Commission with three new drawings to consider for recommendation, saying, "I'm all for whatever looks best." Sr. Planner Fard said she'd circulate these for Commission feedback.

Commissioner Mees moved for the following:

After conducting a public meeting and deliberating on the request of the petitioner, JB Development, Inc. on behalf of MIKI Properties, LLC – Roselle, for approval of an exterior appearance review for the redevelopment and operation of a new car wash at 375 Roosevelt Road and an accessory parking lot equipped with vacuum stalls at 401 Taft Avenue – Lots 4 and 5 of the 375-395 Roosevelt Road Subdivision, the Architectural Appearance Commission hereby recommends approval based on the findings of fact, as discussed or amended at the Architectural Appearance Commission public meeting on December 14, 2022, which are hereby incorporated into the Motion by reference as though fully set forth herein, and a copy of which will be attached to the minutes of this meeting and kept on file as part of the permanent records of the Village. The Architectural Appearance Commission makes this recommendation of approval with the following conditions:

1. That the project is constructed in substantial conformance with the plans as presented and the testimony presented at the Architectural Appearance Commission meeting, the Plan Commission public hearing, and before the Village Board of Trustees.
2. A building permit shall be required for the exterior alterations.
3. That trash enclosure openings shall be the same color as the walls next to it.

Seconded by Commissioner Albrecht, the motion passed by roll call vote with Commissioners Mees, Albrecht, Rahn and Sallwasser, and Chairperson Jacobson voting, "YES."

Trustee's Report

Trustee Anne Gould reported that the budget was approved, as did the Tutto Bene appearance. The Brick & Mortar application, however, was pulled from the consent agenda and tabled due primarily to a historic district concern, she said, adding that she expects the Trustees will give Staff specifics.

Chairperson's Report

Chairperson Jacobson wished those assembled, "Happy holidays."

Adjournment

The meeting was adjourned at 8:17 p.m. by Chairperson Jacobson.

Respectfully submitted,

Barbara Dutton-Thomas
Recording Secretary

Exhibit C

ZONING CODE TEXT AMENDMENT
January 23, 2023

Bold = New Text; ~~Strikethrough~~ = Deleted Text

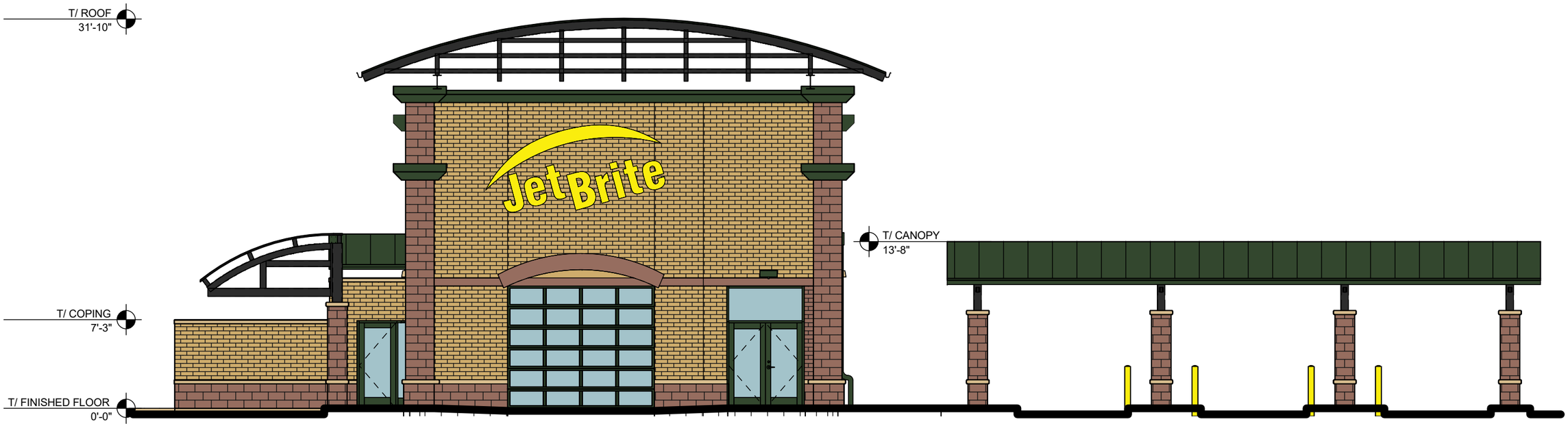
TITLE 10 – ZONING CODE
Chapter 4 – DISTRICT REGULATIONS

1. Amend Section 10-4-16(B)(2) (Automobile repair.) to add "and services" under the Special Uses in the C4 Office District.

