Agenda
Village of Glen Ellyn
Regular Village Board Meeting
Monday, April 24, 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) Presentation by Anima - Glen Ellyn Children's Chorus

2) Proclamation in Support of National Small Business Week

3) Volunteer Fire Company Pinning Ceremony

F. Consent Agenda - The following items are considered routine business by the Village Board and will be approved in a single vote in the form listed below:

Motion to approve the following items including Payroll and Vouchers totaling $2,171,672.91. These agenda items have been reviewed by the Management Team and Village Attorney and are consistent with the Village's purchasing policy (Trustee Fasules).

1) Total Expenditures (Payroll and Vouchers) - $2,171,672.91

2) Village Board Special Workshop April 3, 2023 Minutes

3) Village Board Closed Executive Minutes April 3, 2023 Minutes

4) Village Board Special Meeting March 20, 2023 Minutes

5) Village Board Meeting March 13, 2023 Minutes

6) Village Board Special Workshop March 13, 2023 Minutes

7) Village Board Closed Executive Session January 30, 2023 (A) Minutes

8) Village Board Closed Executive Session January 30, 2023 (B) Minutes

9) Motion to Approve Ordinance 7030-VC to Amend the Glen Ellyn Municipal Code of Glen Ellyn, Illinois, (Liquor Control Code) Chapter 19 of Title 3, Section 11, Classification of Licenses, to Add Sampling Parameters (Economic Development Coordinator Hannah)

10) Motion to Approve a Facade Award in the Amount of $6,250, a Downtown Retail Interior Improvement Award in the Amount of $30,000, and a Fire Prevention Award in the Amount of $15,000, to Randshot, Inc., DBA Lewey Q's Tap at 427 N. Main Street, to be expensed to the Central Business District TIF Fund (Economic Development Coordinator Hannah)

11) Motion Pursuant to Section 1-10-7 of the Glen Ellyn Village Code to Adopt the Competitive Bidding Procedures of DuPage County IL in Lieu of the Provisions of Chapter 10 on Village Contracts and Authorize the Village Manager to Execute a Contract with Superior Road Striping, Inc., of Melrose Park, Illinois, in an Amount Not-to-Exceed $85,176.00, for the 2023 Pavement Line Striping Program to be Expensed to the General Fund (Professional Engineer Daubert)

12) Motion to Authorize the Village Manager to Execute a Contract with Countryman, Inc. of Melrose Park, Illinois, for MMA Pavement Marking Installation, in the Amount of $4,824.00, to be Expensed to the General Fund (Professional Engineer Daubert)

13) Motion to waive competitive bidding based on Village Code 1-10-2 (E) as a single source material that is available from only one vendor but is deemed necessary to Village operations and authorize the Village Manager to execute a contract with Corrective Asphalt Materials, LLC, of South Roxana, Illinois, for construction of the 2023 Asphalt Surface Rejuvenation Program in the not-to-exceed amount of $101,348 to be expensed to the Capital Projects Fund (Public Works Directory Buckley)

14) Motion to waive competitive bidding for an emergency purchase as allowed in 1-10-2 (I) and approve the purchase of one (1) 2023 Ford Expedition SSV from Montrose Ford LLC of Akron, Ohio for the amount of $52,398 to be Expensed to the Equipment Services Capital Outlay Vehicles Fund (Police Chief Norton)

15) Motion to Authorize the Village Manager to Execute a Contract between the Village of Glen Ellyn and Pontifex Consulting Group, LLC for a Classification and Compensation Study in an Amount not to Exceed $43,250 to be Expensed to the General Fund and Subject to Village Attorney Review (Human Resources Director Vonachen)

16) Motion to Approve Ordinance No. 7023-A-VC, An Ordinance Amending Chapter 7 of Title 4 (Stormwater and Flood Plain Regulations) of the Village Code, to Adopt the DuPage County Countywide Stormwater and Flood Plain Ordinance as

Amended September 13, 2022 (Community Development Director Scott)

17) Motion to authorize the Village Manager to execute a purchase of shade trees from Spring Grove Nursery Inc. of Mazon, Illinois, in the amount of $12,587.00 for the CBD Streetscape and Utility Improvements – Phase 2-3 to be expensed to the Capital Projects Fund (Professional Engineer Daubert)

18) Motion to authorize the Village Manager to execute a purchase of shade trees from Wilson Nurseries, Inc. of Hampshire, Illinois, in the amount of $10,720.00 for the CBD Streetscape and Utility Improvements – Phase 2-3 to be expensed to the Capital Projects Fund (Professional Engineer Daubert)

19) Motion to authorize the Village Manager to execute a purchase of shade trees from Goodmark Nurseries LLC of Wonder Lake, Illinois, in the amount of $1,706.25 for the CBD Streetscape and Utility Improvements – Phase 2-3 to be expensed to the Capital Projects Fund (Professional Engineer Daubert)

20) Motion to authorize the Village Manager to execute a purchase of shade trees from Hinsdale Nursery of Willowbrook, Illinois, in the amount of $9,246.00 for the CBD Streetscape and Utility Improvements – Phase 2-3 to be expensed to the Capital Projects Fund (Professional Engineer Daubert)

21) Motion to authorize the Village Manager to execute a purchase of shade trees from Kaneville Tree Farms, Inc of Kaneville, Illinois, the amount of $14,985.00 for the CBD Streetscape and Utility Improvements – Phase 2-3 to be expensed to the Capital Projects Fund (Professional Engineer Daubert)

22) Motion to Approve the Issuance of a B-1 Liquor License to Randshot, Inc., DBA Lewey Q's Tap (427 N. Main St) (Economic Development Coordinator Hannah)

G. Intergovernmental Purchase and Sale Agreement between the Village and Park District for 453 Forest Ave - Commonly known as US Bank Property (Village Manager Franz) (Trustee Bill Payne)

1) Motion to Approve Ordinance 7031, an Ordinance Approving the Intergovernmental Purchase and Sale Agreement for the Property at 453 Forest Ave and associated lease agreements for Panfish Park and Manor Woods.

H. Exterior Appearance of Building Facade Improvements for Brick & Mortar - 411 North Main Street (Community Development Director Scott) (Trustee Gould)

1) Motion to Approve Ordinance No. 7025, An Ordinance Approving the Exterior Appearance of Building Facade Improvements for Brick and Mortar Located at 411 N. Main Street

I. Comprehensive Plan (Houseal Lavigne & Associates) (Village Manager Franz) (Trustee Christiansen)

1) Motion to Open a Public Hearing to Consider a Complete Revision to the 2001 Comprehensive Plan for the Village of Glen Ellyn

2) Motion to Close a Public Hearing to Consider a Complete Revision to the 2001 Comprehensive Plan for the Village of Glen Ellyn

3) Motion to Approve Ordinance No. 7032, An Ordinance Approving the Village of Glen Ellyn 2023 Comprehensive Plan Update

J. Reminders

1) Village Board Meeting May 8, 2023 at 7 pm

2) Village Board Workshop, May 15, 2023 at 7 pm

K. Adjourn

Proclamation

WHEREAS, America's progress has been driven by pioneers who think big, take risks and work hard; and

WHEREAS, from the storefront shops that anchor Main Street to the high-tech startups that keep America on the cutting edge, small businesses are the backbone of our economy and the cornerstones of our nation's promise; and

WHEREAS, when we support small business, jobs are created and local communities preserve their unique culture; and

WHEREAS, because this country's 28 million small businesses create nearly two out of three jobs in our economy, we cannot resolve ourselves to create jobs and spur economic growth in America without discussing ways to support our entrepreneurs; and

WHEREAS, the President of the United States has proclaimed National Small Business Week every year since 1963 to highlight the programs and services available to entrepreneurs through the U.S. Small Business Administration and other government agencies; and

WHEREAS, Glen Ellyn's small businesses across the Village support the community at large through local sports, schools and events; and

WHEREAS, we invite visitors and residents to experience the charm and offerings of our shops and restaurants because *It's Worth The Trip*;

NOW, therefore, be it resolved that I, Mark Senak, Village President of the Village of Glen Ellyn, do hereby proclaim May – 1 – 7, 2023 as

NATIONAL SMALL BUSINESS WEEK

_____

VILLAGE PRESIDENT
ATTEST:

_____

VILLAGE CLERK

_____

DATE

Approval of Vouchers
For the Village Board Meeting on April 24, 2023

EXPENDITURES:

	Accounts Payable 0423-1	$	1,013,592.00		
	Accounts Payable 0423-2	$	544,063.47		
	Sub-Total	**$**	**1,557,655.47**	**Warrant Total**	**$ 1,557,655.47**

PAYROLL EXPENDITURES

April 7, 2023

Total ACH+live checks	**Net Employee Payroll Checks**	$	391,589.34		
	Employee & Employer Payroll Deductions:				
Net of DD	Employee Deductions*	$	177,199.65		
2300-2305	IMRF - Employer contribution	$	13,631.12		
1000-1100	Social Security/Medicare Tax Withheld - Employer portion	$	31,597.33		
	Total Payroll	**$**	**614,017.44**		**$ 614,017.44**
				GRAND TOTAL	**$ 2,171,672.91**

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
2 3M COMPANY											
9421885672		03/21/2023		0423-1	253379	1,763.25	1,763.25	03/31/2023	INV	PD	PENN W & GARAGE SIGNS
CHECK DATE: 04/07/2023											
9421919848		03/22/2023		0423-1	253379	720.62	720.62	03/31/2023	INV	PD	RESTOCK SIGN MATERIAL
CHECK DATE: 04/07/2023											
9421885680		03/21/2023		0423-1	253379	676.65	676.65	03/31/2023	INV	PD	RESTOCK SIGN MATERIAL
CHECK DATE: 04/07/2023											
						3,160.52					
2021 A-RELIABLE PRINTING											
25856		04/07/2023		0423-2	253478	613.00	613.00	04/07/2023	INV	PD	PRINTING
CHECK DATE: 04/14/2023											
10753 ADVANCED TURF SOLUTIONS											
SO1073620		04/02/2023		0423-1	253380	779.20	779.20	04/04/2023	INV	PD	CIRCULAR BUNKER RAKE P
CHECK DATE: 04/07/2023											
SO1052852.2		10/31/2022		0423-2	253479	2,764.00	2,764.00	04/11/2023	INV	PD	GENESIS RX 5-7-5 FERTI
CHECK DATE: 04/14/2023											
						3,543.20					
8119 AECOM TECHNICAL SERVICES INC											
2000734176	20230031	02/24/2023		0423-2	253480	60,260.37	60,260.37	03/31/2023	INV	PD	YR 1 OF MULTI-YEAR CON
CHECK DATE: 04/14/2023											
12710 AEP ENERGY											
3017258047 3223		03/08/2023		0423-1	253381	332.21	332.21	03/31/2023	INV	PD	STREETLIGHT, BRIAR ST/
CHECK DATE: 04/07/2023											
3017258058 0323		03/13/2023		0423-1	253382	88.17	88.17	03/31/2023	INV	PD	STREETLIGHT, 485 WINCH
CHECK DATE: 04/07/2023											
3017228014 0323		03/13/2023		0423-1	253383	610.66	610.66	03/31/2023	INV	PD	STREETLIGHT, 632 N ROO
CHECK DATE: 04/07/2023											
3017258036 0323		03/13/2023		0423-1	253384	417.54	417.54	03/31/2023	INV	PD	STREETLIGHTS, 0 E MAIN
CHECK DATE: 04/07/2023											
3017257989 0323		03/13/2023		0423-1	253385	254.77	254.77	03/31/2023	INV	PD	CONTROLLER, 352 N ROOS
CHECK DATE: 04/07/2023											
3017257990 0323		03/13/2023		0423-1	253386	357.76	357.76	03/31/2023	INV	PD	DISTRIBUTION PANEL, 0
CHECK DATE: 04/07/2023											
3017258081 0323		03/16/2023		0423-1	253387	166.37	166.37	03/31/2023	INV	PD	STREETLIGHTS, 286 HAWK
CHECK DATE: 04/07/2023											
3017258025 0323		03/16/2023		0423-1	253388	34.57	34.57	04/07/2023	INV	PD	STREETLIGHTS, 0 E TAYL
CHECK DATE: 04/07/2023											
301725806900323		03/16/2023		0423-1	253389	28.53	28.53	04/07/2023	INV	PD	STREETLIGHTS, 0 E MAIN
CHECK DATE: 04/07/2023											
3017258070 0323		03/20/2023		0423-1	253390	1,981.14	1,981.14	04/07/2023	INV	PD	STREETLIGHTS, 0 S ESEX
CHECK DATE: 04/07/2023											
3017258003 0323		03/16/2023		0423-1	253391	38.91	38.91	04/07/2023	INV	PD	STREETLIGHTS, 670 CRES
CHECK DATE: 04/07/2023											

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
						4,310.63					
13377 NORTHEASTERN IL AREA AGENCY ON AGING											
032723		03/27/2023		0423-2	253481	100.00	100.00	04/05/2023	INV	PD	MTG REGISTRATION
CHECK DATE: 04/14/2023											
12031 AIRY'S, INC											
28398		02/15/2023		0423-1	253392	24,434.35	24,434.35	04/07/2023	INV	PD	RT 38 WATER MAIN BREAK
CHECK DATE: 04/07/2023											
12459 AM KITCHEN & BATH											
20180761		01/25/2021		0423-2	253482	2,000.00	2,000.00	02/26/2021	INV	PD	RESTOR. DEP - 623 PRAI
CHECK DATE: 04/14/2023											
12567 AMAZON.COM SALES, INC.											
1RYW-GJMG-LLDG		04/02/2023		0423-1	253393	54.99	54.99	04/05/2023	INV	PD	MGMT ANALYST EQUIP
CHECK DATE: 04/07/2023											
1F4J-9XRQ-4337		03/29/2023		0423-1	253393	61.29	61.29	04/05/2023	INV	PD	USB THUMB DRIVE
CHECK DATE: 04/07/2023											
1TYG-RKTQ-41YG		03/29/2023		0423-1	253393	188.50	188.50	04/05/2023	INV	PD	NETWORK CABLING
CHECK DATE: 04/07/2023											
1RJ6-QGDC-J7HN		04/09/2023		0423-2	253483	290.99	290.99	04/12/2023	INV	PD	LINKS IPAD MAINT
CHECK DATE: 04/14/2023											
1J3X-R6MT-KTRK		04/06/2023		0423-2	253483	56.00	56.00	04/12/2023	INV	PD	KEYBOARD IT
CHECK DATE: 04/14/2023											
						651.77					
10850 ANGELO GELATO ITALIANO, INC											
183111		03/27/2023		0423-1	253394	89.00	89.00	03/27/2023	INV	PD	FOOD - RESALE
CHECK DATE: 04/07/2023											
13373 EVANGELOS & VICKI APOSTOLOU											
25504		02/15/2023		0423-1	253395	2,025.00	2,025.00	04/05/2023	INV	PD	360 MAY AVENUE RETT
CHECK DATE: 04/07/2023											
5469 APWA MICHIGAN CHAPTER-MPSI											
03282023		03/28/2023		0423-1	253396	775.00	775.00	04/04/2023	INV	PD	ILLINOIS PUBLIC SERVIC
CHECK DATE: 04/07/2023											
65 AT&T											
630Z99013103 031623		03/16/2023		0423-1	253397	108.87	108.87	04/05/2023	INV	PD	911 LOCATOR
CHECK DATE: 04/07/2023											
10167 NICHOLAS/KATHARINE BERTANI											
20200983		04/10/2023		0423-2	253484	350.00	350.00	04/10/2023	INV	PD	RESTORATION REFUND 259
CHECK DATE: 04/14/2023											

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VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
12588 BHFX, LLC											
444916		03/21/2023		0423-2	253485	82.50	82.50	04/14/2023	INV	PD	B&W SCAN/RENAME/REMIT
CHECK DATE: 04/14/2023											
12746 BIG TENT EVENTS, INC											
80935		03/23/2023		0423-1	253398	475.00	475.00	04/04/2023	INV	PD	TENT SERVICE
CHECK DATE: 04/07/2023											
9879 BREAKTHRU BEVERAGE ILLINOIS, LLC											
348570299		04/06/2023		0423-2	253486	2,710.15	2,710.15	04/09/2023	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 04/14/2023											
2197 BOJO TURF SUPPLY INC											
67554		03/06/2023		0423-2	253487	8,925.00	8,925.00	04/11/2023	INV	PD	SOLE SOURCE PHOSPHITE
CHECK DATE: 04/14/2023											
120 CANON SOLUTIONS AMERICA, INC											
148309124		03/10/2023		0423-1	253399	660.00	660.00	03/29/2023	INV	PD	TONER
CHECK DATE: 04/07/2023											
128 CARQUEST AUTO PARTS											
15517-158104		03/06/2023		0423-1	253400	28.20	28.20	04/07/2023	INV	PD	GWA# 642 - SWAY BAR BU
CHECK DATE: 04/07/2023											
15517-158358		03/07/2023		0423-1	253400	291.86	291.86	04/07/2023	INV	PD	PW# 255 - BRAKE PADS,
CHECK DATE: 04/07/2023											
15517-158913		03/10/2023		0423-1	253400	158.98	158.98	04/07/2023	INV	PD	PW#517 BATTERY
CHECK DATE: 04/07/2023											
15517-159321		03/13/2023		0423-1	253400	8.54	8.54	04/07/2023	INV	PD	INV. - HEADLIGHT BULB
CHECK DATE: 04/07/2023											
15517-160292		03/17/2023		0423-1	253400	141.64	141.64	04/07/2023	INV	PD	PW #219 - BRAKE PADS,
CHECK DATE: 04/07/2023											
15517-161323		03/23/2023		0423-1	253400	171.56	171.56	04/07/2023	INV	PD	PD# 21-005 - (4) TPMS
CHECK DATE: 04/07/2023											
15517-161439		03/23/2023		0423-1	253400	23.64	23.64	04/07/2023	INV	PD	GWA # 648 - BLEND DOOR
CHECK DATE: 04/07/2023											
15517-161354		03/23/2023		0423-1	253400	-35.42	-35.42	04/07/2023	CRM	PD	CREDIT - RETURN & CORE
CHECK DATE: 04/07/2023											
15517-161913		03/27/2023		0423-1	253400	10.71	10.71	04/07/2023	INV	PD	PD# 006 - REAR WIPER B
CHECK DATE: 04/07/2023											
15517-162433		03/29/2023		0423-1	253400	31.48	31.48	04/07/2023	INV	PD	GWA#642 - THERMOSTAT &
CHECK DATE: 04/07/2023											
						831.19					
136 CDS OFFICE SYSTEMS, INC											
INV1524832		03/31/2023		0423-1	253401	944.00	944.00	04/05/2023	INV	PD	PD SQUAD DOCKING STATI
CHECK DATE: 04/07/2023											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
6043 CHICAGO PARTS & SOUND LLC											
1-0346765		04/05/2023		0423-2	253488	419.62	419.62	04/14/2023	INV	PD	PW# 254 - BRAKE PADS &
CHECK DATE: 04/14/2023											
1076 CINTAS CORPORATION NO 2											
4151781921		04/06/2023		0423-2	253489	116.19	116.19	04/09/2023	INV	PD	SUPPLY RESTOCK
CHECK DATE: 04/14/2023											
11284 CIVICPLUS, INC											
257938		04/03/2023		0423-2	253490	829.18	829.18	04/05/2023	INV	PD	MUNICODE
CHECK DATE: 04/14/2023											
1862 CLASSIC GRAPHIC INDUSTRIES INC.											
89289		03/29/2023		0423-2	253491	251.70	251.70	04/07/2023	INV	PD	#10 WINDOW ENVELOPES
CHECK DATE: 04/14/2023											
10301 GREAT LAKES COCA-COLA DISTRIBUTION, LLC											
34734325042		03/21/2023		0423-1	253402	926.72	926.72	03/21/2023	INV	PD	NA BEV.
CHECK DATE: 04/07/2023											
175 COMMONWEALTH EDISON COMPANY											
5996086157 031723		03/17/2023		0423-1	253403	712.73	712.73	03/29/2023	INV	PD	MASTER ACCOUNT
CHECK DATE: 04/07/2023											
4524081001 0323		03/16/2023		0423-1	253404	36.96	36.96	04/07/2023	INV	PD	SIREN, 0 E HIGHLAND AV
CHECK DATE: 04/07/2023											
0708022011 0323		03/16/2023		0423-1	253405	31.63	31.63	04/07/2023	INV	PD	SIREN, 90 FINLEY RD
CHECK DATE: 04/07/2023											
						781.32					
6610 COMCAST CABLE COMMUNICATIONS, LLC											
8771 20 056 0545119		03/22/2023		0423-1	253406	226.60	226.60	04/05/2023	INV	PD	PD SERVICE
CHECK DATE: 04/07/2023											
4876 CONSTELLATION NEWENERGY, INC.											
6073632001 0323		03/13/2023		0423-1	253407	60.09	60.09	03/31/2023	INV	PD	STREET LIGHTS, 400 DUA
CHECK DATE: 04/07/2023											
1159090017 0323		03/13/2023		0423-1	253407	36.46	36.46	03/31/2023	INV	PD	STREETLIGHTS, 460 DUAN
CHECK DATE: 04/07/2023											
						96.55					
10952 CONSUMERS PACKING COMPANY											
394446		03/27/2023		0423-1	253408	404.32	404.32	03/27/2023	INV	PD	FOOD - RESALE
CHECK DATE: 04/07/2023											
394552		03/30/2023		0423-1	253408	398.83	398.83	03/30/2023	INV	PD	FOOD - RESALE
CHECK DATE: 04/07/2023											
394592		03/31/2023		0423-2	253492	235.20	235.20	03/31/2023	INV	PD	FOOD - RESALE

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 04/14/2023											
394620		04/03/2023		0423-2	253492	826.57	826.57	04/03/2023	INV	PD	FOOD - RESALE
CHECK DATE: 04/14/2023											
						1,864.92					
4459 CORPORATE AWARDS BY DENSONS DIV OF DENSON SHOP INC											
000296		03/29/2023		0423-2	253493	19.90	19.90	04/05/2023	INV	PD	NAME PLATES
CHECK DATE: 04/14/2023											
13375 JENNIFER COX											
033023		03/30/2023		0423-1	253409	20.00	20.00	04/05/2023	INV	PD	VEHICLE STICKER REFUND
CHECK DATE: 04/07/2023											
3037 COZZINI BROS INC.											
C12920143		03/28/2023		0423-1	253410	40.00	40.00	03/28/2023	INV	PD	PROFESSIONAL SERVICES
CHECK DATE: 04/07/2023											
C12963094		04/04/2023		0423-2	253494	70.75	70.75	04/04/2023	INV	PD	PROFESSIONAL SERVICES
CHECK DATE: 04/14/2023											
						110.75					
13382 D & B LANDSCAPING SERVICES											
20221138		04/10/2023		0423-2	253495	500.00	500.00	04/10/2023	INV	PD	RESTORATION REFUND 205
CHECK DATE: 04/14/2023											
11887 DACRA ADJUDICATION SYSTEMS LLC											
DT 2023-02-1508	20230011	03/31/2023		0423-2	253496	1,750.00	1,750.00	04/11/2023	INV	PD	SOFTWARE LICENSE AGREE
CHECK DATE: 04/14/2023											
204 DAILY HERALD											
245244		03/12/2023		0423-1	253411	70.15	70.15	03/31/2023	INV	PD	BID NOTICE CUSTODIAL
CHECK DATE: 04/07/2023											
12908 DASH MEDICAL GLOVES, LLC											
INV1283431		03/16/2023		0423-2	253497	559.30	559.30	04/11/2023	INV	PD	LARGE AND EX-LARGE NIT
CHECK DATE: 04/14/2023											
13384 DAVIDSON,ANNA											
20171186		04/10/2023		0423-2	253498	1,686.00	1,686.00	04/10/2023	INV	PD	RESTORATION REFUND 409
CHECK DATE: 04/14/2023											
12108 DEERE & COMPANY											
117458740	20230003	03/23/2023		0423-2	253499	34,558.62	34,558.62	04/11/2023	INV	PD	2023 JOHN DEERE PROGAT
CHECK DATE: 04/14/2023											
216 DELL MARKETING L.P.											

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
10652265425		02/14/2023		0423-1	253412	2,099.29	2,099.29	03/29/2023	INV	PD	PD PIX 4D COMPUTER
CHECK DATE: 04/07/2023											
10664488880		04/10/2023		0423-2	253500	422.38	422.38	04/12/2023	INV	PD	MONITORS/LINKS
CHECK DATE: 04/14/2023											
10663395128		04/04/2023		0423-2	253500	422.38	422.38	04/12/2023	INV	PD	MONITORS/LINKS
CHECK DATE: 04/14/2023											
						2,944.05					
9068 NANCY DESMOND											
040623		04/06/2023		0423-2	253501	20.00	20.00	04/07/2023	INV	PD	VEHICLE STICKER REFUND
CHECK DATE: 04/14/2023											
1917 DULTMEIER SALES LLC											
4009253		02/01/2023		0423-2	253502	58.45	58.45	04/12/2023	INV	PD	REBILL OF INV#4007881
CHECK DATE: 04/14/2023											
13376 DEVIN/ANN DUNN											
HMR 030223		03/02/2023		0423-1	253413	250.00	250.00	04/05/2023	INV	PD	HMR 688 WESTERN AVE
CHECK DATE: 04/07/2023											
2558 R. W. DUNTEMAN COMPANY											
222104	20220045	01/01/2023		0423-1	253414	678,441.69	678,441.69	04/04/2023	INV	PD	2022 STREET IMPORVEMEN
CHECK DATE: 04/07/2023											
249 DUPAGE COUNTY											
040123		04/01/2023		0423-2	253503	408.00	408.00	04/12/2023	INV	PD	23.0003/23.0002
CHECK DATE: 04/14/2023											
246 DUPAGE COUNTY ANIMAL CARE AND CONTROL											
19475		03/24/2023		0423-1	253415	25.00	25.00	04/05/2023	INV	PD	DOA SMALL ANIMAL
CHECK DATE: 04/07/2023											
5180 DUPAGE COUNTY HEALTH DEPARTMENT											
IN0059525		03/16/2023		0423-1	253416	1,277.00	1,277.00	04/04/2023	INV	PD	FOOD PERMITS
CHECK DATE: 04/07/2023											
5827 DUPAGE DODGE CHRYSLER JEEP											
96254		04/06/2023		0423-2	253504	123.97	123.97	04/14/2023	INV	PD	GWA# 642 RT. DOOR LATC
CHECK DATE: 04/14/2023											
11550 EK KUHN INC											
79754		03/27/2023		0423-1	253417	68.00	68.00	03/29/2023	INV	PD	16x16 VINYL DECAL WITH
CHECK DATE: 04/07/2023											
283 ENGINEERING RESOURCE ASSOC INC											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
w2214400.09	20220057	02/28/2023		0423-2	253505	2,164.75	2,164.75	04/14/2023	INV	PD	CONSTRUCTION ENGINEERI
CHECK DATE: 04/14/2023											
w2214400.10	20220057	03/30/2023		0423-2	253505	929.60	929.60	04/14/2023	INV	PD	CONSTRUCTION ENGINEERI
CHECK DATE: 04/14/2023											
w2219800.07		02/28/2023		0423-2	253505	1,444.80	1,444.80	04/14/2023	INV	PD	INVOICE # 7 FOR CONT E
CHECK DATE: 04/14/2023											
						4,539.15					
12821 ESSCOE, LLC											
57935		04/06/2023		0423-2	253506	550.00	550.00	04/12/2023	INV	PD	REPLACEMENT CARD READE
CHECK DATE: 04/14/2023											
291 EUCLID BEVERAGE, LLC											
W-3079882		04/06/2023		0423-2	253507	1,948.00	1,948.00	04/09/2023	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 04/14/2023											
W-3074355		04/09/2023		0423-2	253507	698.20	698.20	04/09/2023	INV	PD	BEVERAGE FOR RESALEQ
CHECK DATE: 04/14/2023											
						2,646.20					
11334 EURO USA MIDWEST LLC											
700405-00		03/30/2023		0423-1	253418	484.35	484.35	03/30/2023	INV	PD	FOOD - RESALE
CHECK DATE: 04/07/2023											
700519-00		03/30/2023		0423-1	253418	119.40	119.40	03/30/2023	INV	PD	FOOD - RESALE
CHECK DATE: 04/07/2023											
700406-00		03/31/2023		0423-1	253418	454.50	454.50	03/31/2023	INV	PD	FOOD - RESALE
CHECK DATE: 04/07/2023											
700687-00		04/03/2023		0423-2	253508	1,423.30	1,423.30	04/03/2023	INV	PD	FOOD - RESALE
CHECK DATE: 04/14/2023											
701401-00		04/06/2023		0423-2	253508	921.14	921.14	04/06/2023	INV	PD	FOOD - RESALE
CHECK DATE: 04/14/2023											
701655-00		04/08/2023		0423-2	253508	339.13	339.13	04/08/2023	INV	PD	FOOD - RESALE
CHECK DATE: 04/14/2023											
						3,741.82					
2017 ELLIOTT AUTO SUPPLY COMPANY, INC											
50-4435165		03/28/2023		0423-1	253419	64.13	64.13	04/07/2023	INV	PD	INV. -BRAKE PADS
CHECK DATE: 04/07/2023											
61-592402		04/05/2023		0423-2	253509	139.11	139.11	04/14/2023	INV	PD	PW# 300 - MASS AIRFLOW
CHECK DATE: 04/14/2023											
50-4458018		04/06/2023		0423-2	253509	59.76	59.76	04/14/2023	INV	PD	SHOP SUPPLIES - GLASS
CHECK DATE: 04/14/2023											
61-592751		04/08/2023		0423-2	253509	49.08	49.08	04/14/2023	INV	PD	INV. - FILTERS
CHECK DATE: 04/14/2023											
50-4464476		04/10/2023		0423-2	253509	60.49	60.49	04/14/2023	INV	PD	INV. - BRAKE PADS
CHECK DATE: 04/14/2023											
62-574776		04/08/2023		0423-2	253509	195.14	195.14	04/14/2023	INV	PD	INV. - BRAKE ROTORS
CHECK DATE: 04/14/2023											
						567.71					
13368 FEECE OIL COMPANY											

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
3964661		03/30/2023		0423-1	253420	1,976.26	1,976.26	04/04/2023	INV	PD	GASOLINE FOR GOLF MAIN
CHECK DATE: 04/07/2023											
3964628		03/30/2023		0423-1	253420	132.45	132.45	04/04/2023	INV	PD	DIESEL FUEL FOR GOLF M
CHECK DATE: 04/07/2023											
3964631		03/30/2023		0423-1	253420	487.57	487.57	04/04/2023	INV	PD	GASOLINE FOR GOLF CART
CHECK DATE: 04/07/2023											
						2,596.28					
12695 FILTERSHINE CHICAGO INC.											
12462251		04/06/2023		0423-2	253510	200.00	200.00	04/06/2023	INV	PD	PROFESSIONAL SERVICES
CHECK DATE: 04/14/2023											
10107 FIRST RESPONDERS WELLNESS CENTER, LLC											
14846		04/05/2023		0423-2	253511	165.00	165.00	04/11/2023	INV	PD	WELLNESS CHECK - DOWNE
CHECK DATE: 04/14/2023											
311 THE TERRAMAR GROUP, INC											
80694		04/03/2023		0423-2	253512	260.24	260.24	04/12/2023	INV	PD	MOUNTING BRACKETS & FI
CHECK DATE: 04/14/2023											
7097 FLEETPRIDE, INC											
106951322		04/07/2023		0423-2	253513	131.55	131.55	04/14/2023	INV	PD	INV. - BRAKE CHAMBERS
CHECK DATE: 04/14/2023											
2716 FRANK FRASCO											
136500		12/30/2022		0423-2	253514	66.46	66.46	04/14/2023	INV	PD	REIMBURSE FOR CDL LICE
CHECK DATE: 04/14/2023											
9692 LOUIS GLUNZ BEER, INC											
600993		04/07/2023		0423-2	253515	413.10	413.10	04/09/2023	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 04/14/2023											
599436		04/09/2023		0423-2	253515	308.40	308.40	04/09/2023	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 04/14/2023											
						721.50					
11780 GMIS INTERNATIONAL											
300007886		04/04/2023		0423-2	253516	300.00	300.00	04/07/2023	INV	PD	DUES
CHECK DATE: 04/14/2023											
10346 GOVTEMPSUSA, LLC											
4079080		11/17/2022		0423-1	253421	3,283.00	3,283.00	04/07/2023	INV	PD	MUNICIPAL PROFESSIONAL
CHECK DATE: 04/07/2023											
4087307		12/01/2022		0423-1	253421	3,822.00	3,822.00	04/07/2023	INV	PD	MUNICIPAL PROFESSIONAL
CHECK DATE: 04/07/2023											
4095839		12/15/2022		0423-1	253421	2,499.00	2,499.00	04/07/2023	INV	PD	MUNICIPAL PROFESSIONAL
CHECK DATE: 04/07/2023											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
						9,604.00					
368 GRACE LUTHERAN CHURCH											
GRACE-137		04/05/2023		0423-2	253517	360.00	360.00	04/05/2023	INV	PD	CUSTODIAL/TELECOM
CHECK DATE: 04/14/2023											
929 W.W. GRAINGER INC											
9642978747		03/17/2023		0423-1	253422	269.58	269.58	04/04/2023	INV	PD	SML BATTERY POWER TOOL
CHECK DATE: 04/07/2023											
10274 GREENLIGHT CONSTRUCTION											
20192484		04/10/2023		0423-2	253518	21,008.00	21,008.00	04/10/2023	INV	PD	RESTORATION REFUND 683
CHECK DATE: 04/14/2023											
20192947		04/10/2023		0423-2	253518	3,000.00	3,000.00	04/10/2023	INV	PD	RESTORATION REFUND 683
CHECK DATE: 04/14/2023											
						24,008.00					
5049 GROOT INDUSTRIES INC.											
10380454T107		04/01/2023		0423-1	253423	130,669.93	130,669.93	04/05/2023	INV	PD	REFUSE SERVICE FEE JAN
CHECK DATE: 04/07/2023											
12677 GUARDIAN ALLIANCE TECHNOLOGIES, INC.											
19403		03/31/2023		0423-1	253424	40.00	40.00	04/05/2023	INV	PD	SOCIAL MEDIA SCREENING
CHECK DATE: 04/07/2023											
2324 HARRIS MOTOR SPORTS, INC.											
02-336912		03/23/2023		0423-2	253519	21.04	21.04	04/11/2023	INV	PD	OIL DRAIN PLUG
CHECK DATE: 04/14/2023											
1591 HOTSY OF CHICAGO, INC.											
79190		03/28/2023		0423-1	253425	250.00	250.00	04/07/2023	INV	PD	WASH BAY - PRESSURE WA
CHECK DATE: 04/07/2023											
7516 HILL MECHANICAL SERVICE											
77462-001		04/07/2023		0423-2	253520	5,045.00	5,045.00	04/07/2023	INV	PD	REPLACE GAS REGULATOR
CHECK DATE: 04/14/2023											
389 HOLSTEIN'S GARAGE											
2625		03/31/2023		0423-2	253521	239.00	239.00	04/14/2023	INV	PD	IDOT SAFETY INSPECTION
CHECK DATE: 04/14/2023											
8568 HOUSE OF GRAPHICS, INC											
2303072		03/23/2023		0423-1	253426	113.00	113.00	03/29/2023	INV	PD	GEYFCS FLYERS FOR DIST
CHECK DATE: 04/07/2023											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
13379 MERCIE HOWARD											
040723		04/07/2023		0423-2	253522	19.00	19.00	04/07/2023	INV	PD	VEHICLE STICKER REFUND
CHECK DATE: 04/14/2023											
13048 IDENTITY GRAPHICS, LLC											
1309		04/11/2023		0423-2	253523	301.60	301.60	04/12/2023	INV	PD	POSTCARDS
CHECK DATE: 04/14/2023											
12335 ILLINOIS PHLEBOTOMY SERVICES											
1754		04/01/2023		0423-1	253427	550.00	550.00	04/05/2023	INV	PD	PHLEBOTOMY SERVICES 3-
CHECK DATE: 04/07/2023											
422 ILLINOIS SECRETARY OF STATE											
BOVIO		03/27/2023		0423-1	253428	15.00	15.00	03/29/2023	INV	PD	SOS NOTARY APPLICATION
CHECK DATE: 04/07/2023											
DOGGETT		03/27/2023		0423-1	253429	15.00	15.00	03/29/2023	INV	PD	SOS NOTARY APPLICATION
CHECK DATE: 04/07/2023											
041223		04/12/2023		0423-2	253524	326.00	326.00	04/12/2023	INV	PD	TITLES & PLATES
CHECK DATE: 04/14/2023											
						356.00					
425 ILLINOIS SECTION AWWA											
200080040		03/30/2023		0423-1	253430	117.00	117.00	04/07/2023	INV	PD	TRAINING
CHECK DATE: 04/07/2023											
426 ILLINOIS STATE POLICE											
040423		04/04/2023		0423-1	253431	800.00	800.00	04/05/2023	INV	PD	MONDRAGON GEPC2300430
CHECK DATE: 04/07/2023											
9151 ITOUCH BIOMETRICS, LLC											
5946		03/28/2023		0423-1	253432	990.00	990.00	04/05/2023	INV	PD	ADMIN SCANNER MAINTENA
CHECK DATE: 04/07/2023											
9000 B2B COMPUTER PRODUCTS LLC											
01413239		03/22/2023		0423-1	253433	218.48	218.48	04/05/2023	INV	PD	LAPTOP DOCK
CHECK DATE: 04/07/2023											
13344 BRAD IWICKI											
040523		04/05/2023		0423-1	253434	2.00	2.00	04/05/2023	INV	PD	23.0001 ESCROW
CHECK DATE: 04/07/2023											
8999 JERRY HAGGERTY CHEVROLET, INC											
20181136		04/10/2023		0423-2	253525	1,500.00	1,500.00	04/10/2023	INV	PD	RESTORATION REFUND 31
CHECK DATE: 04/14/2023											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
9751 KLF ENTERPRISES											
INV-062672	20220006	03/28/2023		0423-2	253526	1,994.80	1,994.80	04/14/2023	INV	PD	MATERIAL HAULING
CHECK DATE: 04/14/2023											
612 KONICA MINOLTA BUSINESS SOLUTIONS INC											
497360396		03/23/2023		0423-1	253435	226.00	226.00	04/05/2023	INV	PD	PD RECORDS COPIER
CHECK DATE: 04/07/2023											
497203026		03/22/2023		0423-1	253435	445.00	445.00	04/05/2023	INV	PD	PW COPIER
CHECK DATE: 04/07/2023											
483118584		04/05/2023		0423-1	253435	230.00	230.00	04/05/2023	INV	PD	CONTRACT PMT
CHECK DATE: 04/07/2023											
79336518		03/17/2023		0423-2	253527	197.00	197.00	04/05/2023	INV	PD	493 FOREST
CHECK DATE: 04/14/2023											
						1,098.00					
12753 KONSTANTINE T. SAVOY											
1227	20210063	03/23/2023		0423-1	253436	961.25	961.25	04/05/2023	INV	PD	REDEVELOPMENT OF THE R
CHECK DATE: 04/07/2023											
6828 KPRG AND ASSOCIATES, INC											
14720		04/06/2023		0423-2	253528	796.99	796.99	04/14/2023	INV	PD	CCDD SAMPLING & CERTIF
CHECK DATE: 04/14/2023											
13383 KRAIG/NICOLE KRUEGER											
20200618		04/10/2023		0423-2	253529	800.00	800.00	04/10/2023	INV	PD	RESTORATION REFUND 196
CHECK DATE: 04/14/2023											
3044 KUSTOM SIGNALS, INC.											
601894		03/27/2023		0423-1	253437	484.65	484.65	03/29/2023	INV	PD	RADAR REPAIR
CHECK DATE: 04/07/2023											
601895		03/27/2023		0423-1	253437	253.71	253.71	03/29/2023	INV	PD	RADAR REPAIR
CHECK DATE: 04/07/2023											
601893		03/27/2023		0423-1	253437	393.65	393.65	03/29/2023	INV	PD	RADAR REPAIR
CHECK DATE: 04/07/2023											
						1,132.01					
9266 LAUTERBACH & AMEN, LLP											
76512	20230006	03/15/2023		0423-2	253530	17,000.00	17,000.00	04/05/2023	INV	PD	FY22 AUDIT SERVICES
CHECK DATE: 04/14/2023											
546 LEN'S ACE HARDWARE, INC.											
108774/3		03/22/2023		0423-1	253438	13.47	13.47	03/31/2023	INV	PD	MISC SUPPLIES
CHECK DATE: 04/07/2023											
108812/3		03/24/2023		0423-1	253438	8.96	8.96	03/31/2023	INV	PD	SUPPLIES
CHECK DATE: 04/07/2023											
108834/3		03/27/2023		0423-1	253438	8.78	8.78	04/04/2023	INV	PD	ELECTRICAL SUPPLIES FO
CHECK DATE: 04/07/2023											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
108839/3		03/28/2023		0423-1	253438	10.79	10.79	04/04/2023	INV	PD	RUBBER HAMMER
CHECK DATE: 04/07/2023											
108869/3		03/30/2023		0423-1	253438	56.79	56.79	04/07/2023	INV	PD	CONCRETE FOR MONUMENTS
CHECK DATE: 04/07/2023											
108847/3		03/28/2023		0423-1	253438	8.99	8.99	04/04/2023	INV	PD	REPLACEMENT BLADE FOR
CHECK DATE: 04/07/2023											
108885/3		03/31/2023		0423-1	253438	1.79	1.79	04/04/2023	INV	PD	CLIP FOR SPRAYER WIRES
CHECK DATE: 04/07/2023											
108892/3		03/31/2023		0423-1	253438	107.04	107.04	04/07/2023	INV	PD	EMERGENCY STORM RESPON
CHECK DATE: 04/07/2023											
108944/3		04/06/2023		0423-2	253531	23.78	23.78	04/07/2023	INV	PD	SUPPLIES
CHECK DATE: 04/14/2023											
108948/3		04/06/2023		0423-2	253531	4.49	4.49	04/14/2023	INV	PD	MISC. SUPPLIES
CHECK DATE: 04/14/2023											
108947/3		04/06/2023		0423-2	253531	16.17	16.17	04/14/2023	INV	PD	MISC. SUPPLIES
CHECK DATE: 04/14/2023											
108960/3		04/07/2023		0423-2	253531	2.49	2.49	04/14/2023	INV	PD	PW# 206 HARDWARE
CHECK DATE: 04/14/2023											
						263.54					
13374 ASHLEY LITES											
033123		03/31/2023		0423-1	253439	370.03	370.03	04/05/2023	INV	PD	PARKING PERMIT REFUND/
CHECK DATE: 04/07/2023											
12820 KEVIN LORENZ											
040423		04/04/2023		0423-2	253532	165.00	165.00	04/14/2023	INV	PD	2023 UNIFORMS, PERSONA
CHECK DATE: 04/14/2023											
12182 MACQUEEN EQUIPMENT, LLC											
P21811		03/30/2023		0423-1	253440	241.45	241.45	04/07/2023	INV	PD	INV. - FIRE PUMP VALVE
CHECK DATE: 04/07/2023											
3537 MCKEOWN CLASSIC HOMES											
20210309-1		04/10/2023		0423-2	253533	9,701.00	9,701.00	04/10/2023	INV	PD	RESTORATION REFUND 905
CHECK DATE: 04/14/2023											
596 METRO PARAMEDIC SERVICES, INC.											
23-100188		03/14/2023		0423-1	253441	72,722.27	72,722.27	04/05/2023	INV	PD	PARAMEDIC SERVICE FEE
CHECK DATE: 04/07/2023											
11490 MIDWEST IMPORTS, LTD											
365506		04/06/2023		0423-2	253534	1,075.01	1,075.01	04/06/2023	INV	PD	FOOD - RESALE
CHECK DATE: 04/14/2023											
365507		04/06/2023		0423-2	253534	320.24	320.24	04/06/2023	INV	PD	FOOD - RESALE
CHECK DATE: 04/14/2023											
						1,395.25					
12469 MOLON LAVE LLC											

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
136728		03/28/2023		0423-1	253442	252.00	252.00	03/28/2023	INV	PD	NA BEV.
CHECK DATE: 04/07/2023											
136334		04/07/2023		0423-2	253535	68.00	68.00	04/07/2023	INV	PD	NA BEV.
CHECK DATE: 04/14/2023											
137805		04/07/2023		0423-2	253535	180.00	180.00	04/07/2023	INV	PD	NA BEV.
CHECK DATE: 04/14/2023											
						500.00					
8205 MUNICIPAL GIS PARTNERS, INC											
6758	20230004	03/31/2023		0423-1	253443	12,982.50	12,982.50	04/05/2023	INV	PD	GIS SERVICES
CHECK DATE: 04/07/2023											
5841 GENUINE PARTS CO-NAPA											
0701-691194		03/03/2023		0423-1	253444	4.00	4.00	04/07/2023	INV	PD	INV. - FILTER
CHECK DATE: 04/07/2023											
0701-691776		03/08/2023		0423-1	253444	20.01	20.01	04/07/2023	INV	PD	PW# 255 - REAR INNER W
CHECK DATE: 04/07/2023											
0701-692456		03/14/2023		0423-1	253444	72.45	72.45	04/07/2023	INV	PD	PW# 250 - BOOM SWITCH
CHECK DATE: 04/07/2023											
0701-692935		03/17/2023		0423-1	253444	29.09	29.09	04/07/2023	INV	PD	INV. - FILTERS, BULBS
CHECK DATE: 04/07/2023											
0701-693377		03/21/2023		0423-1	253444	68.85	68.85	04/07/2023	INV	PD	PW# 11-238 RV ANTIFREE
CHECK DATE: 04/07/2023											
0701-693885		03/24/2023		0423-1	253444	7.32	7.32	04/07/2023	INV	PD	GWA# 611 - AIR BRAKE G
CHECK DATE: 04/07/2023											
						201.72					
635 NATIONAL ELEVATOR INSPECTION SVCS INC											
RI23007971		03/21/2023		0423-1	253445	130.00	130.00	04/05/2023	INV	PD	ANNUAL INSPECTIONS
CHECK DATE: 04/07/2023											
RI23008146		03/23/2023		0423-1	253445	240.00	240.00	04/05/2023	INV	PD	AANNUAL INSPECTIONS
CHECK DATE: 04/07/2023											
RI23009549		04/04/2023		0423-2	253536	65.00	65.00	04/12/2023	INV	PD	ANNUAL TESTING
CHECK DATE: 04/14/2023											
						435.00					
6044 TRI-TECH FORENSICS INC											
00853867		03/15/2023		0423-2	253537	87.50	87.50	04/11/2023	INV	PD	EVIDENCE TAPE
CHECK DATE: 04/14/2023											
640 NAT'L PUBLIC EMPLOYER LABOR REL ASN											
2330		04/05/2023		0423-2	253538	210.83	210.83	04/05/2023	INV	PD	MEMBERSHIP
CHECK DATE: 04/14/2023											
12937 NEWGEN STRATEGIES AND SOLUTIONS, LLC											
15391	20220027	03/03/2023		0423-1	253446	4,810.00	4,810.00	03/31/2023	INV	PD	WATER & SEWER RATE STU
CHECK DATE: 04/07/2023											
651 NORTHERN ILLINOIS GAS COMPANY											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
86-24-68-2710 8	0323	03/17/2023		0423-1	253447	69.52	69.52	04/04/2023	INV	PD	UTILITIES-NAT GAS - NE
CHECK DATE: 04/07/2023											
24-99-00-1000 1	0323	03/17/2023		0423-1	253448	530.24	530.24	04/04/2023	INV	PD	UTILITIES- NAT GAS NEW
CHECK DATE: 04/07/2023											
						599.76					
654 NORTHEAST MULTI-REG. TRAINING											
322913		04/03/2023		0423-2	253539	125.00	125.00	04/11/2023	INV	PD	TACTICAL TRAUMA AND SH
CHECK DATE: 04/14/2023											
6586 MARTIN O'BRIEN											
040423		04/04/2023		0423-2	253540	25.00	25.00	04/12/2023	INV	PD	VEHICLE STICKER REFUND
CHECK DATE: 04/14/2023											
665 O'HARE TRUCK/TOWING SERVICE, INC.											
P-268986		04/02/2023		0423-1	253449	180.60	180.60	04/05/2023	INV	PD	COD POLICE TAG 1287137
CHECK DATE: 04/07/2023											
269093-1		04/04/2023		0423-1	253449	172.80	172.80	04/05/2023	INV	PD	4-4-2023 BLACK 2014 JE
CHECK DATE: 04/07/2023											
						353.40					
738 RAY O'HERRON CO. INC.											
2257006		03/08/2023		0423-2	253541	67.77	67.77	04/11/2023	INV	PD	BASEBALL HAT - EMBROID
CHECK DATE: 04/14/2023											
2257005		03/08/2023		0423-2	253541	89.99	89.99	04/11/2023	INV	PD	ELMORE - SHOES
CHECK DATE: 04/14/2023											
2257004		03/08/2023		0423-2	253541	242.95	242.95	04/11/2023	INV	PD	SREJMA - RAINCOAT AND
CHECK DATE: 04/14/2023											
2258162		03/15/2023		0423-2	253541	731.33	731.33	04/11/2023	INV	PD	SREJMA - BODY ARMOR
CHECK DATE: 04/14/2023											
2258677		03/17/2023		0423-2	253541	306.30	306.30	04/11/2023	INV	PD	SIMULATION TRAINING RO
CHECK DATE: 04/14/2023											
2259958		03/24/2023		0423-2	253541	112.46	112.46	04/11/2023	INV	PD	PACYGA - SHOES
CHECK DATE: 04/14/2023											
						1,550.80					
13201 PDQ INTERMEDIATE INC											
PDQ41032		03/30/2023		0423-1	253450	1,476.00	1,476.00	04/05/2023	INV	PD	ENDPOINT IMAGING SOFTW
CHECK DATE: 04/07/2023											
13371 PENDELTON TURF SUPPLY, INC.											
5831		04/05/2023		0423-2	253542	1,653.60	1,653.60	04/11/2023	INV	PD	PAR AIDE ORDER
CHECK DATE: 04/14/2023											
5794		03/30/2023		0423-2	253542	16,477.40	16,477.40	04/11/2023	INV	PD	EARLY ORDER PLANT PROT
CHECK DATE: 04/14/2023											
						18,131.00					
1201 PHILLIP'S FLOWERS											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
0752401		03/31/2023		0423-2	253543	82.90	82.90	04/11/2023	INV	PD	DUVAL BABY FLOWERS
CHECK DATE: 04/14/2023											
13264 PHOENIX MIDWEST CONSULTANTS LTD											
3312023GE		03/31/2023		0423-2	253544	1,300.00	1,300.00	04/07/2023	INV	PD	PROF SERVICES
CHECK DATE: 04/14/2023											
700 THE PITNEY BOWES BANK INC											
040623		04/06/2023		0423-2	33499	2,000.00	2,000.00	04/07/2023	DIR	PD	POSTAGE
CHECK DATE: 04/07/2023											
3106044894		04/04/2023		0423-2	253545	419.82	419.82	04/12/2023	INV	PD	PW POSTAGE MACHINE
CHECK DATE: 04/14/2023											
						2,419.82					
12866 PRESTIGE FLAG											
721328		03/29/2023		0423-1	253451	112.02	112.02	04/04/2023	INV	PD	BUNKER RAKE HANDLE GRI
CHECK DATE: 04/07/2023											
721616		04/01/2023		0423-1	253451	519.99	519.99	04/04/2023	INV	PD	VINYL GUARD FOR BUNKER
CHECK DATE: 04/07/2023											
						632.01					
3945 DRELLISHAK & DRELLISHAK INC.											
INV1939		02/24/2023		0423-1	253452	2,875.00	2,875.00	03/29/2023	INV	PD	BEAN BAG ROUNDS FOR LE
CHECK DATE: 04/07/2023											
INV1822		03/27/2023		0423-2	253546	585.00	585.00	04/11/2023	INV	PD	GAS MASK FILTERS
CHECK DATE: 04/14/2023											
						3,460.00					
765 RUSS'S PLUMBING & SEWER INC											
7389		03/30/2023		0423-2	253547	2,650.00	2,650.00	04/14/2023	INV	PD	PUBLIC SIDE LEAD LINE
CHECK DATE: 04/14/2023											
6093 SCHAMBERGER BROTHERS, INC											
0000444769		04/09/2023		0423-2	253548	199.10	199.10	04/09/2023	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 04/14/2023											
13380 KATHIE SCHLAG											
040723		04/07/2023		0423-2	253549	25.00	25.00	04/07/2023	INV	PD	VEHICLE STICKER REFUND
CHECK DATE: 04/14/2023											
12741 SECURITAS ELECTRONIC SECURITY, INC.											
2872603		01/04/2023		0423-1	253453	384.00	384.00	04/05/2023	INV	PD	ACCESS CONTROL SYSTEM
CHECK DATE: 04/07/2023											
12013 SENTINEL EMERGENCY SOLUTIONS											