10-4-16. - C4 Office District.

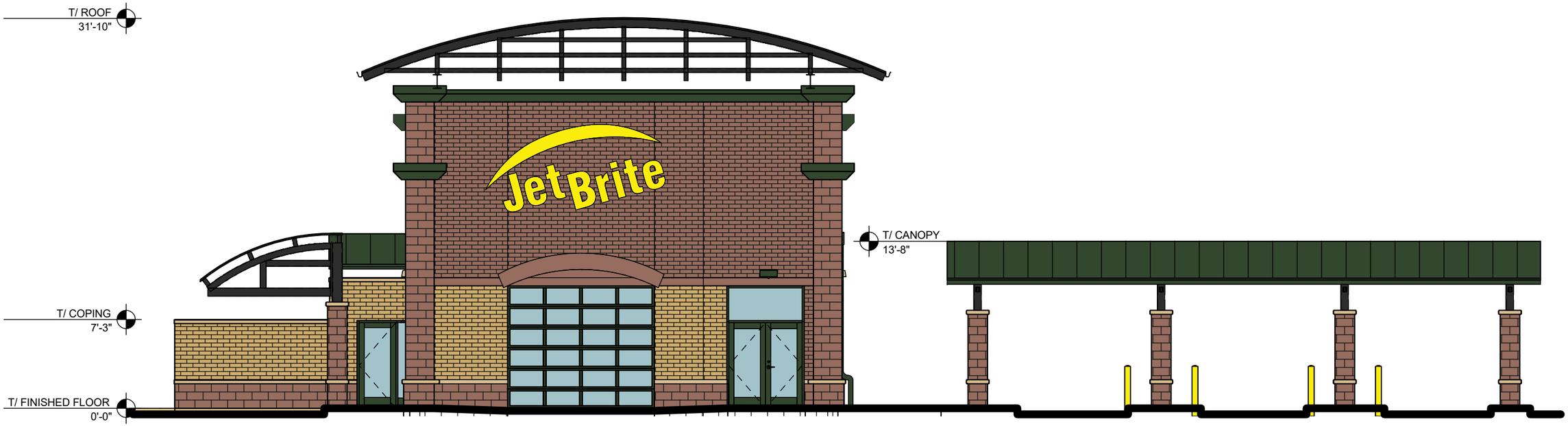
(B) *Special Uses:*

2. Automobile repair **and services**.



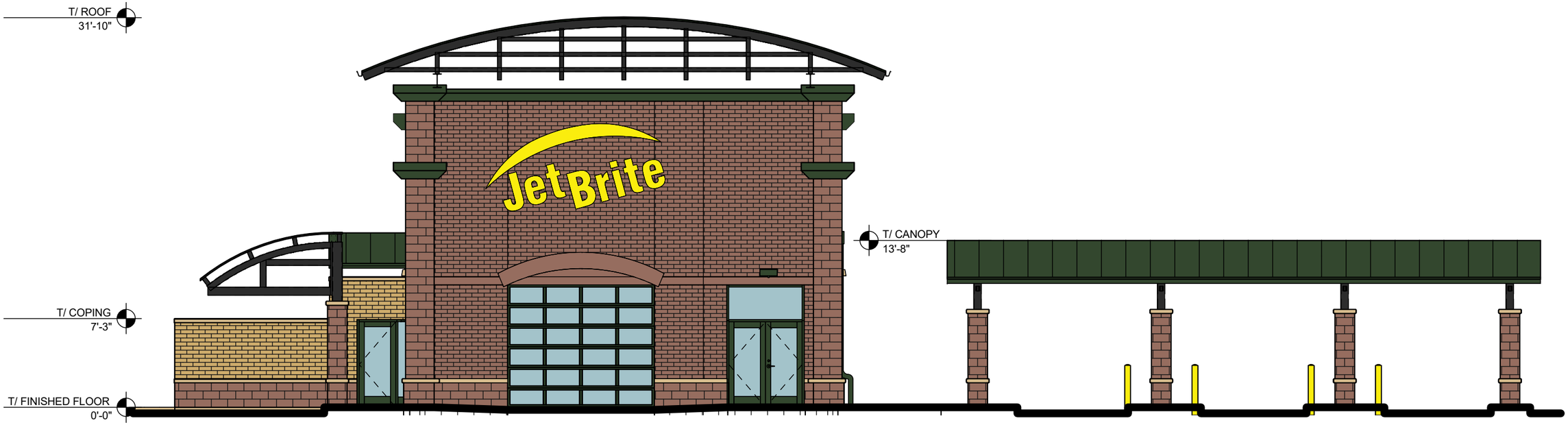