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
19412		03/28/2023		0423-1	253454	269.30	269.30	04/07/2023	INV	PD	FD# 1T62 - FIRE PUMP G
CHECK DATE: 04/07/2023											
1793 WASTE MANAGEMENT OF ILLINOIS, INC											
0010743-4062-9		03/16/2023		0423-1	253455	567.89	567.89	03/31/2023	INV	PD	STREET SWEEPINGS
CHECK DATE: 04/07/2023											
13378 PEGGY SHEA											
040523		04/05/2023		0423-1	253456	51.00	51.00	04/05/2023	INV	PD	VEHICLE STICKER REFUND
CHECK DATE: 04/07/2023											
792 THE SHERWIN WILLIAMS CO.											
3963-5		03/24/2023		0423-1	253457	100.00	100.00	03/31/2023	INV	PD	operating supplies
CHECK DATE: 04/07/2023											
4040-1		03/31/2023		0423-1	253457	1,471.70	1,471.70	04/07/2023	INV	PD	PAINT / BEADS
CHECK DATE: 04/07/2023											
						1,571.70					
11768 SHI INTERNATIONAL											
B16656162		03/29/2023		0423-1	253458	2,415.00	2,415.00	04/05/2023	INV	PD	ANTI VIRUS SOFTWARE RE
CHECK DATE: 04/07/2023											
2405 SIGN IDENTITY, INC											
2302020		03/23/2023		0423-1	253459	1,430.00	1,430.00	03/29/2023	INV	PD	BANNERS
CHECK DATE: 04/07/2023											
9897 SITEONE LANDSCAPE SUPPLY HOLDING, LLC											
127811330-001		03/22/2023		0423-1	253460	374.93	374.93	03/31/2023	INV	PD	PARKWAY RESTORATION SU
CHECK DATE: 04/07/2023											
799 SNAP-ON TOOLS											
04032315549		04/03/2023		0423-2	253550	55.00	55.00	04/14/2023	INV	PD	SHOP TOOL - LIGHT
CHECK DATE: 04/14/2023											
12777 SNOW SYSTEMS											
22-065080	20220078	03/16/2023		0423-1	253461	1,150.00	1,150.00	03/31/2023	INV	PD	CC AND MUNICIPAL GROUN
CHECK DATE: 04/07/2023											
10181 SOUTHERN GLAZER'S WINE AND SPIRITS, LLC											
4700135		04/06/2023		0423-2	253551	2,415.39	2,415.39	04/09/2023	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 04/14/2023											
4689942		04/09/2023		0423-2	253551	659.58	659.58	04/09/2023	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 04/14/2023											
						3,074.97					
3153 JOHN SPARAGNA											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
040223		04/02/2023		0423-2	253552	183.83	183.83	04/14/2023	INV	PD	2023 UNIFORMS, PERSONA
CHECK DATE: 04/14/2023											
2687 STAPLES CONTRACT & COMMERCIAL, INC.											
3534022866		03/29/2023		0423-2	253553	151.39	151.39	04/12/2023	INV	PD	SUPPLIES
CHECK DATE: 04/14/2023											
5174 STEINBRECHER LAND SURVEYORS, INC.											
15241		03/24/2023		0423-1	253462	100.00	100.00	04/05/2023	INV	PD	PROF SERVICES
CHECK DATE: 04/07/2023											
2719 P.R. STREICH & SONS, INC.											
53464		03/31/2023		0423-1	253463	9,995.00	9,995.00	04/07/2023	INV	PD	ESD SHOP - REPLACE VEH
CHECK DATE: 04/07/2023											
7600 STUEVER & SONS, INC											
3638		04/09/2023		0423-2	253554	480.00	480.00	04/09/2023	INV	PD	DRAFT LINE CLEANING
CHECK DATE: 04/14/2023											
5018 SUBURBAN LABORATORIES, INC.											
212650		03/30/2023		0423-1	253464	2,810.50	2,810.50	04/07/2023	INV	PD	WATER SAMPLES
CHECK DATE: 04/07/2023											
2937 SUPERIOR ASPHALT MATERIALS, LLC											
20230104		03/23/2023		0423-1	253465	1,730.75	1,730.75	04/07/2023	INV	PD	POTHOLE MIX ASPHALT
CHECK DATE: 04/07/2023											
835 SUPERIOR BEVERAGE CO.											
544178		04/07/2023		0423-2	253555	774.40	774.40	04/09/2023	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 04/14/2023											
5758 SWAHM											
SWAHM-172		04/05/2023		0423-2	33484	260,317.46	260,317.46	04/05/2023	DIR	PD	SWAHM INSURANCE PAYMEN
CHECK DATE: 04/07/2023											
13381 TAKE2 CUSTOM REMODELING, INC											
20210345		04/10/2023		0423-2	253556	1,000.00	1,000.00	04/10/2023	INV	PD	RESTORATION REFUND 427
CHECK DATE: 04/14/2023											
10558 TESTA PRODUCE, INC											
05447325		03/29/2023		0423-1	253466	652.65	652.65	03/29/2023	INV	PD	FOOD - RESALE, NA BEV.
CHECK DATE: 04/07/2023											
05446028		03/27/2023		0423-1	253466	222.20	222.20	03/27/2023	INV	PD	FOOD - RESALE
CHECK DATE: 04/07/2023											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
05359770		10/27/2022		0423-1	253466	314.00	314.00	10/27/2022	INV	PD	FOOD - RESALE
CHECK DATE: 04/07/2023											
05365070		11/04/2022		0423-1	253466	367.95	367.95	11/04/2022	INV	PD	FOOD - RESALE
CHECK DATE: 04/07/2023											
05448071		03/30/2023		0423-1	253466	218.55	218.55	03/30/2023	INV	PD	FOOD - RESALE
CHECK DATE: 04/07/2023											
05448130		03/30/2023		0423-1	253466	11.10	11.10	03/30/2023	INV	PD	FOOD - RESALE
CHECK DATE: 04/07/2023											
05448852		03/31/2023		0423-1	253466	204.50	204.50	03/31/2023	INV	PD	FOOD - RESALE
CHECK DATE: 04/07/2023											
05441436		03/31/2023		0423-1	253466	33.60	33.60	03/31/2023	INV	PD	FOOD - RESALE
CHECK DATE: 04/07/2023											
05449493		04/01/2023		0423-2	253557	269.05	269.05	04/01/2023	INV	PD	FOOD - RESALE
CHECK DATE: 04/14/2023											
05449566		04/01/2023		0423-2	253557	39.65	39.65	04/01/2023	INV	PD	FOOD - RESALE
CHECK DATE: 04/14/2023											
05450094		04/03/2023		0423-2	253557	593.25	593.25	04/03/2023	INV	PD	FOOD - RESALE, NA BEV.
CHECK DATE: 04/14/2023											
05452170		04/06/2023		0423-2	253557	67.60	67.60	04/06/2023	INV	PD	FOOD - RESALE
CHECK DATE: 04/14/2023											
05452164		04/06/2023		0423-2	253557	341.10	341.10	04/06/2023	INV	PD	FOOD - RESALE, NA BEV.
CHECK DATE: 04/14/2023											
05453864		04/08/2023		0423-2	253557	933.60	933.60	04/08/2023	INV	PD	FOOD - RESALE, NA BEV.
CHECK DATE: 04/14/2023											
05453885		04/08/2023		0423-2	253557	26.55	26.55	04/08/2023	INV	PD	FOOD - RESALE
CHECK DATE: 04/14/2023											
05452990		04/07/2023		0423-2	253557	472.05	472.05	04/07/2023	INV	PD	FOO - RESALE
CHECK DATE: 04/14/2023											
						4,767.40					
11602 THE THIRD SYNTHESIS, IND D/B/A											
897983		03/24/2023		0423-1	253467	56.00	56.00	03/24/2023	INV	PD	FOOD - RESALE
CHECK DATE: 04/07/2023											
901519		04/08/2023		0423-2	253558	345.90	345.90	04/08/2023	INV	PD	food - resale
CHECK DATE: 04/14/2023											
901050		04/08/2023		0423-2	253558	770.60	770.60	04/08/2023	INV	PD	FOOD - RESALE
CHECK DATE: 04/14/2023											
						1,172.50					
11044 THE TORO COMPANY											
962864-2023		04/04/2023		0423-2	253559	8,820.00	8,820.00	04/11/2023	INV	PD	TORO NSN IRRIGATION CO
CHECK DATE: 04/14/2023											
10019 TRANSUNION RISK AND ALTERNATIVE DATA SOLUTIONS INC											
258788-202303-1		04/01/2023		0423-1	253468	170.00	170.00	04/05/2023	INV	PD	MARCH MONTHLY SERVICES
CHECK DATE: 04/07/2023											
9487 TREE STUFF INC											
INV-845743		03/17/2023		0423-1	253469	32.54	32.54	03/31/2023	INV	PD	HARNESS REPLACEMENT
CHECK DATE: 04/07/2023											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
10577 CAMPAGNA-TURANO BAKERY, INC											
130010082		03/28/2023		0423-1	253470	120.95	120.95	03/28/2023	INV	PD	FOOD - RESALE
CHECK DATE: 04/07/2023											
130010039		03/27/2023		0423-1	253470	52.99	52.99	03/27/2023	INV	PD	FOOD - RESALE
CHECK DATE: 04/07/2023											
130010136		03/30/2023		0423-1	253470	14.95	14.95	03/30/2023	INV	PD	FOOD - RESALE
CHECK DATE: 04/07/2023											
130010183		03/31/2023		0423-1	253470	70.19	70.19	03/31/2023	INV	PD	FOOD - RESALE
CHECK DATE: 04/07/2023											
130010226		04/01/2023		0423-2	253560	98.99	98.99	04/01/2023	INV	PD	FOOD - RESALE
CHECK DATE: 04/14/2023											
130010259		04/03/2023		0423-2	253560	69.79	69.79	04/03/2023	INV	PD	FOOD - RESALE
CHECK DATE: 04/14/2023											
130010359		04/06/2023		0423-2	253560	275.18	275.18	04/06/2023	INV	PD	FOOD - RESALE
CHECK DATE: 04/14/2023											
130010446		04/08/2023		0423-2	253560	217.63	217.63	04/08/2023	INV	PD	FOOD - RESALE
CHECK DATE: 04/14/2023											
130010407		04/07/2023		0423-2	253560	249.50	249.50	04/07/2023	INV	PD	FOOD - RESALE
CHECK DATE: 04/14/2023											
						1,170.17					
11819 UNIFIRST CORPORATION											
1190010767		03/03/2023		0423-1	253471	47.65	47.65	04/07/2023	INV	PD	MAT & TOWEL SERVICE
CHECK DATE: 04/07/2023											
1190012671		03/10/2023		0423-1	253471	44.20	44.20	04/07/2023	INV	PD	MAT & TOWEL SERVICE
CHECK DATE: 04/07/2023											
1190014499		03/17/2023		0423-1	253471	35.73	35.73	04/07/2023	INV	PD	MAT & TOWEL SERVICE
CHECK DATE: 04/07/2023											
1190017907		03/31/2023		0423-1	253471	47.65	47.65	04/07/2023	INV	PD	MAT & TOWEL SERVICE
CHECK DATE: 04/07/2023											
						175.23					
884 U.S. FOODSERVICE, INC.											
419202		03/30/2023		0423-1	253472	2,167.00	2,167.00	03/30/2023	INV	PD	FOOD - RESALE, NA BEV.
CHECK DATE: 04/07/2023											
182155		03/23/2023		0423-1	253472	3,485.52	3,485.52	03/23/2023	INV	PD	FOOD - RESALE
CHECK DATE: 04/07/2023											
258122		03/24/2023		0423-1	253472	163.74	163.74	03/24/2023	INV	PD	SUPPLIES
CHECK DATE: 04/07/2023											
258123		03/24/2023		0423-1	253472	212.23	212.23	03/24/2023	INV	PD	FOOD - RESALE
CHECK DATE: 04/07/2023											
248445		03/24/2023		0423-1	253472	399.14	399.14	03/24/2023	INV	PD	SUPPLIES
CHECK DATE: 04/07/2023											
2958709		03/27/2023		0423-1	253472	300.00	300.00	03/27/2023	INV	PD	DISH MACHINE LEASE
CHECK DATE: 04/07/2023											
325792		03/28/2023		0423-1	253472	4,862.27	4,862.27	03/28/2023	INV	PD	FOOD - RESALE, NA BEV.
CHECK DATE: 04/07/2023											
653350		04/06/2023		0423-2	253561	4,228.33	4,228.33	04/06/2023	INV	PD	FOOD - RESALE, NA BEV.
CHECK DATE: 04/14/2023											
594233		04/04/2023		0423-2	253561	23.79	23.79	04/04/2023	INV	PD	SUPPLIES
CHECK DATE: 04/14/2023											
0325792		03/28/2023		0423-2	253561	4,862.27	4,862.27	03/28/2023	INV	PD	FOOD - RESALE, NA BEV.

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 04/14/2023											
544405		04/03/2023		0423-2	253561	121.52	121.52	04/03/2023	INV	PD	FOOD - RESALE
CHECK DATE: 04/14/2023											
566430		04/04/2023		0423-2	253561	5,436.00	5,436.00	04/04/2023	INV	PD	FOOD - RESALE, NA BEV.
CHECK DATE: 04/14/2023											
2967644		04/04/2023		0423-2	253561	-779.64	-779.64	04/04/2023	CRM	PD	FOOD - RESALE
CHECK DATE: 04/14/2023											
0419202		03/30/2023		0423-2	253561	2,167.00	2,167.00	03/30/2023	INV	PD	FOOD - RESALE, NA BEV.
CHECK DATE: 04/14/2023											
2958891		03/27/2023		0423-2	253561	125.00	125.00	03/27/2023	INV	PD	DISHWASHER LEASE
CHECK DATE: 04/14/2023											
2962037		04/08/2023		0423-2	253561	-209.76	-209.76	04/08/2023	CRM	PD	
CHECK DATE: 04/14/2023											
703191		04/07/2023		0423-2	253561	1,225.19	1,225.19	04/07/2023	INV	PD	FOOD - RESALE, NA BEV,
CHECK DATE: 04/14/2023											
480339		03/31/2023		0423-2	253561	61.01	61.01	03/31/2023	INV	PD	DOOD - RESALE
CHECK DATE: 04/14/2023											
						28,850.61					
906 UTILITY DYNAMICS CORPORATION											
0317-3003		03/17/2023		0423-1	253473	1,883.00	1,883.00	03/31/2023	INV	PD	DVP (GROOT) AT 490 CRE
CHECK DATE: 04/07/2023											
915 VERIZON WIRELESS SERVICES LLC											
9930190613		03/15/2023		0423-1	253474	326.51	326.51	03/31/2023	INV	PD	TABLETS
CHECK DATE: 04/07/2023											
9915896130		04/05/2023		0423-1	253475	326.51	326.51	04/05/2023	INV	PD	AC# 486486569-00002
CHECK DATE: 04/07/2023											
9930290438		03/16/2023		0423-1	253476	700.94	700.94	04/05/2023	INV	PD	AC# 580459997-00001
CHECK DATE: 04/07/2023											
						1,353.96					
13372 JACON & AUDREY WALTERS											
25422		03/31/2023		0423-1	253477	705.00	705.00	04/05/2023	INV	PD	1032 SWIFT RD 1B RETT
CHECK DATE: 04/07/2023											
935 WATER RESOURCES INC.											
36319		03/21/2023		0423-2	253562	16,076.60	16,076.60	04/14/2023	INV	PD	WATER METERS FOR STOCK
CHECK DATE: 04/14/2023											
948 WEST PUBLISHING CORPORATION											
1000314420		04/01/2023		0423-2	253563	477.75	477.75	04/07/2023	INV	PD	ONLINE SOFTWARE SUBSCR
CHECK DATE: 04/14/2023											
5488 WETMORE & ASSOCIATES											
20190763		04/10/2023		0423-2	253564	1,000.00	1,000.00	04/10/2023	INV	PD	RESTORATION REFUND 444
CHECK DATE: 04/14/2023											
20220198		04/10/2023		0423-2	253564	2,000.00	2,000.00	04/10/2023	INV	PD	RESTORATION REFUND 258
CHECK DATE: 04/14/2023											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
						3,000.00					
7711 WINDY CITY DISTRIBUTION COMPANY											
100218147		04/06/2023		0423-2	253565	1,437.29	1,437.29	04/09/2023	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 04/14/2023											
100213579		04/09/2023		0423-2	253565	364.60	364.60	04/09/2023	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 04/14/2023											
		299 INVOICES				1,557,655.47					

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

Minutes
Village of Glen Ellyn
Special Village Board Workshop
Monday, April 3, 2023
7:00 PM
Village Links/Reserve 22
485 Winchell Way

A. Call to Order – 7:03 PM

B. Pledge of Allegiance

C. Roll Call

Upon roll call by Clerk Cosby, President Senak, Trustees Fasules, Kalinich, Gould, and Thompson, and Trustee Candidate Simon answered "Present." Trustee Christiansen and Payne were absent.

Also in attendance: Village Manager Franz and Assistant Village Manager Rodman, and Greg Kuhn from NIU.
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D. Audience Participation

No audience participation.

E. Adjourn to Closed Executive Session – 7:05 PM

Motion to adjourn to Closed Executive Session Pursuant to 5 ILCS 120/2 (c)(16) concerning self-evaluation, practices and procedures or professional ethics, when meeting with a representative of a statewide association of which the public body is a member, not to return to open session thereafter.

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

Minutes
Village of Glen Ellyn
Special Village Board Meeting
Monday, March 20, 2023
7:00 PM
Glen Ellyn Civic Center, Galligan Board Room

A. Call to Order – 7:06 PM

B. Pledge of Allegiance

C. Roll Call

Upon roll call by Clerk Cosby, President Senak and Trustees Christiansen, Fasules, Kalinich, Payne, Gould, and Thompson answered "Present."

Also in attendance: Village Manager Franz, Assistant Village Manager Rodman, Public Works Director Buckley, Community Development Director Scott, Senior Planner Fard, Economic Development Coordinator Hannah, Deputy Chief of Police Vavra, and Fire Chief Clark.

D. Audience Participation

There was no off-agenda public comment.

President Senak announced the Autism event, "Rock you Socks" on Tuesday and encouraged all to participate.

E. 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 – 2]**
SECONDER:	**Trustee Payne**
AYES:	**Kalinich, Payne, Thompson, Fasules, Christiansen, Gould**
NAYS:	

1) Motion to approve a change order to P.O. number 20220005 in the amount of $1,153.38 to pay for fuel commodities purchased from Offen Petroleum of Commerce City, Colorado. Funds will be expensed to the Equipment Services Gas and Oil Fund #65000-530300 (Public Works Director Buckley)

2) Motion to Approve Resolution No. 23-03, A Resolution Authorizing Adoption of the

2023 Official Zoning District Map for The Village of Glen Ellyn (Community Development Director Scott)

3) Motion to Approve Ordinance No. 7024-VC, An Ordinance Amending Title 8 of the Glen Ellyn Municipal Code, Chapter 1, Section 13 Regarding Encroachments on Public Ways; Amending Title 10, Chapter 2, Section 2 Regarding Definitions; Amending Title 10 of the Glen Ellyn Municipal Code Chapter 4, Section 15 Regarding Tobacco, Smoke and Vape Shops; Amending Title 10, Chapter 5, Section 8 Regarding Off Street Spaces; Amending Title 10, Chapter 5, Section 15 Regarding Outdoor Dining; and Amending Title 10, Chapter 5, Section 20 Regarding Food Trucks (Community Development Director Scott)

RESULTS:	**APPROVED [6 to 0] TO TABLE FOR WORKSHOP**
MOVER:	**Trustee Fasules [Item 3]**
SECONDER:	**Trustee Gould**
AYES:	**Fasules, Gould, Kalinich, Payne, Thompson, Christiansen**
NAYS:	

Trustee Thompson asked for clarification of the Tobacco, Smoke and Vape Shops changes. Community Development Director Scott replied with details on specific districts that would designate the special use. The changes are designed to reduce the number of these sorts of shops in the Village.

Trustee Gould asked if it is available in C6 currently. Community Development Director Scott replied. Debate ensued and staff was asked to research when the existing shop opened in C6. Special use in C3

Trustee Fasules suggested research to be done regarding food trucks and that this ordinance should be tabled for a workshop. Vote ensued.

Trustee Kalinich suggested that any information that a Trustee needs to speak to the topic be supplied to the Board.

F. Exterior Appearance of Building Facade Improvements for Brick & Mortar - 411 North Main Street (Community Development Scott) (Trustee Gould)

RESULTS:	**WITHDRAW FOR FURTHER DISCUSSION And ADDITIONAL INPUT FROM PETITIONER [6 to 0]**
MOVER:	**Trustee Fasules**
SECONDER:	**Trustee Payne**
AYES:	**Fasules, Payne, Thompson, Christiansen, Kalinich, Gould**
NAYS:	

1) Motion to Approve Ordinance No. 7025, An Ordinance Approving the Exterior Appearance of Building Façade Improvements for Brick & Mortar Located at 411 North Main Street

Senior Planner Fard reviewed the motion being made for the exterior building facade. She reviewed the previous proposal and the changes that have been made to that proposal to better reflect the character of the Village.

Senior Planner Fard reviewed the AAC recommendations made on March 8, 2023. At the request of President Senak, Senior Planner Fard reviewed the windows specifically.

Pam Albrecht, resident and Commissioner of the AAC, spoke about the history of the discussion regarding this proposal. The Village gave a permit that did not allow the exterior to be changed, yet the contractor did not understand this and did demolition on the facade, which is how the issue has gotten to its current situation. She added that she wished she had not allowed the door to be located off-center.

Chris Wilson, resident, spoke about her belief the door should remain in the center of the building to retain its original 1927 design. She pointed out that it is in the Historic District. She added that the windows should be updated in the same exact design. She wanted clarification on the courtyard. Trustee Gould replied. Ms. Wilson wants the Historic character to remain intact.

Kathy Cornell, resident, spoke about her belief that the door should remain in the center and that allowing small variance like this could lead to bigger requests and the Village would lose its historic appeal down the road.

Ian Dawson, resident and plan commissioner, discussed how this proposal arrived where it is today. He also talked about the landmark status of his home and things that he could change but did not, especially the doorway. He also talked about the construction that he found a way to do while preserving the historic integrity.

Barb Lemme, resident, submitted comment online. It was read into the record.

Trustee Gould asked what were the existing second story windows building materials. The petitioner replied wood and glass. Trustee Gould followed up with a question on repair – which the petitioner said would be $25,000 and challenging for them to do.

Trustee Gould asked about the access to the upstairs. The petitioner replied.

Trustee Kalinich asked for clarification about the courtyard and what the current proposal is for the courtyard. Senior Planner Fard replied it is painting the brick and that it will be changed as part of the proposal.

Trustee Kalinich asked if the signage is separate of part of the wall. The petitioner replied. Trustee Kalinich followed up wanting to know what the regulations are. Senior Planner Fard replied.

Trustee Kalinich reference a statement that the original first floor exterior was red, but this was not accurate.

Trustee Gould asked about the fireplace and chimney and filling in the space. The petitioner replied.

Senior Planner Fard added that this building is historically significant, but not landmarked. Therefore, the replacement/moving of doors and windows can be done "in kind," but that the Village does not regulate and enforce these sorts of modifications. Trustee Gould added that there are 10 items from the AAC that are applied to buildings in the district.

Trustee Gould wanted to know if the petitioner had photos from the past showing the facade.

President Senak asked if the petitioner had seen the AAC recommendations. The petitioner replied they are willing to execute the recommendations, but that the door is not practical to keep in the center position.

President Senak asked about the revisions to the courtyard. Commissioner Albrecht replied that the preference is to not paint the brick. The petitioners were willing to revise the plan to paint the brick and cinderblock.

Trustee Gould stated she is still concerned with the door placement and replica aluminum custom-made windows, and that is what she would vote for.

The petitioner stated that the door was changed because of the fire-rated corridor was not an issue in 1927, which now must be in compliant with current safety regulations. He added that this configuration is the best function for the business and will allow it to be successful.

Trustee Gould stated that continuing interior work was at the petitioner's own risk.

Trustee Gould was concerned about the cinder block treatment and agreed that stucco would be applied over it to match the front facade.

Trustee Christiansen thanked the petitioner for their due diligence and reiterated the requirements of the Historic District. She stressed that the doorway should stay in its original position.

Trustee Kalinich gave her appreciation of all the work put into this by the AAC and the petitioners. She voiced her concern that the center door is critical to maintain. She added that the stucco on the cinder block is a good compromise, as is all the other revisions to the proposal.

Trustee Thompson stated that the work that has been done is phenomenal, and that he understands the fire code issues. He added that he doesn't see the center position of the door will affect how the business operates. He was O.K. with rest.

Trustee Christiansen added her thoughts on the courtyard.

Trustee Fasules gave his thoughts on the fire and ADA compliance needed for this building. He suggested that revising the layout is safer and is a good compromise to combine the old with the new. Trustee Thompson said that there are not facts that support Trustee Fasules' hypothesis.

Trustee Payne thanked for the investment by the petitioners. He also stated that he agreed with Trustee Fasules' analysis of the situation and that sometimes there must be some "give" to accommodate the future.

Trustee Gould echoed the petitioner's effort to reimagine the proposal. She felt the door is not an ADA issue but a design feature that the petitioner wants. She agreed that the stucco would be a good compromise for the courtyard.

President Senak asked for further information about the safety and ADA aspect of the positioning of the front door.

Village Manager Franz said that the Board needs to work out these issues, not the staff.

President Senak asked Fire Chief Clark to address the fire safety issue of the door position. Fire Chief Clark wanted to know more about the firewall. In his opinion, the position of the door does not affect the safety of the building.

Trustee Payne asked that if the door was moved to the center, would the fireplace area be able to be used. The petitioner replied that the area becomes less useful because people love to work at the front windows and therefore the goal was to maintain as much of the frontage as possible, which moving the door accomplishes. He added that the ADA issue is with the door width, which if not moved, would ruin the front window space.