NORTH FACADE OPTION A-1
JET BRITE CAR WASH GLEN ELLYN

VEENSTRA & KIMM INC.



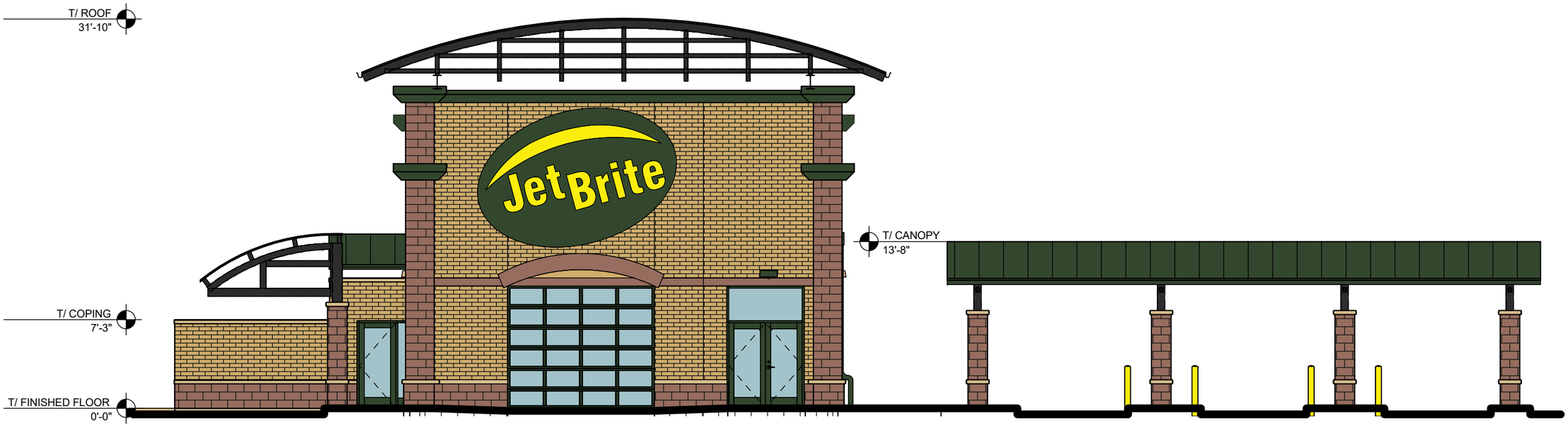
NORTH FACADE OPTION A-2
JET BRITE CAR WASH GLEN ELLYN

VEENSTRA & KIMM INC.



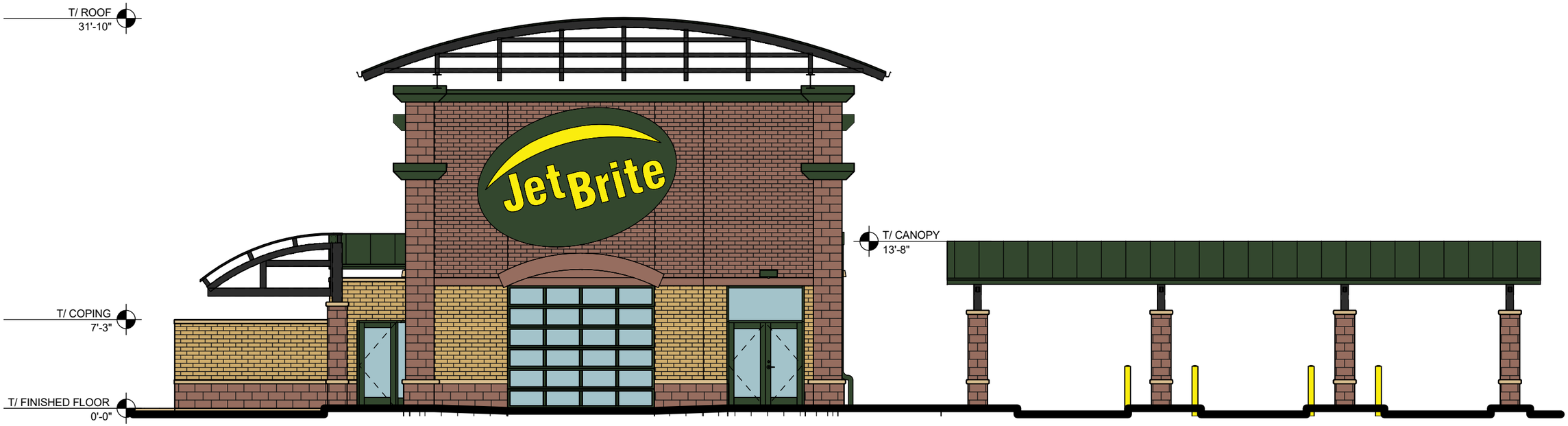
NORTH FACADE OPTION A-3
JET BRITE CAR WASH GLEN ELLYN

VEENSTRA & KIMM INC.



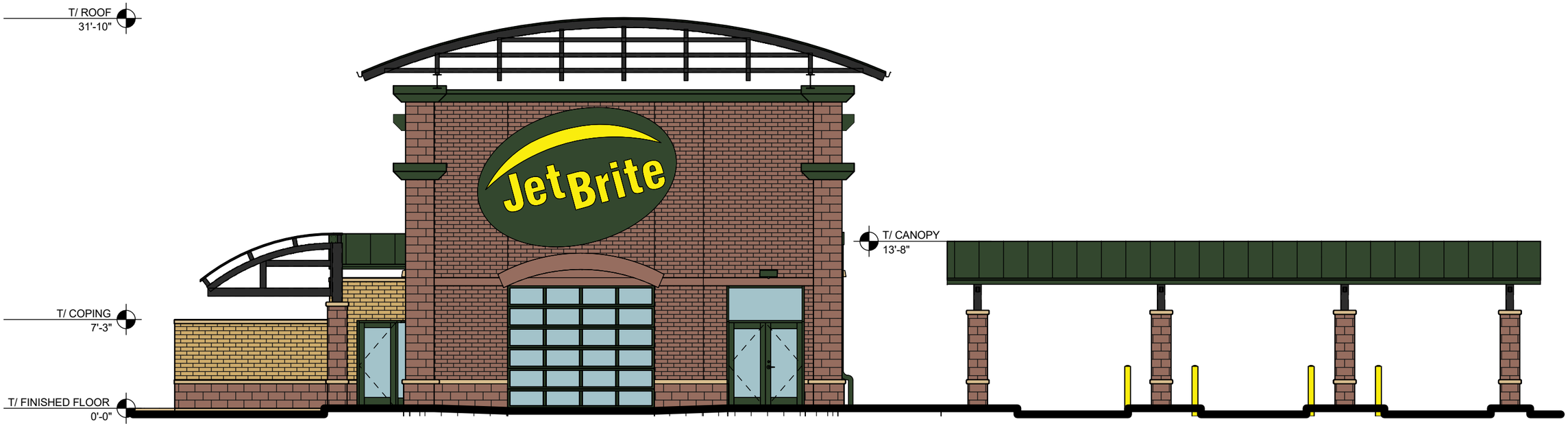
NORTH FACADE OPTION B-1
JET BRITE CAR WASH GLEN ELLYN

VEENSTRA & KIMM INC.



NORTH FACADE OPTION B-2
JET BRITE CAR WASH GLEN ELLYN

VEENSTRA & KIMM INC.



NORTH FACADE OPTION B-3
JET BRITE CAR WASH GLEN ELLYN

VEENSTRA & KIMM INC.