President Senak asked if the door is truly Tudor style. Trustee Gould replied that the point is not the Tudor style but that the door has to stay because it is original.

Trustee Gould asked how many mailboxes are in the vestibule. The petitioner responded. Trustee Gould asked if the mailboxes could be located outside. The petitioner added that a classic Tudor style has the door not centered.

Trustee Thompson asked if there is a compromise that can be made to avoid a no vote. President Senak stated that a compromise needs to be made, based on the amount of effort and money that have been put into this building, adding that a "no" vote would not be positive for the renovation of this building.

The petitioner reiterated the importance of the front window seats and that the luster of the space will be lost. Trustee Thompson asked about the seating that was in the window in the previous business.

Village Manager Franz understoods looking back versus looking forward. The position of the door may retain history but may not be positive for the future use of the space. The petitioner explained his view on the door position.

Nick, an AP Government student, was asked to give his opinion of the night's discussion.

Trustee Thompson suggested that the petitioner cannot sell the building unless they put the facade back to its original condition. President Senak disagreed. Trustee Thompson called a question.

Trustee Kalinich stated that she would approve everything with the exception of the door placement and would approve if door stays in the center.

President Senak gave the petitioners 2 minutes to decide if they wanted to allow the vote to continue or to pull the motion for further consideration of a compromise.

The petitioner asked if the door could be shifted almost center. Senior Planner Fard explained where the door and window would be in this new design.

Trustee Kalinich, Trustee Thompson, Trustee Christiansen, and Trustee Gould want the peak and door to be centered with each other. The petitioner explained how this would affect the walk path and the seating.

Trustee Kalinich asked for clarification on the recessed area for the door. The petitioner replied.

The petitioners decided to withdraw from vote at this time.

G. Reminders

H. Adjourn – 9:17 PM

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

Minutes
Village of Glen Ellyn
Regular Village Board Meeting
Monday, March 13, 2023
7:30 PM
Glen Ellyn Civic Center, Galligan Board Room

A. Call to Order – 7:38 PM

B. Pledge of Allegiance

C. Roll Call

Upon roll call by Deputy Clerk Cannova, President Pro tem Thompson and Trustees Christiansen, Fasules, Kalinich, Payne, and Gould answered "Present." President Senak was absent.

Also in attendance: Village Manager Franz, Assistant Village Manager Rodman, Village Attorney Mathews, Public Works Director Buckley, Finance Director Noller, Village Engineer Daubert, Assistant Village Engineer Peebles, Police Chief Norton, Fire Chief Clark, and CIC Chairperson Szymanski.

D. Audience Participation

Sania Irwin, representing the Community Relations Commission, relative to divisive material distributed in the Village, read a statement prepared by the Commission condemning the material and their commitment against it. She encouraged the Board to follow in spirit.

President Pro tem Thompson echoed his sentiment and support for the statement. The Board agreed that they unanimously agreed with and support the statement. The Commission was thanked for their work on this issue.

President Pro tem Thompson recognized speakers from the DuPage Foundation, specifically Board Trustee representing Glen Ellyn, Tim Elliott, and CEO Mike Sitrick. They spoke about the Glen Ellyn Fund, which partners with the DuPage Foundation. They gave an overview of the partnership, its history, their vision to do more in the community, and why their endowment deserves support.

Trustee Kalinich asked for clarification for anyone who might be listening how to go about contributing to the Fund. Mr. Sitrick gave the website address DuPageFoundation.org.

Trustee Kalinich asked if the Glen Ellyn Fund would be on the Village website. Village Manager Franz replied that they would get the presentation out.

E. 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 Christiansen [Items 1 – 13]**
SECONDER:	**Trustee Kalinich**
AYES:	**Christiansen, Kalinich, Payne, Thompson, Fasules, Gould**
NAYS:	

Motion to approve the following items including Payroll and Vouchers totaling $3,345,315.16. These agenda items have been reviewed by the Management Team and Village Attorney and are consistent with the Village's purchasing policy (Trustee Christiansen)

1) Total Expenditures (Payroll and Vouchers) - $3,345,315.16
2) Village Board Workshop February 27, 2023 Minutes
3) Village Board Meeting February 27, 2023 Minutes

   Trustee Gould asked that there be amendments made to the minutes.

4) Village Board Closed Executive Session February 27, 2023 Minutes
5) Village Board Closed Executive Session January 9, 2023 Minutes
6) Village Board Meeting April 11, 2022 Minutes
7) Village Board Meeting March 14, 2022 Minutes
8) Village Board Workshop November 1, 2021 Minutes
9) Village Board Special Workshop October 25, 2021 Minutes
10) Resolution No. 23-02, A Resolution Concerning Village of Glen Ellyn Work in State Rights-of-Way Effective from January 1, 2023 to December 31, 2024 (Public Works Director Buckley)
11) Motion to authorize the Village Manager to execute a contract with Schroeder & Schroeder, Inc. of Skokie, Illinois, for construction of the 2023 Sidewalk and Concrete Street Repair Program in the amount of $301,901.20 to be expensed to the Capital Projects and Water & Sanitary Sewer Funds (Public Works Director Buckley)
12) Motion to approve Ordinance Number 7022 granting a utility easement to Nicor Gas Company on property commonly known as 640 Taft Avenue (Professional Engineer Daubert)

13) Motion to Approve Ordinance 7023 Authorizing the Execution of an Intergovernmental Agreement between the Village of Glen Ellyn and DuPage County, Illinois, regarding 615 Ahlstrand Road, Glen Ellyn (Attorney Mathews)

    Trustee Payne asked if there was any more information on the plan itself as far as DuPage management. Attorney Mathews replied, adding that the project is almost complete and that County has kept all the fees.

F. Veto of Phase II Engineering Services for the Glen Ellyn Metra Station and Multimodal Access Improvements Project

RESULTS:	**APPROVED [4 to 2]**
MOVER:	**Trustee Christiansen**
SECONDER:	**Trustee Payne**
AYES:	**Christiansen, Payne, Kalinich, Thompson**
NAYS:	**Fasules, Gould**

1) Motion to accept or override President Senak veto of the Agreement with CDM Smith of Chicago, Illinois, for Phase II Engineering Services for the Glen Ellyn Metra Station and Multimodal Access Improvements Project in the Not-to-Exceed Amount of $1,625,000 to be Expensed to the Capital Project and Water and Sewer Funds (Village Attorney Mathews)

Attorney Mathews stated this is a reconsideration of the motion under the statute so it should be a "motion to reconsider and accept the override," and that it will take 4 Trustees to vote in favor of the motion in order to override the veto.

President Pro tem Thompson confirmed this is the $1,625,000 revised amount of the project, not the whole project amount.

Village Manager Franz had two points to include: one, at the previous Board meeting there had not been a chance to review the latest CIP, which has now been done in a Workshop; and two, that a Trustee asked how we are paying for the difference between what was budgeted and the cost of the first year, and that was also covered in a Workshop.

Attorney Mathews confirmed that the motion is to reconsider an override of the veto.

G. Central Business District (CBD) Streetscape and Utility Improvements Phase 2-3 Construction Contracts (Professional Engineer Daubert) (Trustee Payne)

RESULTS:	**APPROVED [4 to 2]**
MOVER:	**Trustee Payne [Item 1]**
SECONDER:	**Trustee Christiansen**
AYES:	**Payne, Christiansen, Kalinich, Thompson**
NAYS:	**Fasules, Gould**

1) Motion to authorize the Village Manager to execute a contract with A Lamp Concrete Contractors, Inc. of Schaumburg, Illinois, in the amount of $16,298,498.88 for construction of the CBD Streetscape and Utility Improvements - Phase 2-3.

Trustee Kalinich wanted to emphasize that there has been a lot of vetting of this over a long period of time and that she is very sensitive to the impact on the area businesses, but believes that the end result will benefit everybody, so she is in favor of this.

Trustee Christiansen agreed with Trustee Kalinich and added that she felt it is important to not stop mid-stream for a variety of reasons, one of them being price escalations.

Trustee Gould understands that the north side needs to be done but feels that the vote should be delayed until the next meeting to allow time to adequately review all of the information related to the project.

Trustee Payne stated that he has reviewed this as part of the Capital Improvements Commission and his belief is that the opportunity is good and that it needs to be acted on quickly in order to get it done before the end of the year. He added that his concern lies more with the details of the train station more than this project.

Trustee Fasules said he is not opposed to the project but would like to see some value engineering before he can approve it. He would also like to know what the funding is for projects because we can't keep issuing bonds for everything that the Board wants to do. He spoke about prioritizing projects.

Trustee Gould spoke about how the Village is going to pay for this and wants a better understanding of that, as well as the "big picture" priorities for the other Capital projects that are in the long-term plan.

Trustee Payne reminded the Board of the two scenarios that Village Engineer Daubert presented earlier and how waiting a week will make a difference in the vote. Trustee Fasules replied.

Trustee Kalinich agreed that priorities are important, but believes with this project that was done when the Board approved the budget. Trustee Fasules replied that he didn't disagree with her and felt that more discussion is needed.

Trustee Christiansen said that she agrees with Trustee Kalinich and does not disagree with Trustee Fasules. She felt that the project needs to more forward to fix the old infrastructure problem once and for all and stop putting band-aids on the issues.

President Pro tem Thompson agreed that the project needs to move forward and that getting more information in the next 7 days is not going to change a vote that can happen at this meeting. Trustee Fasules reiterated his concerns about bond issues and what projects they were to fund. Village Manager Franz clarified the current bond issue and how it's covered.

President Pro tem Thompson suggested that if any Board members have questions between now and next Monday, they should submit them to Village Manager Franz and the questions will be discussed at the next Village Board meeting. Trustee Fasules suggested that there should be another workshop to discuss the Capital Improvement Plan funding and priorities.

RESULTS:	**APPROVED [6 to 0]**
MOVER:	**Trustee Payne [Items 2 - 9]**
SECONDER:	**Trustee Kalinich**
AYES:	**Payne, Kalinich, Christiansen, Thompson, Fasules, Gould**
NAYS:	

2) Motion to authorize the Village Manager to execute a contract with BLA, Inc. of Itasca, Illinois, in the not-to-exceed amount of $931,850 for construction engineering services.

3) Motion to authorize the Village Manager to execute a contract with MUSE Community + Design of Chicago, Illinois, in the not-to-exceed amount of $24,800 for project communication and outreach services.

4) Motion to authorize the Village Manager to execute a contract with Huff & Huff Inc. of Oak Brook, Illinois, in the not-to-exceed amount of $20,000 for environmental engineering services.

5) Motion to authorize the Village Manager to execute a purchase of thirty (30) decorative, cast aluminum Canterbury Designs Model 102 Litter Receptacles from QCP Corp. of Norco, California, in the amount of $86,000.

6) Motion to authorize the Village Manager to execute a purchase of thirty-six (36) Classic Series Contoured Bench, 6 ft and 4ft in length, from Victor Stanley of Dunkirk, Maryland, in the amount of $72,000.

7) Motion to authorize the Village Manager to execute a purchase of forty (40) DuMor Model 290 Loop Bike Racks, from Nutoys Leisure Products of Westchester, Illinois, in the amount of $11,000.

8) Motion to authorize the Village Manager to execute a purchase of Holophane light pole accessories including 10 planter banner arms, 80 banner arms, 50 flagpole holders, and 400 TracNut sign mounting bolts from Graybar Electric of Glendale Heights, Illinois in the amount of $46,003.70.

9) Motion to authorize the Village Manager to execute a purchase of the following sign materials for the CBD Streetscape and Utility Improvements – Phase 2-3 to be expensed to the Capital Projects Fund:

- Aluminum sign blanks, signposts, and associated hardware from MD Solutions, Inc. of Plain City, Ohio in the amount of $32,595.80.
- Sign sheeting from 3M in the amount of $10,891.05.
- Sign transfer tape from the Sign Outlet Store of Lisle, IL in the amount of $1,295.50.

Since there was no time for the presentation in the earlier workshop, staff gave the presentation during the Board Meeting.
Village Engineer Daubert began the presentation to provide an overview of Phase 2-3 construction contracts. He reviewed the project completion to-date for Phase 1. He then reviewed the other phases as well as timing.

Village Engineer Daubert reviewed the scope of work, particularly the underground improvements, roadways, and landscaping.

Village Engineer Daubert reviewed the bid process for the project, with a breakdown by work category. This discussion included professional services.

Trustee Kalinich asked if the signage fee is for the materials to make the signs. Village Engineer Daubert conformed it was materials only.

Village Engineer Daubert reviewed the funding breakdown and the budget vs. cost.

Village Engineer Daubert confirmed that the Capital Improvement Commission approved. He then went over the next steps for the contracts. He also reviewed how communication to the businesses and residents will be handled.

Village Engineer Daubert introduced Assistant Village Engineer, Derek Peebles, who will be the public-facing representative from the Village for the project.

Trustee Payne asked when ground will be broken once approvals are granted. Village Engineer Daubert replied.

Trustee Kalinich wanted affirmation that Village Engineer Daubert is positive about working with the chosen contractors based on past experience. Village Engineer Daubert replied "yes" and added details as to why he believes this.

Trustee Kalinich asked if the "ramp up" might be swifter because of the experience with Phase I. Village Engineer Daubert replied "yes" and added details as to why he believes this.

Trustee Gould asked if the approach for paying for Phase II and III be reviewed for the benefit of the public. Finance Director Noller replied. Village Manager Franz added that this is part of a long-term plan to reinvest in the downtown area.

Trustee Gould asked if any maintenance of any other Capital projects were being deferred to get this done. Village Manager Franz replied "no."

Trustee Gould asked about the cost of Phase I versus the total cost of Phases II and III: are they somewhat similar. Village Engineer Daubert replied.

Trustee Fasules asked about the businesses that will be impacted and what incentives are being offered to them. Village Manager Franz replied, specifically in regard to parking. He added that the Alliance and the Chamber are working on ideas to support the businesses as well and that extensive communication is part of the plan.

Trustee Fasules asked about the July 4th parade and other activities. Village Manager Franz replied that alternatives are being worked out. He added that there is not a

parade route map yet.

Trustee Kalinich asked if it would be worth talking to the AT&T facility about a parking agreement during the construction. Village Manager Franz replied.

Trustee Fasules expressed his concern to the volume of bond commitments and feels the Board has not prioritized Capital Improvement project and that they have a responsibility to the community and future generations to be totally fiscal responsible, and that issue bonds is not fiscally responsible.

Julie Spiller, business owner, spoke about the sale of the building her business resides falling through because of pre-Streetscape work that was done. She also said that the business owners would like to know the results of an air-quality test that was done on the building. In addition, she wanted to know if they business owners are responsible for the gas tanks or anything else. She stated that the current owner will not talk to the renters.

President Pro tem Thompson asked Village Engineer Daubert to address how Huff & Huff will address environmental issues. Village Engineer Daubert replied. President Pro tem Thompson added that private versus public property will be treated differently. Village Engineer Daubert offered to talk with Ms. Spiller off-line to discuss.

Patrick Van Tem, resident, stated he was concerned about rising taxes in connection with Village projects. He then spoke about the train station underpass and asked if it is really needed or just a nice thing to do.

H. Revised Lease Agreement with the Forest Preserve District of DuPage County and License Agreement with the Midwest SOARRING Foundation (Village Manager Franz) (Trustee Christiansen)

RESULTS:	**APPROVED [6 to 0]**
MOVER:	**Trustee Christiansen [Item 1]**
SECONDER:	**Trustee Kalinich**
AYES:	**Christiansen, Kalinich, Payne, Thompson, Fasules, Gould**
NAYS:	

1) Motion to approve a revised Lease Agreement between the Forest Preserve District of DuPage County and the Village of Glen Ellyn for certain properties at Churchill Woods Forest Preserve.

RESULTS:	**APPROVED [6 to 0]**
MOVER:	**Trustee Christiansen [Item 2]**
SECONDER:	**Trustee Kalinich**
AYES:	**Christiansen, Kalinich, Payne, Thompson, Fasules, Gould**
NAYS:	

2) Motion to approve a License Agreement between the Midwest SOARRING Foundation and the Village of Glen Ellyn for 1017 St. Charles Road, property commonly known as the McKee House

Village Manager Franz gave some background on the lease agreement and that a quality partner has been found to update the McKee House. He spoke about the Midwest SOARRING Foundation and their plans for McKee House, as well as an overview of the revised lease agreement.

Village Manager Franz also gave an overview of the licensing agreement with the Midwest SOARRING Foundation. In summary, he gave the reasons why the Village believes this is a quality partnership that preserves the McKee House.

Trustee Kalinich stated that President Pro tem Thompson and Trustee Christiansen, as well as past Boards, have worked hard on this and she is optimistic and excited about fostering this Native American site.

Trustee Christiansen wanted to thank President Pro tem Thompson and Village Manager Franz for months and months of negotiation and coordination in an effort to make this a reality. She is delighted and excited and feels it is a perfect use of the McKee House.

Trustee Gould added that it is an exciting and interesting opportunity. She had a question about demoing it at the end of the extended lease period. Village Manager Franz confirmed that there is not requirement in the revised agreement to tear McKee House down.

Trustee Payne added his gratitude for the work put forth to reach this agreement.

Trustee Fasules added his appreciation of the revised agreement. He added that the Native American history of the area is part of the Village.

President Pro tem Thompson wrapped up by saying he is thrilled and there was a lot of work done over the last four years to reach this agreement. He added that there will be a signing ceremony at the McKee House. He thanked Zac and Christine Wilson for their support and help with this project.

Village Manager Franz added that the Forest Preserve District has been a really good partner and allowed the time needed for this agreement to be developed. President Pro tem Thompson agreed and said the Forest Preserve District is an important partner in making the project work.

I. Reminders

J. Adjourn – 9:34 PM

Mover: Trustee Christiansen; Second: Trustee Fasules. Unanimous vote to adjourn.

Minutes
Village of Glen Ellyn
Special Village Board Workshop
Monday, March 13, 2023
6:00 PM
Glen Ellyn Civic Center, Room 301

A. Call to Order – 6:08 PM

B. Pledge of Allegiance

C. Roll Call

Upon roll call by Deputy Clerk Cannova, President Pro tem Thompson and Trustees Christiansen, Fasules, Kalinich, Payne, and Gould answered "Present." President Senak was absent.

Also in attendance: Village Manager Franz, Assistant Village Manager Rodman, Public Works Director Buckley, Finance Director Noller, Village Engineer Daubert, Assistant Village Engineer Peebles, and Fire Chief Clark.

D. Audience Participation

No audience participation.

E. Year End Finance Report 2022

1) Presentation of the Year End Financial Report for 2022 (Finance Director Noller)

Finance Director Noller reviewed the Year End Financial Report, adding that it was preliminary. In his review, he gave an overview of the key components of the General Fund and the Capital Projects Fund.

The Board asked questions about specific items in the Report. Finance Director Noller replied with further details.

Trustees Gould and Thompson asked for clarification and details on the food and beverage tax. Finance Director Noller replied.

F. Capital Improvement Plan Update

1) Update on the Village's Long Range Capital Improvement Plan (Professional Engineer Daubert and Finance Director Noller)

Village Manager Franz reviewed what has happened up to this point to come up with the updates being presented.

Professional Engineer Daubert presented the Capital Improvement Plan project updates projected to 2031. The update included the Streetscape, concrete street resurfacing, Streetscape improvement for Roosevelt Road, the Train Station, and various other projects.

Professional Engineer Daubert presented an overview of two scenarios. Scenario A is to do all the projects that are planned. The train station project, and its funding, was discussed in greater detail.

Finance Director Noller contributed further information on the financials of Scenario A. When asked, he answered specific questions from the Board about funding.

Trustee Thompson asked about bonds. Finance Director Noller replied.

Village Manager Franz teed up Scenario B, which excludes the train station project. Finance Director Noller and Professional Engineer Daubert reviewed how this differs and changes financials as opposed to Scenario A.

The Board asked questions about specific items in both scenarios. Professional Engineer Daubert and Finance Director Noller replied with further details.

A question came from Village resident, Clara Hughes, who wanted to know about the train station project and the money involved and the risk in moving forward. Village Manager Franz and President Pro tem replied about the funding.

G. Central Business District (CBD) Streetscape and Utility Improvements Phase 2-3 Construction Discussion

1) Central Business District Streetscape and Utility Improvements - Phase 2-3 Workshop Discussion on Award of Construction Contract and Associated Items (Professional Engineer Daubert)

Professional Engineer Daubert said that the construction is ready to begin.

It was debated if this discussion should be tabled for the next Workshop in consideration of President Senak's absence. There was discussion on the rules of Presidential veto.

Julie Spiller, business owner, expressed her, and other business owners', concerns that the Streetscape has not begun yet and didn't see how it could be pushed back further. Professional Engineer Daubert replied to her concerns. Village Manager Franz added additional history of communication and the delayed start date.

H. Adjourn – 7:30 PM

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

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

Meeting 4/24/2023 7:00 PM
Department: Administration
Department Head: Emily Rodman
Category: Ordinance
Prepared By: Meredith Hannah

AGENDA ITEM (ID # 2023-407)

DOC ID: 2023-407

Motion to Approve Ordinance 7030-VC to Amend the Glen Ellyn Municipal Code of Glen Ellyn, Illinois, (Liquor Control Code) Chapter 19 of Title 3, Section 11, Classification of Licenses, to Add Sampling Parameters (Economic Development Coordinator Hannah)

Statement of the Issue:
The Village's current "Sampling" language in the Village Code does not outline parameters for amounts and number of samples that may be offered by a retailer. Staff is recommending providing language that clearly outlines what is permissible for tasting events at our retailers with the appropriate liquor license.

Analysis:
The current language in the Village code for sampling is:
(P) *Sampling:* It shall be lawful for holders of Class C-1, Class C-2, Class C-3, Class C-4, or Class D-2 licenses to permit the tasting or sampling of alcoholic liquor on the premises, if said tasting or sampling is a part of a promotion or sales device to encourage the sale of packaged liquor and no charge of any kind or character is made for such sampling or tasting.

Staff is recommending adding language that reflects the State's descriipotion of "Product Sampling". 235 ILCS 5/6-31 defines "Product Sampling" as:
5/6-31 Product Sampling. (a) Retailer, distributor, manufacturer and nonresident dealer licensees may conduct product sampling for consumption at a licensed retail location. Up to 3 samples consisting of no more than (i) 1/4 ounce of distilled spirits, (ii) one ounce of wine, or (iii) 2 ounces of beer may be served to a consumer in one day. (Source: P.A. 90-432, eff 1/1/98; 90-626, eff. 1-1-99)

Adding the clarifying language, will provide clear parameters for the Village's businesses wishing to offer sampling to their customers and maintain consistency with the state's liquor compliance.

If approved, the proposed new language for the Village's code will read as follows:
"(P) *Sampling:* It shall be lawful for holders of Class C-1, Class C-2, Class C-3, Class C-4, or Class D-2 licenses to permit the tasting or sampling of alcoholic liquor on the premises, if said tasting or sampling is a part of a promotion or sales device to encourage the sale of packaged liquor and no charge of any kind or character is made for such sampling or tasting. Up to three samples may be

served to a consumer in one day, consisting of no more than:

1. 1/4 ounce of distilled spirits
2. One ounce of wine
3. Two ounces of beer

Budget Impact:
No budget impact.

Contribution to Strategic Plan (if applicable)
Strategic Priority: Development. Effective stewardship of incentives to support business recruitment and retention. Implement an Economic Development strategy focused on overall commercial vitality, EAV growth and sales tax growth. Coordinate award programs and assessment of value to the business community annually. Clearly defining the village's liquor sampling regulations for liquor license holders, could lead to increased sales of products consumers might not have bought without the opportunity to sample the product.

Action Requested:
Approve Ordinance xxxx-VC to amend the Glen Ellyn Municipal Code of Glen Ellyn, Illinois, (Liquor Control Code) Chapter 19 of Title 3, Section 11, Classification of Licenses, to Add Sampling Parameters.

Attachments:
1. Ord. to Amend Liquor Code - Sampling 04242023

Village of Glen Ellyn

Ordinance No. xxxx -VC

An Ordinance to Amend the Glen Ellyn Municipal Code of Glen Ellyn, Illinois, (Liquor Control Code) Chapter 19 of Title 3, Section 11, Classification of Licenses, to Add Sampling Parameters

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Adopted by the

President and the Board of Trustees

Of the Village of Glen Ellyn

DuPage County, Illinois

This _____ Day of _____, 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. xxxx-VC

An Ordinance to Amend the Glen Ellyn Municipal Code of Glen Ellyn, Illinois, (Liquor Control Code) Chapter 19 of Title 3, Section 11, to Add Sampling Parameters

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

Whereas, the Village, pursuant to the Illinois Liquor Control Act, 235 ILCS 5/1-1 et seq., and its home rule powers, has established various classes of liquor licenses for the retail sale of alcoholic liquor in the Village and the number of permitted licenses within each class, as set forth in Chapter 19 of Title 3 (Liquor Control Code) of the Village Code of the Village of Glen Ellyn; and

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

Whereas, the President and Board of Trustees have determined that it is in the best interest of the Village to amend the Code to provide parameters for alcohol tastings as follows: Up to three samples may be served to a consumer in one day, consisting of no more than: (1) one quarter (1/4) ounce of distilled spirits; (2) one (1) ounce of wine; and (3) two (2) ounces of beer.

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

Section One: The findings of fact and conclusions set forth hereinabove are hereby

adopted by the President and Board of Trustees as the findings of fact and conclusion of the corporate authorities of the Village of Glen Ellyn.

Section Two: Chapter 19 of Title 3, Section 11 (Classification of Licenses) of the Glen Ellyn Municipal Code (Liquor Control Code) is hereby modified to state the following:

3-19-11. – Classification of Licenses.

(P) *Sampling:* It shall be lawful for holders of Class C-1, Class C-2, Class C-3, Class C-4, or Class D-2 licenses to permit the tasting or sampling of alcoholic liquor on the premises, if said tasting or sampling is a part of a promotion or sales device to encourage the sale of packaged liquor and no charge of any kind or character is made for such sampling or tasting. Up to three samples may be served to a consumer in one day, consisting of no more than:

1. 1/4 ounce of distilled spirits
2. One ounce of wine
3. Two ounces of beer

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

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

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

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

_____

Village President

Attest:

_____

Village Clerk

AFFIX VILLAGE SEAL

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

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

Meeting 4/24/2023 7:00 PM
Department: Administration
Department Head: Emily Rodman
Category: Award
Prepared By: Meredith Hannah

AGENDA ITEM (ID # 2023-408)

DOC ID: 2023-408

Motion to Approve a Facade Award in the Amount of $6,250, a Downtown Retail Interior Improvement Award in the Amount of $30,000, and a Fire Prevention Award in the Amount of $15,000, to Randshot, Inc., DBA Lewey Q's Tap at 427 N. Main Street, to be expensed to the Central Business District TIF Fund (Economic Development Coordinator Hannah)

Statement of the Issue:
Ms. Gayle Horst, co-owner of a new business, Lewey Q's Tap, located at 427 N. Main Street, is requesting Facade Improvement, Downtown Retail Interior Improvement and Fire Prevention Awards to assist with building improvements to open a new restaurant in the long vacant building. The previous retail business in this building closed in 2015. Ms. Horst is asking the Village Board to consider a $6,250 Facade Award, a $30,000 Downtown Retail Interior Improvement Award, and a $15,000 Fire Prevention Award.

Analysis:
The Facade Improvement Award Program was created to facilitate the private sector in making interior improvements to incentivize businesses to expand and/or relocate to the downtown central business district. The Downtown Retail Interior Improvement Award Program was created to facilitate the private sector in making interior improvements that encourage new retail businesses or the retention of existing retail businesses in the Village. Approved projects are eligible for up to a maximum of $30,000 per award based on the following award scale per program:

Investments				Award
Low			High	
$ 2,000.00	up to		$ 3,499.00	$ 1,000.00
$ 3,500.00	up to		$ 4,999.00	$ 1,750.00
$ 5,000.00	up to		$ 7,499.00	$ 2,500.00
$ 7,500.00	up to		$ 9,999.00	$ 3,750.00
$ 10,000.00	up to		$ 12,499.00	$ 5,000.00
$ 12,500.00	up to		$ 14,999.00	$ 6,250.00
$ 15,000.00	up to		$ 17,499.00	$ 7,500.00
$ 17,500.00	up to		$ 19,999.00	$ 8,750.00
$ 20,000.00	up to		$ 24,999.00	$ 10,000.00

$	25,000.00	up to	$	27,499.00	$ 12,500.00
$	27,500.00	up to	$	29,999.00	$ 13,750.00
$	30,000.00	up to	$	32,499.00	$ 15,000.00
$	32,500.00	up to	$	34,999.00	$ 16,250.00
$	35,000.00	up to	$	37,499.00	$ 17,500.00
$	37,500.00	up to	$	39,999.00	$ 18,750.00
$	40,000.00	up to	$	42,499.00	$ 20,000.00
$	42,500.00	up to	$	44,999.00	$ 21,250.00
$	45,000.00	up to	$	47,499.00	$ 22,500.00
$	47,500.00	up to	$	49,999.00	$ 23,750.00
$	50,000.00	up to	$	52,499.00	$ 25,000.00
$	52,500.00	up to	$	54,999.00	$ 26,250.00
$	55,000.00	up to	$	57,499.00	$ 27,500.00
$	57,500.00	up to	$	59,999.00	$ 28,750.00
$	60,000.00	up to	+		$ 30,000.00

The Fire Prevention Award Program assists businesses and property owners with meeting life safety code improvements and assisting in preserving the unique building stock within the downtown. The program supports the installation of fire alarms and sprinkler systems in buildings located in the C5A and C5B business districts. Approved projects are eligible for up to a maximum of $15,000 per award for façade and fire prevention improvements based on the following award scale per program:

Investments					**Award**
Low			**High**		
$	2,000.00	up to	$	3,499.00	$ 1,000.00
$	3,500.00	up to	$	4,999.00	$ 1,750.00
$	5,000.00	up to	$	7,499.00	$ 2,500.00
$	7,500.00	up to	$	9,999.00	$ 3,750.00
$	10,000.00	up to	$	12,499.00	$ 5,000.00
$	12,500.00	up to	$	14,999.00	$ 6,250.00
$	15,000.00	up to	$	17,499.00	$ 7,500.00
$	17,500.00	up to	$	19,999.00	$ 8,750.00
$	20,000.00	up to	$	24,999.00	$ 10,000.00
$	25,000.00	up to	$	27,499.00	$ 12,500.00
$	27,500.00	up to	$	29,999.00	$ 13,750.00
$	30,000.00	up to	+		$ 15,000.00

Award Issues

Applicants must install a minimum of $2,000 of material improvements to be eligible for an award. Staff recognizes the following eligible costs outlined/identified in the application:

Facade Improvement Award Request	
New windows and doors	$13,840
Total Elgible Facade Expenses	**$13,840**
Total Facade Award	**$ 6,250**

Downtown Retail Interior Improvement Award Request	
Accessibility Improvements throughout the space	$29,810
Electrical Service Upgrades	$16,500
Utility Improvements (upsized water service lines/meter)	$17,230
Total Eligible Interior Improvement Expenses	**$63,540**
Total Interior Improvement Award	**$30,000**
Fire Prevention Award Request	
New Fire Alarm System	$10,875
New Fire Sprinkler system for the entire space	$33,000
Total Eligible Fire Prevention Expenses	**$43,875**
Total Fire Prevention Award	**$15,000**

The funds requested are consistent with the intent of the Award programs.

Budget Impact:
The Village Board approved $125,000 for the downtown award programs (including the Downtown Retail Interior Improvement, Façade Improvement and Fire Prevention) from the Downtown TIF, $15,000 for Roosevelt Road and Historic Stacy's Corners commercial district from the General Fund for Façade Awards and $15,000 from the Roosevelt Road TIF for Fire Prevention Assistance Program for businesses within the Roosevelt Road TIF district as part of the 2023 annual budget. To date, the Board has awarded $46,250 in downtown awards, with $78,750 available in the downtown awards budget.

Contribution to Strategic Plan (if applicable)
Strategic Priority: Development. Effective stewardship of incentives to support business recruitment and retention. Implement an Economic Development strategy focused on overall commercial vitality, EAV growth and sales tax growth. Coordinate award programs and assessment of value to the business community annually. Supporting the improvements to 427 N. Main St, will reduce the vacancy rate downtown, and increase tax revenue through increased food and beverage sales.

Action Requested:
Approve a Facade Award in the amount of $6,250, a Downtown Retail Interior Improvement Award in the amount of $30,000, and a Fire Prevention Award in the amount of $15,000. Alternatively, the Village Board may deny the request or the Village Board may approve a different amount.

Attachments:

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

Meeting 4/24/2023 7:00 PM
Department: Public Works
Department Head: Dave Buckley
Category: Award
Prepared By: Ellen McKenna

AGENDA ITEM (ID # 2023-420)

DOC ID: 2023-420

Motion Pursuant to Section 1-10-7 of the Glen Ellyn Village Code to Adopt the Competitive Bidding Procedures of DuPage County IL in Lieu of the Provisions of Chapter 10 on Village Contracts and Authorize the Village Manager to Execute a Contract with Superior Road Striping, Inc., of Melrose Park, Illinois, in an Amount Not-to-Exceed $85,176.00, for the 2023 Pavement Line Striping Program to be Expensed to the General Fund (Professional Engineer Daubert)

Statement of the Issue:
The purpose of this memorandum is to provide a recommendation for the award of two construction contracts for the 2023 Pavement Line Striping Program in the Village of Glen Ellyn. The first contract includes placing thermoplastic and modified urethane pavement markings at various strategic locations throughout the Village and the second contract includes placing MMA (methyl methacrylate) pavement markings at three test locations. Thermoplastic markings are typically used on asphalt pavement and modified urethane is typically used on concrete pavement. MMA may be used on asphalt or concrete and is known for its durability, easy application, fast cure time, and resistance to snow plow abrasion. The cost of MMA at outlay is greater than thermoplastic and modified urethane, but its life cycle cost is claimed to be less due to its superior durability. Staff wishes to assess this claim through the application of MMA markings at select locations.

Analysis:
Pavement markings including, but not limited to, centerlines, lane lines, stop bars, and crosswalks serve an important role in guiding and protecting motorists, pedestrians, and cyclists. Each year, the Village performs some level of pavement line striping based on striping performance and regular needs for re-striping with the goal to keep the Village's pavement markings in a state of good repair.

However, pavement markings have been installed in reduced quantities over the past few years due to numerous factors. In 2020, the budget was reduced to $20,000 due to financial concerns relating to COVID-19. The 2021 program returned to its pre-Covid funding level of $30,000. In 2022, very minimal pavement marking work was done due to limited staff resources (loss of Senior Civil Engineer and Streets Superintendent) combined with heavy capital project and development review responsibilities. The Street Division spent $2,014.61 on paint to refresh crosswalks and stop bars in school zones and no contract line striping was done.

Contract 1 – Thermoplastic and Modified Urethane Pavement Marking Installation

Annually, both the Suburban Purchasing Cooperative (SPC) and DuPage County (DPC) solicit competitive bids for pavement marking or choose to extend unit pricing from a previous year's competitive bidding process. On March 7, 2023, the SPC approved the second of three possible one-year contract extensions to Superior Road Striping. DuPage County's 2023 striping program went out to bid in March; there were five plan holders and three bids on the contract. Superior Road Striping is the low bidder and was awarded the contract at the DPC Board meeting on March 28, 2023. Due to aggregate quantity, DPC pricing has been marginally lower than SPC pricing for both thermoplastic and modified urethane markings over the past few years. The Village will save approximately $4,500 by using the DPC unit prices versus the SPC unit prices. Staff recommends utilizing Superior Road Striping for the Village's 2023 street painting maintenance program with unit prices obtained through the DPC contract pricing extension. If awarded, this project is targeted to be completed in August and will be administered in-house.

Construction costs have increased considerably over the last two years, including prices for pavement marking. Superior Road Striping increased unit prices by an average of 35% since the Village last did contract line striping in 2021. The following two tables detail the 2023 unit prices for the SPC and DPC contracts:

Summary of Pricing for Thermoplastic (Asphalt) Pavement Markings			
Item Description	Unit	2023 Suburban Purchasing Cooperative Unit Prices	**2023 DuPage County Unit Prices**
4" Line	LF	$0.73	**$0.70**
6" Line	LF	$1.19	**$1.00**
12" Line	LF	$2.10	**$2.00**
24" Line	LF	$5.25	**$5.00**
Letters & Symbols	SF	$5.25	**$5.00**
Pavement Marking Removal	SF	$0.30	**$0.50**

Summary of Pricing for Modified Urethane (Concrete) Pavement Markings			
Item Description	Unit	2023 Suburban Purchasing Cooperative Unit Prices	**2023 DuPage County Unit Prices**
4" Line	LF	$0.70	**$0.90**
6" Line	LF	$1.40	**$1.00**

12" Line	LF	$2.80	**$2.00**
24" Line	LF	$5.60	**$6.00**
Letters & Symbols	SF	$7.00	**$6.00**
Pavement Marking Removal	SF	$0.30	**$0.50**

Contract 2 – MMA (Methyl methacrylate) Pavement Marking Installation (listed as a subsequent motion)

Staff proposes testing a third type of pavement marking material, MMA, in three locations with concrete roadways. MMA has a greater lifespan when compared to paint or modified urethane. It is durable, skid-resistant, easy to install, and bonds well to concrete. Superior Road Striping does not apply MMA so staff obtained three quotes for the work described in the table below. The extra cost of installing MMA at these three sites versus traditional modified urethane is $2,870.42. Staff recommends hiring Countryman, Inc. to install MMA at three test locations for a lump sum cost of $4,824. References have been checked with Countryman, Inc. receiving positive recommendations based on recent similar work for the communities of Rockford and Rochelle and subcontracted work for Curran Contracting Company and Rock Road Companies. Consequently, staff is confident that this project can be successfully completed by Countryman, Inc. If awarded, this project is targeted to be completed this summer before Glenbard West students return to school and will be administered in-house.

Summary of Pricing for MMA (Methyl Methacrylate) Pavement Markings				
Item Description	**Unit**	**Countryman, Inc.**	RoadSafe Traffic Systems	Surface Construction
Three MMA Test Locations: 1. Forty-one (41) Parking Stalls on Crescent Boulevard by Glenbard West High School 2. Hill Ave. and Main St. crosswalks and stop bars 3. Two applications of "SCHOOL" on Hill Ave near Bryant Ave.	LUMP SUM	**$4,824.00**	$14,891.30	$19,800.00

Capital Improvements Commission (CIC) Review
Rich Daubert, Village Engineer, presented staff's *Asphalt Surface Rejuvenation Program* recommendations to the CIC at their April 11, 2023, meeting; the CIC supports approving the contract.

Budget Impact:
The FY2023 budget provides funding for *Contract Line Striping* in the amount of $22,750. During discussion budgets with the Village Board, it was suggested that staff consider performing a significantly greater amount of line striping in 2023. A discussion ensued on potentially utilizing the unencumbered line striping funds from 2022 which would have been an additional $29,985; i.e. a total of $52,735. The final budget did not commemorate this; hence the funding table below reflects the approved budget amount.

Staff has reviewed pavement markings throughout the Village and has identified approximately $90,000 in contract line striping that would be appropriate to perform this year if expending additional funds beyond what was budgeted is supported by the Village Board. Funding distribution would be as follows:

Contract Line Striping Funding Table				
Item	**Funding Source**	**Account Number**	**Budget Amount**	**Recommended Amount**
Contract Line Striping – Thermoplastic and Modified Urethane – Superior Road Striping	General Fund	143300-521035	$22,750	$61,176
Contract Line Striping – Superior Road Striping	Motor Fuel Tax	21000-521035	$0	$24,000
Contract Line Striping – MMA - Countryman	General Fund	143300-521035	$0	$4,824
Totals			**$22,750**	**$90,000**

Contribution to Strategic Plan (if applicable)
The project fulfills the following Village of Glen Ellyn Strategic Priority and Initiatives:

Strategic Priority: Infrastructure
Initiative: Safe and Reliable Streets

Action Requested:

Engineering staff recommends the Village Board of Trustees make and approve the following motion at the April 24, 2023, Village Board Meeting:

Motion Pursuant to Section 1-10-7 of the Glen Ellyn Village Code to Adopt the Competitive Bidding Procedures of DuPage County IL in Lieu of the Provisions of Chapter 10 on Village Contracts and Authorize the Village Manager to Execute a Contract with Superior Road Striping, Inc., of Melrose Park, Illinois, for the 2023 Pavement Line Striping Program, in an Amount not to Exceed $85,176, to be Expensed to the General and Motor Fuel Tax Funds (Professional Engineer Daubert)

Attachments:

1. Superior Road Striping 2023 Proposal_Glen Ellyn
2. DuPage Co Awarding Resolution to Superior Road Striping for 2023 Pavement Marking Maintenance Program
3. 2023 Suburban Purchasing Contract - Superior Road Striping

SRS

SUPERIOR ROAD STRIPING, INC.
1967 CORNELL COURT MELROSE PARK, IL 60160

TELEPHONE 708-865-0718
FAX 708-865-0296

4/7/2023

PROPOSAL

VILLAGE OF GLEN ELLYN
30 S. LAMBERRT ROAD
GLEN ELLYN, IL 60137

VARIOUS LOCATIONS

THE UNDERSIGNED, PROPOSE TO FURNISH THERMOPLASTIC AND URETHANE PAVEMENT MARKING AND LABOR FOR JOB DESCRIBED BELOW

DESCRIPTION	UNIT	UNIT PRICE
THPL PVT MK L & S	SF	5.00
THPL PVT MK LINE 4	LF	0.70
THPL PVT MK LINE 6	LF	1.00
THPL PVT MK LINE 8	LF	1.40
THPL PVT MK LINE 12	LF	2.00
THPL PVT MK LINE 24	LF	5.00
PAVT MARKING REMOVAL	SF	0.50
URETHANE PVT MK L & S	SF	6.00
URETHANE PVT MK LINE 4	LF	0.90
URETHANE PVT MK LINE 6	LF	1.00
URETHANE PVT MK LINE 8	LF	1.50
URETHANE PVT MK LINE 12	LF	2.00
URETHANE PVT MK LINE 24	LF	6.00

NOT TO EXCEED $85,176.00

ACCEPTANCE: YOU ARE HEREBY AUTHORIZED TO FURNISH MATERIAL AND LABOR NECESSARY TO COMPLETE JOB DESCRIBED.

PLEASE SIGN AND RETURN FAX

SIGNATURE _____ DATE: _____

PRINT FIRST AND LAST NAME _____

RESPECTFULLY SUBMITTED, _____

SANDRA DEHOYOS

421 N. COUNTY FARM ROAD
WHEATON, IL 60187
www.dupagecounty.gov

File #: DT-R-0057-23 **Agenda Date:** 3/21/2023 **Agenda #:** 18.C.

AWARDING RESOLUTION
TO SUPERIOR ROAD STRIPING, INC.
2023 PAVEMENT MARKING MAINTENANCE PROGRAM
FOR THE DIVISION OF TRANSPORTATION
SECTION 23-PVMKG-11-GM
(COUNTY COST: $495,624.95)

WHEREAS, the County of DuPage is authorized and empowered to construct, repair, improve and maintain County and/or township roads, bridges, and appurtenances; and

WHEREAS, the County of DuPage has published a contract proposal for the 2023 Pavement Marking Maintenance Program along various County highways, Section 23-PVMKG-11-GM, setting forth the terms, conditions, and specifications (a copy of which is incorporated herein by reference); and

WHEREAS, the budget for the 2023 fiscal year provides for the construction and maintenance of roads, bridges, and appurtenances; and

WHEREAS, the following bids were received in compliance with the contract proposal:

NAME	AMOUNT
Superior Road Striping, Inc.	$495,624.95
Maintenance Coatings Co.	$506,638.05
A.C. Pavement Striping, Inc.	$1,187,736.30

; and

WHEREAS, it has been determined that it is in the best interest of the County of DuPage to award a contract to Superior Road Striping, Inc. for their submission of the lowest, most responsible bid in the amount of $495,624.95.

NOW, THEREFORE, BE IT RESOLVED, that a contract in accordance with the terms, conditions, and specifications set forth in said contract proposal be, and is hereby awarded to Superior Road Striping, Inc., 1980 N. Hawthorne Avenue, Melrose Park, Illinois 60160 for their bid of $495,624.95; and

BE IT FURTHER RESOLVED, that this contract is subject to the Prevailing Wage Act (820 ILCS 130), and as such, not less than the prevailing rate of wages as found by the Illinois Department of Labor shall be paid to all laborers, workers, or mechanics performing work under this contract; and

BE IT FURTHER RESOLVED, that the Chair and Clerk of the DuPage County Board are hereby authorized and directed to execute the aforesaid contract with Superior Road Striping, Inc.; and

BE IT FURTHER RESOLVED that the County Clerk transmit a copy of this Resolution and accompanying County Maintenance Resolution appropriating the necessary motor fuel tax funds to pay for the improvement to the State of Illinois Department of Transportation, by and through the Division of Transportation.

Enacted and approved the 28th of March, 2023 at Wheaton, Illinois.

DEBORAH A. CONROY, CHAIR
DU PAGE COUNTY BOARD

Attest:

JEAN KACZMAREK, COUNTY CLERK

AYES 13
NAYS 0
ABSENT 5

SPC
SUBURBAN PURCHASING
COOPERATIVE

A Joint Purchasing Program For Local Government Agencies

March 7, 2023

Ms. Joan Yario
Superior Road Striping
1967 Cornell Court
Melrose Park, IL 60160

Dear Ms. Yario,

This letter is to inform you that the Suburban Purchasing Cooperative's Governing Board has approved the second three (3) possible, one-year contract extensions of the SPC 2023 Thermoplastic &/or Urethane Lane Marking Material and Labor Road Marking Program (Contract #201) to Superior Road Striping, Melrose Park with no price increases with no price increases. The SPC reserves the right to extend the contract for up to one additional one-year term upon mutual agreement on a negotiated basis.

With the acceptance of this contract, Superior Road Striping, Melrose Park, IL agrees to all terms and conditions as set forth in the specifications contained within the Request for Proposals to which you responded. This award is not in conjunction with the Illinois Department of Transportation, so participating communities will not be utilizing Motor Fuel Tax (MFT) funds. However, Superior Road Striping must comply with all IDOT rules and regulations, as well as prevailing wage and certified payroll.

The SPC looks forward to another productive year working with Superior Road Striping. Please sign and date the agreement below and return an original to my attention and retain a copy for your files.

Sincerely,

Ellen Dayan, CPPB
NWMC Purchasing Director

Ellen Dayan 3/7/23
Name: Ellen Dayan Date

Joan Yario 3-7-23
Name: Joan Yario Date

DuPage Mayors & Managers Conference
1220 Oak Brook Road
Oak Brook, IL 60523
Suzette Quintell
Phone: (630) 571-0480
Fax: (630) 571-0484

Northwest Municipal Conference
1600 East Golf Rd., Suite 0700
Des Plaines, IL 60016
Ellen Dayan
Phone: (847) 296-9200
Fax: (847) 296-9207

South Suburban Mayors And Managers Association
1904 West 174th Street
East Hazel Crest, IL 60429
Kristi DeLaurentiis
Phone: (708) 206-1155
Fax: (708) 206-1133

Will County Governmental League
15905 S. Frederick Street
Plainfield, IL 60586
Cherie Belom
Phone: 815-254-7700

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

Meeting 4/24/2023 7:00 PM
Department: Public Works
Department Head: Dave Buckley
Category: Award
Prepared By: Ellen McKenna

AGENDA ITEM (ID # 2023-422)

DOC ID: 2023-422

Motion to Authorize the Village Manager to Execute a Contract with Countryman, Inc. of Melrose Park, Illinois, for MMA Pavement Marking Installation, in the Amount of $4,824.00, to be Expensed to the General Fund (Professional Engineer Daubert)

Statement of the Issue:
See previous memo.

Analysis:

Budget Impact:

Contribution to Strategic Plan (if applicable)

Action Requested:
Motion to Authorize the Village Manager to Execute a Contract with Countryman, Inc. of Melrose Park, Illinois, for MMA Pavement Marking Installation, in the Amount of $4,824, to be Expensed to the General Fund

Attachments:
1. Glen Ellyn_Countryman_MMA Quote

QUOTATION

Countryman Inc
PO Box 1364
Rockford, IL 61105
Phone: 815-965-2610
Fax: 815-965-6809
Cell: 815-979-0876

Quote #: 13605

March 20, 2023

ELLEN MCKENNA
VILLAGE OF GLEN ELLYN
30 S LAMBERT RD
GLEN ELYN, IL 60137

VARIOUS LOCATIONS

Dear Sir / Madam:

The undersigned proposed to furnish all materials and perform all labor necessary to complete the following:

SCARIFY EXISTING PAVEMENT MARKINGS
LAYOUT AND APPLY MMA
4" - 440 LF
6" - 200 LF
12" - 188 LF
24" - 44 LF
L & S - 70 SF

ONE MOBILIZATION INCLUDED

ALL WORK TO BE PERFORMED DURING NORMAL WORKING HOURS (MONDAY-FRIDAY/ 7am-3:30 pm)
PRIVATE UNDERGROUND UTILITIES ARE TO BE MARKED BY OTHERS
DOES NOT INCLUDE RAILROAD INSURANCE

All of the above work to be completed in a substantial and workmanlike manner for the sum of:
FOUR THOUSAND EIGHT HUNDRED TWENTY-FOUR DOLLARS AND 00/100 $4,824.00 Dollars.
The entire amount of this contract is due and payable from this quotation upon completion of the work. All alteration or deviation form above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. We maintain Workmen's Compensation and Public Liability Insurance.

NOTE!
A SERIVE CHARGE OF 1.5% WILL BE ADDED TO AMOUNTS OVER 30 DAYS OLD. THIS REFLECTS AN 18% ANNUAL INTEREST RATE

Respectfully Submitted,
Mary Cofer, Sec.
COUNTRYMAN INC

ACCEPTANCE
You are hereby authorized to furnish all equipment and labor required to complete the work mentioned in the above proposal, for which the undersigned agrees to pay the amount mentioned in said proposal, and according to the terms thereof.

Date:_____ Sign:_____
please sign and return a copy

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

Meeting 4/24/2023 7:00 PM
Department: Public Works
Department Head: Dave Buckley
Category: Award
Prepared By: Ellen McKenna

AGENDA ITEM (ID # 2023-427)

DOC ID: 2023-427

Motion to waive competitive bidding based on Village Code 1-10-2 (E) as a single source material that is available from only one vendor but is deemed necessary to Village operations and authorize the Village Manager to execute a contract with Corrective Asphalt Materials, LLC, of South Roxana, Illinois, for construction of the 2023 Asphalt Surface Rejuvenation Program in the not-to-exceed amount of $101,348 to be expensed to the Capital Projects Fund (Public Works Directory Buckley)

Statement of the Issue:
The purpose of this memorandum is to provide a recommendation for the award of a construction contract for the 2023 Asphalt Surface Rejuvenation Program in the Village of Glen Ellyn. The contract includes the application of Reclamite to asphalt streets that have recently been resurfaced or reconstructed, in order to preserve the condition of asphalt pavement. Candidate sections for 2023 Reclamite application include various roadways paved in the last year consisting of approximately 102,371 SY square yards of pavement. A location map and list of candidate streets are provided as an attachment to this memorandum.

Analysis:
The Village has had an ongoing program for asphalt surface treatment since 1987. The product Reclamite is used on newer pavements, generally two years old or less. After asphalt is placed, it begins to lose part of the petroleum-based products, thus causing the pavement to increase in brittleness. This brittleness leads to aggregate separation, cracking, and general deterioration of the asphalt pavement. Reclamite adds some of these essential oils back to the asphalt, allowing it to stay flexible for a longer period of time, and adding a longer life expectancy to the pavement. Staff would like to emphasize that Reclamite is not a Coal Tar Product as its use would conflict with Village Resolution 18-10, Affirming the Village's Commitment to Avoid Using Coal-Tar Products.

Reason for Waiving Competitive Bidding
This contract is an eligible exception to competitive bidding as it is considered a Single Source purchase according to the Village's Purchasing Policy. Section C.1.e of the Purchasing Policy defines Single Source purchases as *material or services that are available from only one vendor but are deemed necessary to Village operations*. Staff has researched various alternative rejuvenating products, including GSB-88 asphalt emulsion sealer, CRF restorative sealer, and Reclamite asphalt rejuvenator. Both GSB-88 and

CRT were found to be notably more expensive than Reclamite per 2021 pricing (GSB-88 was 38% more; CRT was 51% more) and determined to be less effective than Reclamite in staff's research and experience. Reclamite is proprietary in nature and is only produced by Tricor Refining. Corrective Asphalt Materials, LLC of South Roxana, Illinois (CAM) is Tricor Refining's only authorized contractor for the state of Illinois. Staff, therefore, recommends waiving competitive bidding in order to use what is deemed to be the most effective and lowest cost rejuvenating agent to meet the Village's needs.

Contractor Experience and Pricing Background

CAM has consistently completed quality work at reasonable prices for the Village as part of this program. In an effort to streamline the contract process, Engineering staff took CAM pricing directly to the Village Board for approval beginning in 2014. Staff budgeted for and recommends applying Reclamite to all newly paved streets as part of the ongoing Streetscape project to avoid subsequent full-road closures in the downtown area. While staff typically aims to apply rejuvenator one to two years after paving, it can still be strategically applied immediately after paving, especially in areas sensitive to closures. Upon staff soliciting pricing for 2023, CAM proposed a unit price of $0.99/Square Yard, which is a 5.3% increase from 2021 and 2022's unit cost of $0.94/Square Yard. The Contractor noted that their material costs did increase by approximately 10-17%, Reclamite base oil is up 25-30%, trucking rates increased 20-30%, and wages are up 5-10% this year. The proposed price per square yard originated from a larger joint contract the Contractor has with Municipal Partnering Initiative (MPI) pricing, which extends Winnetka and other North Shore communities. The pricing is consistent with what is being offered to McHenry Township communities through their joint contract. The contract price includes the application of Reclamite and sand/screenings in order to prevent tracking of the material, street sweeping, resident notification, and all traffic control needed for the project.

Schedule

Treatments are targeted to be applied in two phases, spring and in late October, and the project will be administered in-house.

Capital Improvements Commission (CIC) Review

Village Engineer Daubert presented staff's *Asphalt Surface Rejuvenation Program* recommendations to the CIC at their April 11, 2023, meeting; the CIC supports approving the contract.

Budget Impact:

Funding in the amount of $100,000 is provided in the FY 2023 Budget under the Capital Projects Fund for Asphalt Roadway Surface Treatments. Sufficient funding is available in the Capital Projects Fund to account for the difference between the budgeted and contract amounts for this project. Phase 1 of the CBD Streetscape and Utility Improvement Project is $903,417 under budget (Capital Projects Fund) and is a source of additional funding for the asphalt surface rejuvenation program. The resulting funding for the 2023 contract is shown in the following table:

2023 Asphalt Surface Rejuvenation Funding for Construction			
Project Item	**Funding Source**	**Account No.**	**Contract Amount**

Asphalt Roadway Surface Treatments	Capital Projects Fund	40000-520990	**$101,348**
		Total Recommended Funding:	**$101,348**

Contribution to Strategic Plan (if applicable)
Strategic Priority: Infrastructure
Initiative: Safe and Reliable Streets

Action Requested:

Attachments:
1. Glen Ellyn - Reclamite - 2023 Proposal CAM
2. 2023 Project Location Map_Rejuvenator
3. 2023 Quantity Estimate_Rejuvenator
4. Winnetka MPI Bid - Pavement Rejuvenation - 2023 Pricing Escalation

Mailing Address:
300 Daniel Boone Trail
South Roxana, IL 62087
Phone: 618-254-3855
Fax: 618-254-2200
Locations:
300 Daniel Boone Trail, South Roxana, IL 62087
43W630 Wheeler Road, Sugar Grove, IL 60554

April 5, 2023

Ellen McKenna
Village of Glen Ellyn
Office: (630)-547-5510
Email: EMcKenna@glenellyn.org

Hello Ellen,

Corrective Asphalt Materials, LLC, (CAM) thanks you for the opportunity to assist The Village of Glen Ellyn in their road preservation program. Please accept the following as our formal proposal to apply Reclamite Maltene Based Rejuvenating Agent to selected asphalt pavement.

- **Apply Reclamite to approximately 102,371 SY of selected asphalt pavement per the specifications listed as option 1 in the Winnetka MPI Joint Bid Pavement Rejuvenation Contract.**
- **CAM's responsibilities:**
  - **Furnish and apply Reclamite**
  - **Furnish and apply all lime screenings**
  - **All traffic control related to project**
  - **Resident Notification and No Parking signs as necessary**
  - **Post Street sweeping**
  - **Handle any complaints or issues that may arise from application**
- **Unit Price: $0.99 / SY**
- **Total Price $101,347.29**

Mike Sumrall, Operations Manager will be contacting you to schedule the project.
Info: mike@cammidwest.com, Cell: 630-465-4142

Billing Information (please fill out upon acceptance)

Name: _____ Address: _____

Phone Number: _____ _____

Again, thank you for the opportunity. We look forward to providing our professional services.

Sincerely,

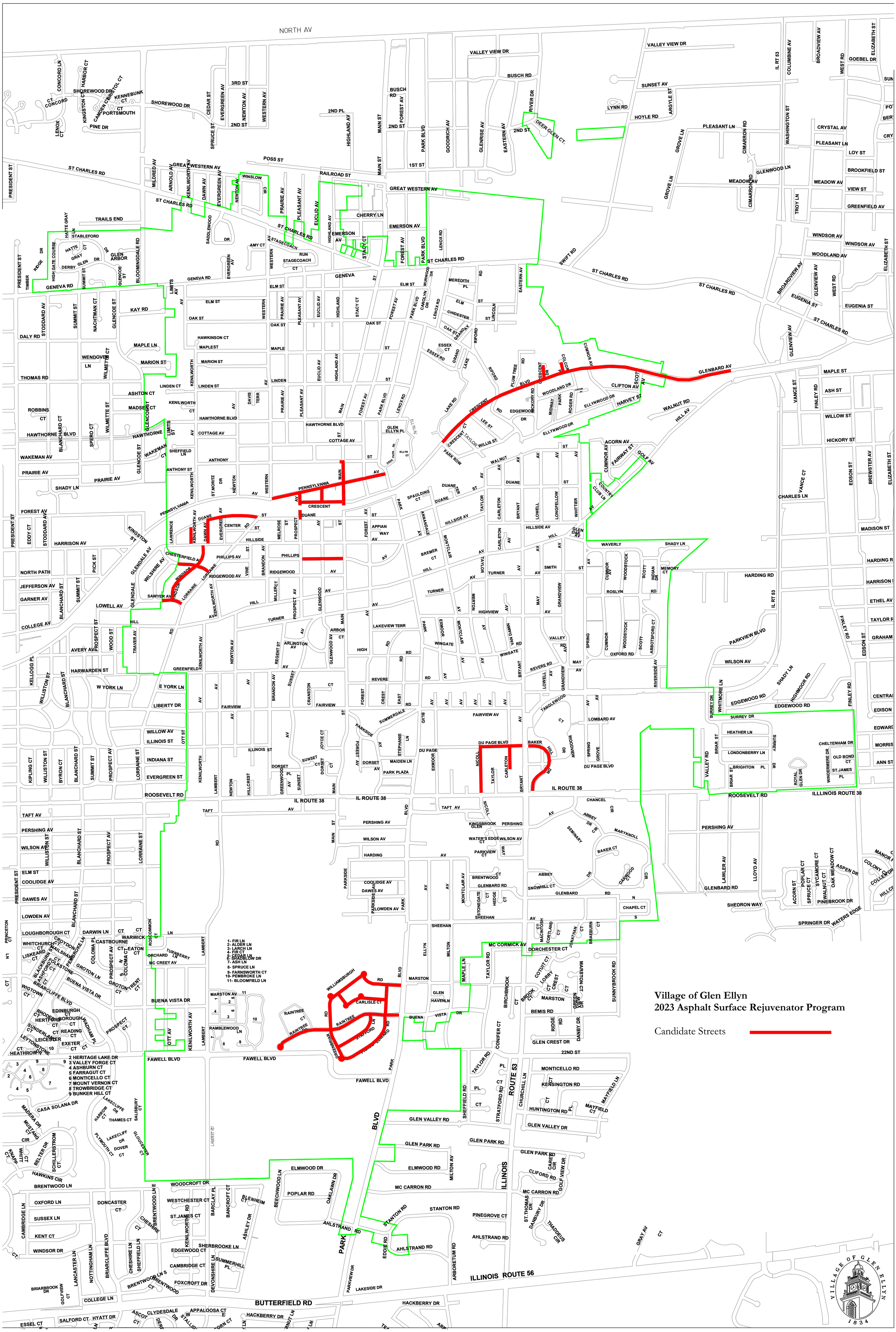
Rachel Lang
Business Development
Corrective Asphalt Materials, LLC

Mike Sumrall
Operations Manager
Corrective Asphalt Materials, LLC

APPROVED BY:

_____

Sign Date


Village of Glen Ellyn
2023 Asphalt Surface Rejuvenator Program
Candidate Streets
NORTH AV
ST CHARLES RD
GENEVA RD
GREAT WESTERN AV
IL ROUTE 38
ILLINOIS ROUTE 38
ROOSEVELT RD
BUTTERFIELD RD
ILLINOIS ROUTE 56
PARK BLVD
ILLINOIS ROUTE 53
GLENBARD AV
FAWELL BLVD
MC CORMICK AV
GLEN VALLEY RD
GLEN PARK RD
MC CARRON RD
AHLSTRAND RD
STANTON RD
ELMWOOD RD
ELMWOOD DR
POPLAR RD
OAKLAWN DR
BEECHWOOD LN
WOODCROFT DR
BRENTWOOD LN
CASA SOLANA DR
MADERA DR
MUSTANG CIR
HAWKINS CIR
LAKECLIFFE DR
THAMES CT
PLYMOUTH CT
DOVER CT
SALISBURY CT
GLOUCESTER CT
LAMBERT RD
WILLIAMSBURGH RD
CARLISLE CT
RAINTREE
STAFFORD LN
PRINCE EDWARD RD
GREENSBURGH
BUENA VISTA DR
MARSTON AV
RAMBLEWOOD LN
OTT AV
KENILWORTH AV
LAMBERT
FAWELL BLVD
HEATHROW DR
2 HERITAGE LAKE DR
3 VALLEY FORGE CT
4 ASHBURN CT
5 FARRAGUT CT
6 MONTICELLO CT
7 MOUNT VERNON CT
8 TROWBRIDGE CT
9 BUNKER HILL CT
1- FIR LN
2- ALDER LN
3- LARCH LN
4- FIR CT
5- CEDAR LN
6- SHADBLOW DR
7- ASH LN
8- SPRUCE LN
9- FARNSWORTH CT
10- PEMBROKE LN
11- BLOOMFIELD LN
BRIARCLIFFE BLVD
BRIARBROOK DR
GOLFVIEW CT
LANCASTER LN
NOTTINGHAM LN
CHESHIRE LN
SHEFFIELD LN
BRENTWOOD LN S
BRENTWOOD CT
FOXCROFT DR
DEVONSHIRE LN
SUMMERHILL PL
EDGEWOOD CT
CAMBRIDGE CT
SHERBROOKE LN
ASHLEY DR
BLENHEIM CT
BARCLAY PL
BANCROFT CT
WESTCHESTER CT
ST.JAMES CT
CAMBRIDGE LN
OXFORD LN
SUSSEX LN
KENT CT
WINDSOR DR
DONCASTER CT
COLLEGE LN
HACKBERRY DR
PARKVIEW DR
LAKESIDE DR
EDDIE RD
ARBORETUM RD
SHEFFIELD RD
STRATFORD RD
CHURCHILL LN
KENSINGTON RD
HUNTINGTON RD
MAYFIELD LN
MAYFIELD CT
MILTON AV
CLIFORD RD
CAREY CIR
GOLF VIEW DR
ST.THOMAS DR
DANBURY DR
THADDEUS CIR
PINEGROVE CT
GRAY AV
CONIFER CT
BIRCHBROOK
MARSTON CT
GREEN VIEW DR
SUNNYBROOK RD
MONTICELLO RD
22ND ST
BEMIS RD
GLEN CREST DR
DANBY DR
RIDGE RD
TAYLOR RD
MAPLE LN
GLEN HAVEN LN
BUENA VISTA DR
MARSTON
DORCHESTER CT
COTUIT CT
LORRY CT
CREST CT
BROOK CT
MACINTOSH CT
CORTLAND CT
JONATHAN CT
BRAEBURN CT
CHAPEL CT
SHEEHAN
MILTON
ELLYN
MARSTON
SPRINGER DR
WATERS EDGE
SHEDRON WAY
GLENBARD RD
SNOWHILL CT
BRENTWOOD CT
STONEGATE CT
HEDGE CT
PARKSIDE
DAWES AV
COOLIDGE AV
LOWDEN AV
PARK
KINGSBROOK GLEN
WATER'S EDGE CT
PARKVIEW CT
WILSON AV
PERSHING
HARDING
PERSHING AV
TAFT AV
TAFT
NICOLL
DU PAGE BLVD
DU PAGE
MAIDEN LN
PARK PLAZA
DORSET
STEPHANIE LN
SUMMERDALE
PARKSIDE
FAIRVIEW AV
FAIRVIEW
REVERE
CREST
EAST
FOREST
REGENT ST
ARLINGTON AV
ARBOR CT
GLENWOOD AV
HIGH
LAKEVIEW TERR
WINGATE
EXMOOR
VAN DAMIN RD
BRYANT
REVERE RD
VALLEY
MAY
GRANDVIEW
LOWELL
SPRING
CUMNOR
WOODSTOCK
SCOTT
ABBOTSFORD CT
OXFORD RD
RIVERSIDE AV
TANGLEWOOD CT
WOODVIEW DR
LOMBARD AV
GROVE
BAKER HILL DR
CARLETON
TAYLOR
BRYANT
CHANCEL CIR
ABBEY DR
SEMINARY CIR
MARYKNOLL
BAKER CT
OAKWOOD CT
ABBEY
GLENBARD
CHAPEL CT
SHEEHAN
ELLYN
MILTON
MARSTON
MAPLE LN
TAYLOR RD
BIRCHBROOK
CONIFER CT
MARSTON CT
GREEN VIEW DR
SUNNYBROOK RD
BEMIS RD
GLEN CREST DR
22ND ST
MONTICELLO RD
KENSINGTON RD
HUNTINGTON RD
MAYFIELD LN
MAYFIELD CT
GLEN VALLEY DR
GLEN VALLEY RD
GLEN PARK RD
ELMWOOD RD
MILTON AV
CLIFORD RD
MC CARRON RD
STANTON RD
PINEGROVE CT
AHLSTRAND RD
ARBORETUM RD
ILLINOIS ROUTE 56
BUTTERFIELD RD
HACKBERRY DR
LAKESIDE DR
PARKVIEW DR
EDDIE RD
ILLINOIS ROUTE 53
ROUTE 53
PARK BLVD
ILLINOIS
VILLAGE OF GLEN ELLYN
1834

Village of Glen Ellyn

2023 Asphalt Surface Rejuvenation - Candidate Streets

Map No.	Street	Area (SY)
1	Baker Hill Dr	6,524
2	DuPage: Nicoll to Bryant	2,842
3	Nicoll: Roosevelt to DuPage	3,196
4	Crescent: Lake to (current) East Village Limits	15,882
5	Crescent Drive: Crescent to North End	1,013
6	Colcord Pl.: Crescent to North End	2,370
7	Carleton: South End to DuPage	1,800
8	Dawn Ave: Duane to Hillside	1,176
9	Duane St.: Dawn to Lorraine	2,806
10	Kenilworth: Duane to Hillside	912
11	Windsor: Sawyer to Hillside	3,647
12	Sawyer: Lorraine to West End	1,325
13	Chesterfield: Lorraine to West End	1,789
14	Phillips: Prospect to Main	2,051
	Raintree Subdivision Streets	
15	Carlisle Court: Greenbriar to Prince Edward	3,765
16	Williamsburgh: Greenbriar to Park	5,365
17	Greenbriar: Raintree to Williamsburgh	1,635
18	Greenbriar: Raintree to Prince Edward	1,448
19	Prince Edward: Greenbriar to Raintree	4,248
20	Prince Edward: Raintree to Williamsburgh	1,704
21	Raintree: Park to West End	10,817
22	Stafford: Greenbriar to Raintree	2,819
23	**CBD Streetscape Streets (at time of surface paving)**	23,236
	A. Main: South of Crescent to Anthony	
	B. Prospect: Duane to Pennsylvania	
	C. Glenwood: Crescent to Pennsylvania	
	D. Pennsylvania: west of Western to Park	
	E. Cresecent: Prospect to east of Main St.	
	Estimated Total Area (SY)	102,371
	2023 Unit Price (per SY)	**$0.99**
	Estimated Total Cost	**$101,346.96**

Corrective Asphalt Materials

Mailing Address:
300 Daniel Boone Trail
South Roxana, IL 62087
Phone: 618-254-3855
Fax: 618-254-2200
Locations:
300 Daniel Boone Trail, South Roxana, IL 62087
43W630 Wheeler Road, Sugar Grove, IL 60554

3/21/2023

Emily Grimm
Village of Winnetka
Office: 847-716-3532
Email: egrimm@winnetka.org

RE: MPI Joint Bid: Pavement Rejuvenation Contract 021-008

Hello Emily,

Thank you for your continued business and partnership with Corrective Asphalt Materials, LLC (CAM). We appreciate your willingness to participate in the MPI Joint Bid for Pavement Rejuvenation. As you are aware our industry continues to experience a great deal of challenges regarding inflationary cost increases.

Below gives an outline of cost increase that CAM has incurred during the last year:

- Trucking rates increased between 20-30%
- Construction Wages are up between 5-10%
- Reclamite base oil has increased between 25-30 %
- Street sweeping has increased approximately 10%
- Aggregate cost is up between 10-17%
- Reclamite Base hauling has increase over 100%

CAM Realizes we are locked in a 3 year MPI contract and the contract will be re-bid next year. With an effort to offset the continued impact of these challenges we are asking if the municipalities participating would consider a 10% price increase for Reclamite on all options & a 15% price increase for CRF on all options.

Page 2 below lists the original and requested individual price increases by option and quantities.

Once again, we thank you for your continued partnership with CAM. Should you have any questions please feel free to contact me directly at 630-465-4142.

Respectfully,

Mike Sumrall
Operations Manager
Mike@cammidwest.com

Rachel Lang
Business Development

Option 1: Reclamite Turn Key Application - Contractor handles all responsibilities below:

1. Furnish and apply **Reclamite**
2. Furnish and apply lime screenings
3. All Traffic control and signs related to project
4. Handle any complaints or issues that may arise from application
5. Resident notification
6. Pre-street sweeping, if field conditions require
7. Post street sweeping/material disposal

Amount (Square Yards)	Price/SY	2023 Pricing/SY
Less than or equal to 19,999 SY	1.02	$1.12
20,000 SY – 39,999 SY	.97	$1.06
40,000 SY – 74,999 SY	.94	$1.03
Greater than or equal to 75,000 SY	.90	$0.99

Option 2: Reclamite CONTRACTOR Handles items 1,2,3,4 & Agency handles items 5,6,7

Amount (Square Yards)	Price/SY	2023 Pricing/SY
Less than or equal to 19,999 SY	.95	$1.04
20,000 SY – 39,999 SY	.92	$1.01
40,000 SY – 74,000 SY	.89	$0.97
Greater than or equal to 75,000 SY	.86	$0.94

Option 3: CRF Turn Key Application - Contractor handles all responsibilities below:

1. Furnish and apply **CRF**
2. Furnish and apply lime screenings
3. All Traffic control and signs related to project
4. Handle any complaints or issues that may arise from application
5. Resident notification
6. Pre-street sweeping, if field conditions require
7. Post street sweeping/material disposal

Amount (Square Yards)	Price/SY	2023 Pricing/SY
Less than or equal to 19,999 SY	1.47	$1.69
20,000 SY – 39,999 SY	1.45	$1.66
40,000 SY – 74,999 SY	1.42	$1.63
Greater than or equal to 75,000 SY	1.39	$1.59

Option 2: CRF CONTRACTOR Handles items 1,2,3,4 & Agency handles items 5,6,7

Amount (Square Yards)	Price/SY	2023 Pricing/SY
Less than or equal to 19,999 SY	1.35	$1.55
20,000 SY – 39,999 SY	1.34	$1.54
40,000 SY – 74,999 SY	1.32	$1.51
Greater than or equal to 75,000 SY	1.29	$1.48

**** Field Testing excluded from SY pricing above. Cost of coring will be invoiced separately if customer requires field testing. Pricing @ $3800 per 4 cores. (2 treated/2 untreated)**

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

Meeting 4/24/2023 7:00 PM
Department: Public Works
Department Head: Dave Buckley
Category: Purchase
Prepared By: FRANK FRASCO

AGENDA ITEM (ID # 2023-445)

DOC ID: 2023-445

Motion to waive competitive bidding for an emergency purchase as allowed in 1-10-2 (I) and approve the purchase of one (1) 2023 Ford Expedition SSV from Montrose Ford LLC of Akron, Ohio for the amount of $52,398 to be Expensed to the Equipment Services Capital Outlay Vehicles Fund (Police Chief Norton)

Statement of the Issue:
A police patrol vehicle was involved in a crash and needs to be replaced.

Analysis:
On March 11, 2023, the Glen Ellyn Police Department was conducting a traffic stop on Roosevelt Road. Two Glen Ellyn police patrol cars with emergency lights flashing were parked on the north side of west bound Roosevelt Road when, at approximately 0040 hours, a DUI driver struck the back of Squad 08 and pushed it into the rear of Squad 09.

The officer in Squad 08 had exited the vehicle prior to the crash and he was not injured. The officer in Squad 09 was still in his vehicle but was also uninjured.

Squad 08, a 2020 Ford Police Interceptor Utility, incurred damage to the front and rear of the body along with extensive damage to the uni-body frame structure and the roof. The damage to this vehicle was estimated at approximately $40,000, which exceeds its actual cash value. This vehicle is a total loss and needs to be replaced. The Village will receive the actual cash value of $38,829.23 from insurance.

Squad 09, a 2019 Ford Police Interceptor Utility incurred damage to the rear tailgate and bumper. The damage to this vehicle was estimated at approximately $3,800 and it will be repaired.

The Equipment Services Division collaborated with the Police Department to understand their needs and to determine which vehicle will meet those needs in an environmentally friendly and fiscally responsible way.

Recent very serious safety issues concerning the smaller passenger compartment of the patrol squads with larger and taller officers being cramped in the Ford Police Utility (which is like the Ford Explorer), have resulted in discussions to reinstate a larger and roomier police patrol SUV like the Ford Expedition Special Service Vehicle (SSV). The Expedition SSV offers increased head, leg, hip,

and shoulder room. The SSV is purpose built for use by Police and Fire departments and this vehicle would help resolve the current safety issues. Alternate accommodations have been made to the existing cars, but they fall short of remedying all the safety issues.

The Equipment Services Division normally procures vehicles and equipment through the State of Illinois joint purchasing program or through other government co-op programs like the SPC or Sourcewell. There are no active contracts for Ford police utility interceptors or Ford Expedition Special Service Vehicles. "Order banks" are only open for a limited amount of time each year to allow for municipalities to reserve vehicles for the next manufacturing cycle. The model year 2023 order banks are closed and the model year 2024 order banks and production won't begin until early fall of 2023 with expected delivery of sometime in 2024.

The Equipment Services Division created vehicle specifications and conducted a nationwide search to locate a dealer that had a 2023 Expedition Special Service Vehicle in their inventory. A vehicle has been located at a dealer in Akron, Ohio and Ford is willing to offer the Village a government price concession of $1,857. off of MSRP.

VENDOR	MAKE/MODEL	PRICE
Montrose Ford LLC.	2023 Ford Expedition SSV.	$ 52,398

The Equipment Services staff researched and developed specifications that would allow the Village to obtain the equipment that best meets the needs of the Police Department at the most competitive price. The staff is recommending that the Village Board approve the purchase of one (1) Ford Expedition SSV from Montrose Ford LLC of Akron, Ohio for the amount of $52,398.

Budget Impact:
The replacement of this vehicle was unplanned, and it is not included in the FY23 budget. The damaged vehicle has been deemed a total loss by the Village's insurance company and the Village will receive the actual cash value of $38,829.23. The net cost to replace this vehicle is $13,568.77. In the current FY23 Equipment Services Capital Outlay budget, the Board approved over 2.2 million dollars to replace vehicles and equipment. Due to the ongoing long lead times to obtain certain chassis, it is highly unlikely that we will take delivery of all the vehicles that were budgeted for in FY23. There will likely be sufficient budgeted funds available to pay for this vehicle. Also, the Equipment Services Vehicle Replacement Fund is sufficiently funded and can also support the additional cost to replace this vehicle. Funding should be expensed to the FY23 Equipment Services Capital Outlay -Vehicles Fund 65000-570155.

Contribution to Strategic Plan (if applicable)

Action Requested:
The Equipment Services staff researched and developed specifications that would allow the Village to obtain the equipment that best meets the needs of the Police Department at the most competitive price. The staff is recommending that the Village Board approve the purchase of one (1) 2023 Ford Expedition SSV from Montrose Ford LLC of Akron, Ohio for the amount of $52,398.

Motion to waive competitive bidding for an emergency purchase as allowed in 1-10-2 (I) and approve the purchase of one (1) 2023 Ford Expedition SSV from Montrose Ford LLC of Akron, Ohio for the amount of $52,398.

Attachments:

1. Purchase Proposal

2023 EXPEDITION - SSV MODEL

Order No:	5PF277	***VILLAGE OF GLEN ELLYN***		**FIN# QB855**
U1G	4X4 XL	998	.3.5L ECO V6 ENG	
UM	**AGATE BLACK**	44U	.10SPD AUTO	
L	XL CLOTH BUCKET	TGE	.P275/65R18 A/T	
H	BLACK ONYX			
100A	EQUIP GRP	*****CHANGED TO 102A BELOW FOR SSV PKG***		
	.18" MCH ALM WHL			
	.RUN BRDS,PLTFRM			
	.MANUAL CLIMATE			
	.AM/FM RADIO			
	.REV SENSE SYS			
	.PRIVACY GLASS		***UNIT PRICE BEFOR ADD. ITEMS BELOW***	$ 53,000.00

ADDITIONAL ITEMS ON THE BUILD (WILL + OR - TO ABOVE AMOUNT)			
SKID PLATES	41K	~~$ 97.00~~	INC. w/ SSV
LOCKING DIFFERENTIAL	62E	~~$ 1,453.00~~	INC. w/ SSV
RUNNING BRDS, BLACK PLATFORM	18B	$ 400.00	$ 400.00
SPECIAL SERVICE VEHICLE (SSV)	102A	$ (1,857.00)	$ (1,857.00)
AUTO START/STOP REMOVAL *****required***	52L	$ -	$ -
DELIVERY PER MILE (380 MILES)	**DEALER**	**$ 2.25**	**$ 855.00**
TITLE FEE	DEALER	$ 15.00	$ 15.00
TEMP TAGS	DEALER	$ 19.50	$ 20.00

VILLAGE OF GLEN ELLYN
Attn: FRANK FRASCO

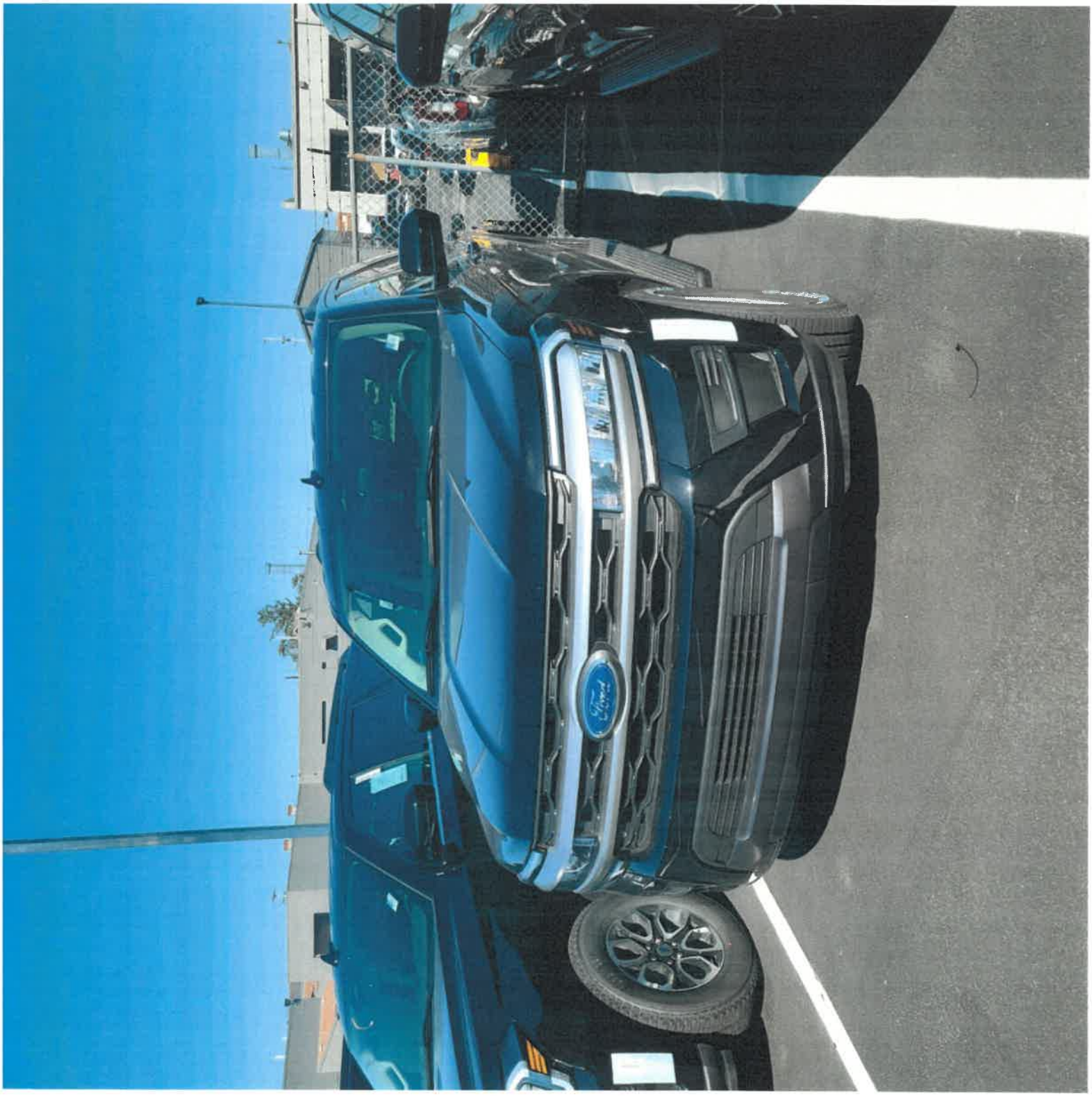
Derek Powers
Fleet/Gvmt. Sales Mgr.
Montrose Ford
QUOTED
ORDERED 9/8/2022

TOTAL OF UNIT W/ ADDL. BID ITEMS FROM ABOVE	**$ 52,433.00**
TOTAL FOR UPFIT PROVIDED VIA MONTROSE FORD (NOT REQUESTED)	**$ -**
TOTAL FOR EXT WARRANTY (NOT REQUESTED)	**$ -**
TOTAL FOR SINGLE UNIT QUOTED / ORDERED	**$ 52,433.00**
1 unit/s requested	***$ 52,433.00***

- 35.00

QUOTE ACCEPTED BY: _____ Date: _____

$ 52.398



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

Meeting 4/24/2023 7:00 PM
Department: Administration
Department Head: Kathryn Vonachen
Category: Contract
Prepared By: Emily Rodman

AGENDA ITEM (ID # 2023-446)

DOC ID: 2023-446

Motion to Authorize the Village Manager to Execute a Contract between the Village of Glen Ellyn and Pontifex Consulting Group, LLC for a Classification and Compensation Study in an Amount not to Exceed $43,250 to be Expensed to the General Fund and Subject to Village Attorney Review (Human Resources Director Vonachen)

Statement of the Issue:
The Village is seeking a consultant to complete a Classification and Compensation Study.

Analysis:
The Village released a Request for Proposals (RFP) for a Classification and Compensation Study in early March. The RFP requested review of the Village's current classification and compensation plan for 121 non-union positions within the Village and an additional 16 positions at the Glenbard Wastewater Authority (GWA). The goal of the study is to have a clearly defined compensation plan that will allow for efficient and effective classification processes, offer fair and competitive wages, comply with state and federal laws and confirm accepted practices and to ensure the recruitment and retention of qualified workers.

The Village received four responses to the RFP, which are summarized below.

- Pontifex $43,250
- GovHR USA $46,800 (plus job descriptions at $200 each)
- Baker Tilly $57,100 (plus job descriptions at $225 each)
- McGrath $88,666

Upon review of the four proposals received, Village staff interviewed the two lowest proposals, Pontifex and GovHR USA. Staff believes Pontifex will best meet the needs of the Village based on their customer service orientated approach, experience completing studies in similar communities and willingness to conduct portions fo the study in-person on-site. The review and updating of all Village job descriptions is included in the not-to-exceed price. The study is anticipated to take four months to complete.

Budget Impact:

The Village has budgeted $50,000 in the General Fund (Village Managers Office 121200-521055).

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 demands.

Action Items: Review pay & classifications for all positions and review overall compensation plan annually as part of the budget process. Consider a Comp Study for 2022/23.

Action Requested:
Motion to Authorize the Village Manager to Execute a Contract between the Village of Glen Ellyn and Pontifex Consulting Group, LLC for a Classification and Compensation Study in an Amount not to Exceed $43,250 to be Expensed to the General Fund and subject to Village Attorney Review

Attachments:
1. Pontifex Proposal & Contract

PONTIFEX
CONSULTING GROUP, LLC

CLASSIFICATION & COMPENSATION STUDY PROPOSAL

Village of Glen Ellyn

Issued
March 6, 2023

March 6, 2023

Kathy Vonachen
Human Resources Director
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137

Dear Kathy:

Please accept the attached proposal in response to your RFP for a classification and compensation study for the Village of Glen Ellyn. The Pontifex Consulting Group is experienced in conducting studies similar to yours in comparable organizations. We are confident that we can deliver quality service that is second to none.

We have attached a concise proposal that will provide the following information:

Firm Information
Staff Resumes
Project Approach
Cost Proposal
References
Required Forms

We very much appreciate the opportunity to submit this information and look forward to assisting you in performing these consulting services. Should you require any additional information or have questions regarding our attached proposal or fee schedule, please call me at 612.803.3516 or email at pronza@pontifex-hr.

Sincerely,

Peter Ronza, CCP, SPHR
President

Firm Profile

Pontifex Consulting Group LLC

The Pontifex Consulting Group LLC, a Minnesota corporation, was formed sixteen years ago by human resources professionals who have extensive experience as both practitioners and consultants in compensation, benefits and other human resources disciplines. We adhere to a client-focused philosophy of highly personal service with integrity, confidentiality, dedication, efficiency, fairness to all parties, and professionalism.

We recognize that your employees are your greatest investment and that they are the key element to the success of your organization. That fact alone requires that you employ a consultant who is experienced and accountable. Our goal is to provide a service experience that is second to none. You should experience nothing less.

Our goal is to satisfy our customer's needs with solutions that will work in relation to your culture. **We do not believe in recommending "cookie-cutter" products or automated programs that are revised to adapt to your organization.** There are as many different methods of classifying and compensating employees as there are different varieties of organizations. That kind of service takes time and effort and is the only way we know of to provide you with the quality professional products that get you where you want to be.

We provide personalized services that are reasonably priced. Your project is serviced from beginning to end with service to you, our customer, as our primary objective. Compensation is a very sensitive issue and we treat it as such. For an employer it is their largest investment and for employees it means putting food on the table and a roof over their head. We take our responsibility very seriously.

Our services are reasonably priced due to the fact that we do not have extensive overhead that we are relying on our clients to support. Through the efficient and effective use of technology and our experience, we can give our clients first class service at affordable prices. We expect to deliver the same value as what we would expect if we were in our client's shoes.

The consultants assigned to your project are the people who are committed to your project's success. We do not dazzle you on-site with talent and then come back home to assign your project to a room full of neophyte employees. Our consultants have decades of professional experience in performing services similar to what is being proposed for your organization. If you have a question or issue, your consultant will be able to address it to your satisfaction.

Published articles and resources may be accessed on our website at:

https://pontifex-hr.com/resources-publications

The firm has not experienced any financial difficulties or been involved in any pending or threatened investigations or litigation in its sixteen (16) years of existence.

Firm Profile

Key differentiators from our competitors:

- Expertise – The depth of professional experience and skills of staff assigned to this project (as outlined in resume section) is second to none. We have provided services to a wide variety of industries both as consultants and practitioners. We also "give back" to the professional community through publishing, speaking at professional conferences and teaching.

- Custom Solutions – There is no "one solution" for an organization or industry. We take the time to assess your culture, needs, and objectives. There are many different methods by which to compensate employees and the solution for your organization must "fit" your organization to be successful. We will never recommend an "off-the-shelf" product that we have used for all our clients. That is against our professional ethics and would ask that you retain another firm if you desire that kind of deliverable.

- Service – What you see is what you get. The practitioners who will appear on your worksite at the project implementation meetings will be the individuals who service your contract from beginning to end. We do not have a cadre of neophyte analysts who will be given your project once the team has returned from your organization. If you need to contact us, we will be available. If you need changes, they will be discussed an executed. This is not our project, it is your project.

- Honesty – We are being engaged to ensure quality and success. That requires that we engage in a professionally honest relationship. We will present you with options, opinions and recommendations, and will actively listen to you. We are being retained due to our professional experience as your consultants and will engage in such a manner. We will not provide confusing, voluminous proposals and documentation for the purpose of self-aggrandizement.

- Familiarity with Public Sector – Although we have provided services for the public sector as consultants, we also have extensive experience as practitioners within organizations. This gives us a valuable insight into the issues, political and cultural, that come into play when designing, implementing and maintaining compensation systems. This is also why we commit to provide assistance at no charge after the study has been delivered.

Firm Profile *(Our People)*

Peter Ronza CCP, SPHR - President

Mr. Ronza will be responsible for managing the project and providing consulting services. He has over thirty years of experience in health care, banking, higher education, government and as a consultant for a variety of industries. He also has been called upon as a resource based on his expertise by print and video media (NBC Nightly News, Wall Street Journal, US News & World Report).

Mr. Ronza is an Adjunct Professor for graduate and undergraduate programs at the Human Resources and Industrial Relations Department of the Carlson School of Management at the University of Minnesota. He also served as an Adjunct Professor at the Organizational Learning and Development Department at the University of St. Thomas.

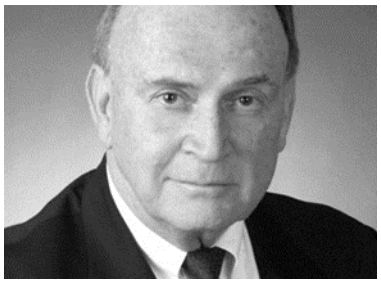
Mr. Ronza is also an expert on regulatory issues such as the Fair Labor Standards Act (FLSA). He has assisted a variety of clients in ensuring that they are in compliance with overtime and equal pay provisions of the act. He advises clients on designing their workforce structures to ensure that they are in compliance with regulations while at the same time achieving organizational objectives.

Mr. Ronza has a Master's degree in Human Resources/Industrial Relations from the University of Minnesota.

Mr. Ronza is a member of:

- WorldatWork (formerly American Compensation Association) and has his Certified Compensation Professional (CCP) certification.
- Society for Human Resources Management and has his Senior Professional Human Resources (SPHR) certification. He also served on the Total Rewards Special Expertise Panel (2005-2008) and the Ethics Special Expertise Panel (2010-2012) that provided advice and professional services to the 285,000 members of SHRM.

Firm Profile *(Our People)*



Robert Greene Ph.D. – Consulting Principal – Glenview, IL

Dr. Greene is a Consulting Principal with our compensation and human resources management consulting practice. He will be responsible for cultural assessment, classification analysis, quality assurance and composition of the final report. He has over forty years of human resources consulting experience with a wide variety of organizations.

Dr. Greene is an expert on consulting with organizations on formulating human resources management strategies and designing, implementing, administering and evaluating performance and compensation management programs. He also provides counsel on defining, assessing and reshaping organizational culture and the effective management of cross-cultural workforces.

Dr. Greene has written four books (Rewarding Performance; Rewarding Performance Globally; The Most Important Asset: Valuing Human Capital; Strategic Talent Management) and over 100 articles on HR and compensation management, performance management, organizational culture and change management. He was awarded the first Keystone Award for attaining the highest level of excellence in the field by the American Compensation Association (now WorldatWork). He serves as adjunct faculty at DePaul University and a faculty member for the CPHRC certification program offered in countries around the world.

Dr. Greene has a Ph.D. in Applied Behavioral Science from Northwestern University and an MBA from the University of Chicago.

Dr. Greene is a member of:

- WorldatWork (formerly ACA) and has his Certified Compensation Professional (CCP), Certified Benefits Professional (CBP) and Global Remuneration Professional (GRP) certifications.
- Society for Human Resources Management (SHRM) and has his Senior Professional Human Resources (SPHR), Global Professional Human Resources (GPHR) and SHRM-SCP certifications. He has served as a designer and faculty member for SHRM's professional development programs and was a principal designer of the PHR/SPHR certifications.
- Society for Industrial and Organizational Psychology (SIOP), a division of the American Psychological Association.

Firm Profile *(Our People)*

David Gramer CCP, GRP, PHR – Consultant

Mr. Gramer will be responsible for providing market analysis and compensation system design services on this project. He has over eighteen years of compensation experience, which include external and internal consulting, and ten of which have been working with national and global compensation and expatriate programs.

Mr. Gramer has served as an adjunct professor of Global Business and Human Resources programs. He has also served as a guest speaker on these topics at colleges and universities as well as professional associations.

Mr. Gramer has a Master's degree in Business Administration from the University of St. Thomas.

Mr. Gramer is a member of:

- WorldatWork (formerly American Compensation Association) and has his Certified Compensation Professional (CCP) certification, as well as his and Global Remuneration Professional (GRP) certifications.
- Society for Human Resources Management and has his Professional Human Resources (PHR)

Firm Profile *(Our People)*

Anthony Wade PhD, APM, PHR – Consultant

Dr. Wade will be responsible for providing equity analysis and compensation system design services on this project. He has over thirty years of compensation experience, which include external and internal consulting, conflict management, and assisting organizational leaders in driving inclusive business practices and cultural change.

Mr. Wade is a life-long member and former regional Vice President of the National Association of African Americans in Human Resources (NAAAHR). He was a founding member of NAAAHR Colorado State Chapter and its first President. He is a skilled facilitator and has served as a guest speaker on at regional state and national conferences on the topics of diversity, equity and inclusion.

Dr. Wade has a PhD from Colorado State University and is a graduate of the Defense Equal Opportunity Management Institute.

Dr. Wade is a member of:

- Society for Human Resources Management and has his Professional Human Resources (PHR)

Firm Profile *(Our People)*

Jerry Keating IPMA-SCP, SPHR – Consultant

Mr. Keating will be responsible for employee communications, outreach, onsite consultation and system development services on this project. He has over twenty years of human resources experience, which extensive experience in labor relations, mediation, collective bargaining and arbitration. He has an additional ten years of consulting experience nationwide in all areas of human resources management. He is often called upon to provide training for organizations in systems implementation and conflict resolution.

Mr. Keating has a Master's degree in Business Administration from Columbia Southern University.

Mr. Keating is a member of:

- International Public Management Association for Human Resources (IPMA-HR) and has his IPMA-HR Senior Certified Professional certification (IPMA-SCP).
- Society for Human Resources Management and has his Senior Professional Human Resources (SPHR) certification.

Project Approach

The purpose of the comprehensive compensation study is to evaluate the labor market competitiveness of the classification and compensation plans for the Village of Glen Ellyn (Client).

Given our desire to provide customized service to the Client, we believe our proposal is straightforward and identifies the core elements of the study. Our services are flexible so as to take into account your needs and any conclusions or requirements during the project. The Pontifex Consulting Group (Consultant) will perform the following tasks to achieve the Client's goals and objectives:

Project Approach *(Continued)*

Task I – Project Initiation & Onsite Meetings

Task	Description
Organizational Strategy	The Consultant will discuss with the Client organizational objectives and cultural perspectives to ensure that they are taken into account in the development of programs that will serve your needs today and in the future. We will engage onsite with management, human resources, and other staff members as required to obtain information or clarification necessary for project deliverables.
Human Resources Strategy	The Consultant will engage in overall discussion of the human resources strategy to attract, retain, develop and motivate staff, as well as meet the changing needs of the workforce. We will also examine how the compensation program supports other human resources initiatives for the workforce.
Current Program Review	The Consultant will review existing job descriptions, organization charts, job evaluation and salary administration methodology, and all other relevant job classification material. These actions will allow us to provide recommendations on how to guide the study to a successful completion. We will seek clarification and follow-up during our onsite meetings with management staff.
Total Compensation Philosophy	The Consultant will confirm the Client's Total Compensation (compensation and benefits) philosophy and assist in the drafting of an official document, if required. It is critical for the Consultant to completely understand the Client's total compensation philosophy and it's role in the attraction, retention and motivation of staff. Consultant will also discuss and reach agreement on the competitive labor markets to be used for benchmarking purposes.
Project Administration	The Consultant will work with the Client to confirm the schedule of deliverables for the study. We will also clarify involvement of the Client's staff to ensure timely completion of tasks, approval of documents and distribution of communication materials.
Initial Employee Communications	If desired, Consultant will conduct employee, supervisor and manager briefing sessions at various times and locations as desired by the Client. These meetings will communicate the study's objectives and allow for employee input. These sessions are of great value to inform employees and will enhance the Client's ability to encourage engagement and acceptance. Consultant will also develop draft communications material as desired by Client.

Task Outcome
The outcome of this Task is a philosophy and strategy that will serve as the basis to evaluate current programs, guide the alignment of the compensation programs, and reach agreement on study goals, objectives and deliverables. The Consultant will also conduct desired communication with managers and staff.

Task Timeline
The timeline to complete this Task is typically one to two weeks. We will collect organizational information prior our onsite visit and work with the Client to schedule the onsite meetings. Onsite meetings will comprise two days after which the Consultant will have obtained all relevant information necessary to proceed with the study.

Project Approach *(Continued)*

Task II – Classification Analysis

Based on the study objectives outlined in Task I, a classification analysis will be conducted of all covered jobs. Jobs will be examined to ensure description of work is current and in a relevant format. This process will also result in a job evaluation with the objective of providing a system that reflect the current classification of work while adhering to the culture of the organization. This will deliver internal equity while providing a system that can be maintained by internal staff.

Task	Description
Position Information (Job Analysis)	Consultant will utilize a combination of existing Client documentation (with management interviews) and a Position Description Questionnaire (PDQ) that will be distributed to selected employees for them and their supervisor to complete with relevant information in regard to their job's duties, responsibilities and requirements. Upon examination of the PDQs, Consultant will conduct onsite interviews with management staff to clarify questions and resolve any issues. Consultant will not complete this stage of the study until they have acquired a complete understanding of Client's operations and jobs.
Finalize Job Descriptions	Based upon the job analysis process, Consultant will develop new/revised job descriptions, in a format acceptable to Client that ensures all requirements regarding essential functions and minimum qualifications are included. Job descriptions will be composed in a manner that complies with ADA, EEO standards, and other legally required information. Consultant will also conduct Fair Labor Standards Act (FLSA) exemption tests using current United States Department of Labor FLSA guidelines.
Review Phase	Client Human Resources and management staff will review and comment on job description drafts and classification recommendations. Consultant will review and revise job description drafts as appropriate.
Job Evaluation Process	Consultant will utilize the appropriate job evaluation methodology to provide a recommendation for a classification system that reflects the Client's organizational structure and culture as well as ensuring internal pay equity. It will incorporate job families (where appropriate) and clear career progression paths. ***We do not sell a "one-size-fits-all" methodology as a solution to your needs***. The structure must also be constructed in a way that will allow for inhouse staff to maintain and administer the system after the study is completed. The Client will provide input in regard to the Consultant's recommendations and changes will be made as appropriate.
Task Outcome	
The outcome of this Task is an analysis of the organization's jobs, composition of job descriptions in a desired format, and job evaluation of those jobs that provides a classification structure. The structure will be developed utilizing a job evaluation system that is best suited to the Client's mix of jobs, assignment of duties, and culture while providing a standard of internal equity. Inhouse staff will acquire training into new plan by Consultant explaining this process as it occurs. Understanding construction of the system will enhance comprehension of administration of the system.	
Task Timeline	
The timeline to complete this Task will be about eight weeks to maintain the overall project timeline.	

Project Approach *(Continued)*

Task III – Compensation Analysis

Based on the study objectives outlined in Task I, a compensation survey will be conducted. The competitive labor market data will be analyzed to determine the current competitive stance of the Client compared to its total compensation philosophy and strategy.

Task	Description
Collect Labor Market Data	The Consultant will work with the Client to identify and confirm specific labor market competitors that will be contacted to provide compensation and benefits data for non-union jobs. The Consultant will design custom market survey(s) and follow-up with respondents to ensure accurate analysis and reporting of information. The Consultant possesses published professional salary surveys that will provide for data from the overall market (private and public sector).
Market Data Analysis	The Consultant will collect and analyze data to ensure accuracy and reliability of data. Follow-up will be conducted with competitors to ensure accuracy and relevancy of data. We will then analyze the current compensation of Client employees in relation to the competitive labor market data to determine the Client's positioning, both on an individual and aggregate basis.
Market Best Practices	The analysis will also survey competitor best practices and determine where they may be of value in consideration of the Client's compensation philosophy and strategy outlined in Task I. The principles will be discussed, and recommendations provided for possible inclusion of concepts into the plan design.
Market Position	The Consultant will analyze the current compensation of Client's jobs in relation to the competitive labor market data to determine if the Client leads, matches, or lags the market based on the Client's compensation philosophy.
Salary Structure Design	Client management staff will review and comment on recommendations for a salary structure that reflects market alignment as well as internal equity. The structure will also be constructed in a manner to avoid salary compression. Consultant will also provide financial impact scenarios to assist the Client in the implementation of said recommendations. Consultant will review, discuss and revise recommendations as appropriate.
Impact Analysis	Consultant will provide financial modeling and system implementation recommendations. Identification of any compensation outliers/concerns and appropriate options for remediation will also be provided. Consultant will also provide policy language and guidelines for the administration of the system to address placement of staff in a variety of circumstances (recruitment, promotion, reclassification, etc.).
Task Outcome	
The outcome of this Task is an analysis of the Client's position to their competitive labor market and the development of a compensation structure. The structure will be developed utilizing standard compensation analytical tools, such as regression analysis, as appropriate to prevent pay compression and other issues commonly associated with salary structures. Inhouse staff will acquire training into new plan by Consultant explaining this process as it occurs.	
Task Timeline	
The timeline to complete this Task will be about six weeks to maintain the overall project timeline.	

Project Approach *(Continued)*

Task IV – Project Report

The Consultant will prepare a comprehensive report that will summarize the processes used to conduct the study as well as the findings and recommendations of the study. The Client will have an opportunity to review and discuss the report with the Consultant. Based on these discussions, the Consultant will update and finalize the report.

Task	Description
Report Elements	1. Detailed summary of the job analysis process. 2. New/revised job descriptions. 3. Job evaluation recommendations (internal equity) 4. Results of the comparative compensation and benefits (external equity) analysis. 5. Recommendation for a base compensation structure(s) for all jobs that will align with compensation philosophy. 6. FLSA analysis and audit sheets for all jobs that pass the exemption tests. 7. Recommendations on how to transition from the current to the new system. 8. Recommendations on a process to update and keep the system current. 9. Draft policies and procedures for system administration practices. 10. Recommendations on implementation options. 11. Financial impact analysis on the implementation of Consultant's recommendations. 12. Training for Client staff that will enable them to maintain the system following its implementation.
Onsite Presentations	The Consultant will be available to present the findings and recommendations to the Village Board, management, and staff (as desired). This will allow all parties an opportunity to ask questions and have a complete understanding of the goals, objectives and deliverables of the study.
Study Documentation	All study documentation will be provided to the Client in electronic formats (Windows compatible files). There is no need or value for the Client to expend additional resources to acquire a licensed automated system. Maintenance can easily be performed by Client staff utilizing Excel and their existing ERP system.
System Training	Consultant will provide training to inhouse staff regarding how to maintain the classification and compensation programs. Again, our goal is to provide you a system that requires little outside involvement from a consultant. Included with this training are desired policy language that will address procedures, adjustment practices and career progression processes.

The end result is to design, implement and maintain a compensation system that allows for the recruitment, retention and recognition of employees while adhering to the compensation philosophy of the Client.

Cost Proposal

Total cost for the study is proposed based upon the employee population and services mentioned in your RFP.

The following line-item schedule summarizes the different study tasks costs:

Project Initiation and Onsite Meetings	$5,750
Classification Analysis	$22,000
Compensation Analysis	$10,500
Project Report & Presentations	$5,000
TOTAL COST	**$43,250**

Services to the Glenbard Wastewater Authority would be quoted at a not to exceed amount of $3,500.

The Consultant agrees to answer questions and provide implementation assistance at no additional cost pertaining to this study for a minimum of twelve (12) months following the date of study completion to ensure that the system/products that we have provided are administered properly.

For work beyond that specified in this proposal, we would be happy to quote a flat rate that is more equitable to the achievement of the desired tasks and mindful of the financial resources of the Client.

References

Recent clients served on projects similar in scope:

City of Elmhurst, Illinois

We were retained to conduct a classification and compensation study for staff. This included a combination of analyses based upon custom and published survey sources. The end result was the composition of a compensation philosophy and strategies, new classification, compensation and benefits programs. We were subsequently retained to assist with analyses related to represented and non-represented compensation programs. A point of emphasis was to monitor and provide recommendations on pay compression between non-bargaining and bargaining groups. We conducted compensation system updates and presentations for the City Council in 2017 and 2019. We recently completed a compensation study and job description updates in 2023.

Contact: James Grabowski, City Manager, 630.530.3010
james.grabowski@elmhurst.org

Village of Orland Park, Illinois

We were retained in conduct a classification and compensation study for represented and non-represented staff. All staff completed job questionnaires from which existing classification descriptions were updated/revised. This study included a combination of compensation analyses based upon custom and published survey sources. We briefed the Mayor and Board with briefings on compensation philosophy and performance management programs.

Contact: Regina Earley, Director of Human Resources, 708.403.6161
rearley@orlandpark.org

Wheaton Park District, Illinois

We were retained to perform a total compensation analysis of full-time and part-time job classifications. A point of emphasis was to monitor and provide recommendations on pay compression between staff and management groups as well as competitive labor market pressures in "entry-level" jobs, especially with private sector competitors (e.g., golf courses). New classification and compensation system and benchmark positioning were recommended.

Contact: Matthew Jay, Human Resources Manager, 630.510.4952
mjay@wheatonparks.org

References *(continued)*

Village of Westmont, Illinois

We were retained to conduct a classification and compensation study for all jobs. All staff completed job questionnaires from which classification descriptions were composed. This study included a combination of compensation and benefits analyses based upon custom and published survey sources. We assisted the Mayor with Board briefings and the creation of a compensation study committee. Deliverables consisted of compensation philosophy and strategies, new classification descriptions, a new classification structure, and compensation programs. We are currently assisting with the development of a performance evaluation system.

Contact: Renee' Brainerd, Human Resources Director, 630.981.6214
rbrainerd@westmont.il.gov

City of Kentwood, Michigan

We were retained in conduct a classification and compensation study for represented and non-represented staff. All staff completed job questionnaires from which classification descriptions were composed. This study included a combination of compensation and benefits analyses based upon custom and published survey sources. We assisted the Mayor with Board briefings and the creation of a compensation study committee. Deliverables consisted of compensation philosophy and strategies, new classification descriptions, a new classification structure, and compensation programs. We completed a study in 2022 to benchmark the City's current position to market.

Contact: Gail Dewey, Director of Human Resources, 616.554.0732
deweyg@ci.kentwood.mi.us

We would be happy to share other references from public sector clients we have serviced in the past sixteen (16) years

The Consultant agrees to answer questions and provide implementation assistance at no additional cost pertaining to this study to ensure that the system/products that we have provided are administered properly.

The Consultant will invoice the Client after the study tasks listed above have been completed and product accepted by the Client. Payment is due to Consultant within thirty (30) days of the Client receiving invoice for payment.

The Consultant agrees to revise this proposal as desired by the Client to reach a scope of work that is acceptable to the Client and meets their needs.

This Consulting Agreement ("Agreement") is made by and between the Village of Glen Ellyn ("Client") and Pontifex Consulting Group LLC ("Consultant") a Limited Liability Corporation organized in the State of Minnesota. The Minnesota office is located at 1841 113th Avenue NE, Blaine, MN 55449.

The Consultant's proposal dated March 6, 2023, represents the entire agreement between the parties with respect to the desired consulting services.

IN WITNESS WHEREOF, the parties have executed this Agreement by their duly authorized representatives.

Pontifex Consulting Group LLC	Village of Glen Ellyn
By: _____	By: _____
Peter P. Ronza President	
April 19, 2023 Date	_____ Date

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

Meeting 4/24/2023 7:00 PM
Department: Community Development
Department Head: Marty Scott
Category: Ordinance
Prepared By: Marty Scott

AGENDA ITEM (ID # 2023-453)

DOC ID: 2023-453

Motion to Approve Ordinance No. 7023-A-VC, An Ordinance Amending Chapter 7 of Title 4 (Stormwater and Flood Plain Regulations) of the Village Code, to Adopt the DuPage County Countywide Stormwater and Flood Plain Ordinance as Amended September 13, 2022 (Community Development Director Scott)

Statement of the Issue:
Development within the Village of Glen Ellyn is subject to the requirements of the DuPage County Stormwater and Floodplain Ordinance, as well as the Village's amendments to this ordinance. When the County Ordinance is revised, the Village is required to adopt the changes in order to remain compliant. The end goal is proper stormwater management throughout the Village of Glen Ellyn.

Analysis:
In July of 2012, the Village passed Ordinance No. 6053-VC which adopted the April 24, 2012 comprehensive update to the DuPage County Stormwater and Floodplain Ordinance (Stormwater Ordinance) with Village-specified amendments.

Another update to the Stormwater Ordinance was completed and approved by the Stormwater Management Committee and the County Board, with an effective date of April 23, 2013. In June of 2013 the Village passed Ordinance No. 6145-VC which adopted the April 23, 2013 version of the DuPage County Stormwater and Floodplain Ordinance, again with Village-specified amendments.

The DuPage County Stormwater Management Committee and County Board approved yet another revision to the Stormwater Ordinance, with an effective date of May 14, 2019. The primary purpose of this revision was to adopt the revised FEMA Flood Insurance Rate Maps for regulation of development that became effective for flood insurance on August 1, 2019. In June of 2019 the Village passed Ordinance No. 6701-VC which adopted the May 14, 2019 version of the DuPage County Stormwater and Floodplain Ordinance, again with Village-specified amendments.

On August 22, 2022, the Village passed Ordinance No. 6976-VC comprehensively amending the Village's building regulations (Title 4 of the Municipal Code); the DuPage County Stormwater and Floodplain Ordinance and amendments are adopted as part of Title 4.

On September 13, 2022, the DuPage County Stormwater Management Committee and County Board approved another revision to the ordinance to keep the County ordinance in line with FEMA

Community Rating System (CRS) requirements. Several communities within DuPage County, including Glen Ellyn, participate in the Community Rating System which documents the Village's floodplain management activities and results in reduced flood insurance premiums for those residents with properties in the floodplain. As a Complete Waiver Community, we are required to adopt this newly revised Stormwater Ordinance or an ordinance consistent with, and at least as stringent as, the Stormwater Ordinance.

County Ordinance Revision. DuPage County revised the floodplain article (article X) of the ordinance pertaining to building protection for manufactured homes (Sections 15-81.B.4 and 15-81.B.5). Section 15-81.B.5, which was less stringent than the FEMA CRS protection requirements, was deleted as shown below.

15-81.B.4 Manufactured Homes that are placed or substantially improved within the SFHA on sites (i) outside of a Manufactured Home Park or subdivision, (ii) in a New Manufactured Home Park or subdivision, (iii) in an Expansion to an Existing Manufactured Home Park or subdivision, or (iv) an Existing Manufactured Home Park or subdivision on which a Manufactured Home has incurred Substantial Damage as the result of a Flood be elevated on a permanent foundation such that the Lowest Floor of the Manufactured Homes to at least the FPE, be securely anchored to an adequately anchored foundation system to resist floatation, collapse and lateral movement in accordance with the rules and regulations for the Illinois Mobile Home Tie-Down Act issued pursuant to 77 Ill. Adm. Code 870, provide adequate access and drainage and if pilings are used for elevation, applicable design and construction standards for pilings shall be met.

~~15-81.B.5 Manufactured Homes to be placed in an Existing Manufactured Home Park or subdivision within the SFHA not subject to the provisions of Section 15-81.B.4 shall be elevated so that either (i) the Lowest Floor of the Manufactured Home is at least the FPE, or (ii) the Manufactured Home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to an adequately anchored foundation system to resist floatation, collapse, and lateral movement accordance with the rules and regulations for the Illinois Mobile Home Tie-Down Act issued pursuant to 77 Ill. Adm. Code 870, provide adequate access and drainage and if pilings are used for elevation, applicable design and construction standards for pilings shall be met.~~

Budget Impact:
N/A

Contribution to Strategic Plan (if applicable)
N/A

Action Requested:
The Village Board is being asked to consider the adoption of the latest version of the DuPage County Stormwater and Floodplain Ordinance. Please note that the ordinance adoption was previously reviewed and approved by the Board on February 27, 2023, as Ordinance 7023. Prior to recording of the ordinance, staff realized that the ordinance language included only the portion of the text of section 4-7-2 that was changed (the date of the DuPage County Stormwater and Floodplain Ordinance) and did not include the entirety of section 4-7-2 as noted in the whereas statements in the ordinance language. The revised ordinance now includes code section 4-7-2 in its entirety.

Attachments:

1. GE Stormwater Ord - Revised

Village Of Glen Ellyn

Ordinance No. 7023-VC

An Ordinance Amending Chapter 7 of Title 4
(Stormwater and Flood Plain Regulations)
of the Village Code of the Village of Glen Ellyn, Illinois,
To Adopt the DuPage County Countywide
Stormwater and Flood Plain Ordinance as Amended September 13, 2022

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_____.

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

Ordinance No. 7023-VC

An Ordinance Amending Chapter 7 of Title 4
(Stormwater and Flood Plain Regulations)
of the Village Code of the Village of Glen Ellyn, Illinois,
To Adopt the DuPage County Countywide
Stormwater and Flood Plain Ordinance as Amended September 13, 2022

Whereas, pursuant to State Statute, the DuPage County Board on the 24th day of September 1991, passed Ordinance No. SMO.0001.91, the Countywide Stormwater and Flood Plain Ordinance (hereinafter "County Ordinance" and subsequently adopted revisions to said County Ordinance on June 14, 1994, April 23, 1996, November 12, 1997, June 22, 1999, June 13, 2000, March 25, 2003, January 27, 2004, June 8, 2004, March 8, 2005, February 28, 2006, April 8, 2008, April 25, 2012, April 23, 2013; May 14, 2019; September 13, 2022; and

Whereas, the DuPage County Stormwater Committee at its regular meeting on March 24, 1992, granted the Village Of Glen Ellyn complete waiver status to administer and enforce the County Ordinance; and

Whereas, as a complete waiver community, the Village of Glen Ellyn is required to adopt revisions to the County Ordinance so that standards within the County Ordinance remain the minimum standards effective within the Village's territorial jurisdiction; however, the Village may also impose higher standards and may, thus, modify certain standards within the County Ordinance to address issues specific to the Village of Glen Ellyn; and

Whereas, the Corporate Authorities of the Village of Glen Ellyn passed Ordinances Nos. 3877, 3900, 4189, 4460, 4567, 4738, 5408, 5689, 6053, 6145, 6701, and 6976 adopting various provisions of the County Ordinance with amendments.

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 DuPage County Countywide Stormwater and Flood Plain Ordinance as last amended by the DuPage County Board on September 13, 2022, is hereby adopted with certain amendments set forth herein below.

Section Two: Chapter 7 of Title 4 (Stormwater and Flood Plain Regulations) of the Village Code of the Village of Glen Ellyn is hereby deleted in its entirety and replaced with the following:

4.7.1: SHORT TITLE: This Chapter shall be known and cited as the STORMWATER AND FLOOD PLAIN REGULATIONS OF THE VILLAGE OF GLEN ELLYN.

4.7.2: ADOPTION OF THE DUPAGE COUNTYWIDE STORMWATER AND FLOOD PLAIN ORDINANCE, as last amended by the DuPage County Board on **September 13, 2022**:

A. In order to assure that the provisions of existing ordinances of the municipality and those which may be adopted in the future are consistent with and at least as stringent as the DuPage County Stormwater Management Plan and the DuPage Countywide Stormwater and Flood Plain Ordinance (hereafter referred to as Countywide Stormwater Ordinance), the Corporate Authorities do hereby adopt the Countywide Stormwater Ordinance, which is attached hereto and made a part of this Ordinance as Appendix A. These provisions are not adopted by reference, but, rather, are adopted as a specific and integral part of this Ordinance, and are attached hereto. The provisions adopted by this section shall be in full force and effect and shall supersede any other ordinances of the municipality with which they are inconsistent or which are less stringent than the terms of this Ordinance.

B. The provisions of the DuPage Countywide Stormwater and Flood Plain Ordinance, as last amended by the DuPage County Board on **September 13, 2022**, are hereby modified and amended as follows:

1. Amend section 15-20 by adding the following:

15-20.C. Development plans on site. Approved plans for grading work shall be maintained at the site throughout the grading work.

15-20.D. Final construction inspection. When all grading has been completed, and when the installation of all drainage and other required structures have been completed but at least five working days prior to filing an application for occupancy permit, the permittee shall notify the Community Development Department, giving five working days' notice, in order to obtain a final inspection thereof.

15-20.E. Certification of compliance. At the time of the request for inspection the permittee shall file a final grading (occupancy) plan meeting the requirements set forth in the Village of Glen Ellyn final grading (occupancy) plan guidelines. This plan shall contain a statement from the developer's Professional Engineer, who must be registered in the State of Illinois, certifying that the final grading has been completed and complies with the approved site development/engineering plans. In addition, for parcels within 250 feet of a regulatory flood plain or a stormwater runoff storage facility a Federal Emergency Management Agency Elevation Certificate shall be submitted with the certificate of compliance.

15-20.F. All silt fencing shall be in place before the issuance of a building permit.

2. Amend section 15-28 to read as follows:

   a. Amend section 15-28.A. to read as follows:

      15-28.A. Within the boundary of the regulatory flood plain, all usable space in new buildings, or added to existing buildings, shall either be elevated, floodproofed, or otherwise protected such that the lowest entry shall be at least two feet for residential structures and one foot for non-residential structures above the nearest base flood elevation to prevent the entry of surface stormwater. Floodproofing devices shall be operational without human intervention. If electricity is required for protection against flood damage, there shall be a backup power source which will activate without human intervention. Floodproofing measures shall be certified by a professional engineer.

   b. Amend section 15-28.B. to read as follows:

      15-28.B. All usable space in new buildings or added to existing buildings adjacent to a major stormwater system, site runoff storage facility overflow path or site runoff storage facility, shall be elevated, flood proofed, or otherwise protected to at least two feet for residential structures and one foot for non-residential structures above the design elevation to prevent the entry of surface stormwater. The design elevation is the higher elevation of either Article X or the elevation associated with the design rate as determined in Section 15-73.A.2.

3. Amend section 15-30.A.2 and A.3 to read as follows:

   15-30.A.2 The development does not add 1,500 square feet or more of net new impervious area compared to the pre-development conditions, and

   15-30.A.3 Does not include 1,500 square feet or more of land disturbing activities.

4. Add section 15-30.C as follows:

   15-30.C Each application for a site development certification shall be made by the owner of property or his authorized agent to the Building Official on a form provided for that purpose. Said application shall be accompanied by a review and inspection fee

and such other supporting documentation with any attendant fees that may be required herein.

5. Amend section 15-40.D to read as follows:

   a. Amend section 15-40.D.1 to read as follows:

      15-40.D.1. Development security in accordance with the Section 4-1-4 of the Village code is required for all developments which disturb more than 300 square feet of area and are considered Minor Developments (no impact to Special Management Area and less that 2,500 square of net new impervious area). Development security in accordance with Section 15-54.B. is required for all developments which are not Minor Developments, and which include construction of a Stormwater Facility (Article IX), or more than 200 feet of Storm Sewer, or a Post Construction Best Management Practice (Article VIII) designed to serve more than 1-acre of drainage area.

   b. Amend section 15-40.D.2 to read as follows:

      15-40.D.2. Erosion and sediment control security in accordance with Section 4-1-4 of the Village code is required for any development disturbing more than 1,500 square feet. Erosion and Sediment Control Security in accordance with Section 15-54.C is required for any Development which disturbs the bed and banks of a channel draining more than 100-acres, or when an erosion and sediment control plan is required because of impact to wetlands or buffers or flood plain.

6. Add section 15-47.E as follows:

   15-47.E Plans, specifications and reports for all site developments shall be retained either by file in original form or on microfilm by the Department of Community Development, Building Division.

7. Add section 15-66 to read as follows:

   15.66 Volume Control Best Management Practices are required for all projects with a net impervious increase of more than 300 square feet but less than 2,500 square feet. The required volume shall be calculated as the product of the net new impervious area draining toward the adjoining properties and the rainfall depth generated from a one and one-quarter inch rainfall event. No abstractions are taken on the rainfall depth.

8. Add section 15-67 to read as follows:

15-67 Those developments which are located in or directly tributary to a local depressional area, as determined by the Administrator, which have a net new impervious area of greater than 300 square feet, shall provide compensatory storage volume for the increased volume of runoff generated from the site that is tributary to the depressional area. The required compensatory volume shall be based on a 100-year, 24-hour storm event.

9. Amend section 15-72.E by adding the following:

a. Add section 15-72.E.1.to read as follows:

15-72.E.1 Inlet and outlet structures for storage facilities should be designed to promote sedimentation and avoid short-circuiting.

b. Add section 15-72.E.2.to read as follows:

15-72.E.2. Wet bottom storage facilities shall:

15-72.E.2.a. Be at least three (3') feet deep, excluding near shore banks and safety ledge. If fish habitat is to be provided they shall be at least ten feet deep over 25 percent of the bottom area to prevent winter freeze out.

15-72.E.2.b. Have side slopes at and above the normal pool elevation not steeper than 5 to 1 (horizontal to vertical) or 4 to 1 for side slopes which are planted with deep rooted vegetation. Aquatic vegetation shall be established around the shoreline of a wet basin to provide protection from shoreline erosion.

15-72.E.2.c. Have a permanent pool volume at normal depth equal to the runoff volume from its watershed for the two-year, 24-hour 5 event for a twenty-four (24) hour duration storm with a fifty percent (50%) probability of occurrence in any one year as specified by Illinois State Water Survey Bulletin 70 northeast sectional rainfall.

c. Add section 15-72.E.3.to read as follows:

15-72.E.3. Dry bottom storage facilities shall have a maximum depth of storm water storage not exceeding four (4) feet unless the existing natural ground contours and

other conditions lend to a greater storage depth being approved by the Village.

10. Amend section 15-80.H to read as follows:

The Flood Protection Elevation (FPE) is the BFE plus two feet of freeboard for residential structures and the BFE plus one foot for non-residential structures.

11. Amend section 15-97.C to read as follows:

15-97.C. Development in the Village of Glen Ellyn, a waiver community, shall participate in the Village's detention variance fee program where a variance to the site runoff storage requirements of section 15-72 is granted. Payment into a site runoff storage variance fee program shall be made prior to the issuance of a stormwater management certification as a condition of the variance.

15-97.C.1. Payment of a site runoff storage variance fee for the varied storage shall be made to the Village and is determined by applying the first applicable criteria as follows:

15-97.C.1.a. A fee calculated by multiplying the per acre-foot cost of the closest off-site storage facility times one and one-half times the varied storage where:

15-97.C.1.a.1. A design concept plan for the facility has been approved by the Village Board containing an estimate of the per acre-foot cost of constructing the storage and including operation and maintenance costs; and

15-97.C.1.a.2. A formula has been developed to determine that any investment in the facility shall be at least equal to the cost of planning, acquiring the lands, constructing, operating, and maintaining the facility; and

15-97.C.1.a.3. The facility is located in the same watershed planning area as the variance.

15-97.C.1.b. Where the Village of Glen Ellyn has not established off-site storage facility(ies) in accordance with sub-parts C.1.a.1 through C.1.a.3 above, the site runoff storage variance fee shall be calculated by multiplying the amount in Schedule B of the DuPage County Ordinance for

the East Branch of the DuPage River watershed times one and one-half times the varied storage.

15-97.C.2. Funds collected shall be accounted for in a separate stormwater account. Funds shall be used to enhance existing runoff storage facilities and related components, construct off-site facilities and related components, provide maintenance of stormwater facilities, or undertake other development that provides a watershed benefit.

15-97.C.3. All accounting records shall be made available to the DuPage County stormwater committee upon request.

12. Amend section 15-98.C to read as follows:

15.98.C. Developments in the Village of Glen Ellyn, a waiver community, required to provide post construction best management practices (PCBMPs) per section 15-63 may be authorized to participate in the Village's BMP fee-in-lieu program where:

15.98.C.1. PCBMPs fee-in-lieu payment shall be made to the Village and is determined by applying the criteria as follows:

15.98.C.1.a. The adopted fee schedule, attached to this ordinance as schedule B and by this reference incorporated into this ordinance, that identifies reasonable and rational cost to construct and maintain similar PCBMPs for those areas of the development that remain without effective water quality treatment.

15.98.C.2. Funds collected shall be accounted for in watershed planning area accounts. Funds shall be used in the same watershed planning areas as collected solely to design, construct, and maintain water quality improvements. Funds may not be used to fulfill obligations required by the ordinance.

15.98.C.3. All accounting records shall be made available to the DuPage County Stormwater Committee upon request.

15.98.C.4. All PCBMP fee-in-lieu payments are refunded to the person who paid the fee, or to that person's successor in interest, whenever the Village fails to encumber the fees collected within ten years of the date on which such fees are collected.

15.98.C.5. Refunds will be made provided that the person who paid the fee, or that person's successor in interest, files a petition with the Village within one year from the date on which such fees are required to be encumbered.

13. Amend the Flood Protection Elevation definition in Appendix A, Definitions of the DuPage County Countywide Stormwater and Flood Plain Ordinance.

Flood Protection Elevation (FPE). The base flood elevation plus two feet one foot of freeboard for residential structures and the BFE plus one foot for non-residential structures. If an approved FEQ Watershed Plan Model produces a higher elevation than the regulatory BFE, the FPE shall be the FEQ flood of record elevation plus two feet of freeboard.

Substantial Improvement. Any repair, reconstruction, rehabilitation, addition, or other improvement of a building taking place during a ten (10)-year period in which the cumulative cost of improvements equals or exceeds 50 percent of the fair market value of the building, initially determined from the equalized assessed value of the building, before the start of construction of the improvement. Substantial improvement is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not the alteration affects the external dimensions of the building. The term "substantial improvement" includes buildings that have incurred repetitive loss or substantial damage, regardless of the actual work performed. The term "cost of improvement" includes the value of volunteer labor and donated materials. The term "cost of improvement" does not, however, include either (1) any development for improvement of a building to correct existing violations of state or local health, sanitary, or safety code specifications that have been identified by the local code enforcement official and that are the minimum necessary to assure safe living conditions or (2) any alteration of a historic building listed on the National Register of Historic Places of the Illinois Register of Historic Places, provided that the alteration will not preclude the building's continued designation as a historic building.

Section Three: This Ordinance shall be in full force and effect immediately upon its passage, approval and publication in pamphlet form in the manner provided by law.

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this _____ day of _____, 2023, on first reading, second reading not being requested.

Approved by the Village President of the Village of Glen Ellyn, Illinois, this _____ day of _____, 2023.

	Ayes		Nays		Absent
Fasules					
Gould					
Thompson					
Kalinich					
Payne					
Christiansen					
Senak (if tied)					

_____
Village President of the
Village of Glen Ellyn, Illinois

Attest:

_____
Village Clerk of the
Village of Glen Ellyn, Illinois

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

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

Meeting 4/24/2023 7:00 PM
Department: Public Works
Department Head: Dave Buckley
Category: Purchase
Prepared By: Derek Peebles

AGENDA ITEM (ID # 2023-458)

DOC ID: 2023-458

Motion to authorize the Village Manager to execute a purchase of shade trees from Spring Grove Nursery Inc. of Mazon, Illinois, in the amount of $12,587.00 for the CBD Streetscape and Utility Improvements – Phase 2-3 to be expensed to the Capital Projects Fund (Professional Engineer Daubert)

Statement of the Issue:
This memorandum serves to request approval to directly purchase trees for the CBD Streetscape and Utility Improvements – Phase 2-3, which includes segments of Pennsylvania Avenue, Crescent Boulevard, Prospect Avenue, Glenwood Avenue, and Main Street.

Analysis:
As with the process followed for the Phase I streetscaping construction, staff is proposing that the Village directly purchase the project trees in order to avoid contractor mark-up and thereby reduce project costs. The Contractor will still be responsible for planting the trees as part of the streetscape project construction.

Overall, the number of trees in Phase 2-3 of the streetscaping will be increased from an existing 69 trees to a proposed 101 trees. New trees will be planted on Pennsylvania Avenue between Prospect

and Park, along Crescent Boulevard, and along the project length of Main Street.

The replacement tree list was selected through an extensive process involving input from Village Arborist, design Landscape Architect, Capital Improvements Commission, and the Environmental Commission to meet the aesthetic, space, long-term growth, and species diversity goals for the CBD.

Cost Quotes

Staff requested quotes for specific species and sizes of trees from nurseries that are part of the Suburban Tree Consortium. Six nurseries responded with quotes.

No single nursery was able to provide all the trees as requested by the Village. Staff reviewed the quotes and selected the lowest cost provider, for each tree type, that best met the specified design trees. In addition, in order to ensure that the best trees were selected for the downtown streetscaping, staff visited the nurseries to review the growing conditions, tree spacings, and general health of the candidate trees. Ultimately, trees are being sourced from five of the nurseries based on the availability of species, size of trees available, cost, and tree health.

Staff recommends purchasing trees from the five nurseries identified in the attached table based on the aforementioned selection criteria. Staff would like to note that most trees will be planted at or near 3-inch diameter with five (5) trees to be planted at 8-inches in diameter. These large trees will occupy the largest planting beds included in the project.

The trees will be purchased in two batches. The Phase 2 (2023) trees will be purchased in the spring of this year. The Phase 3 (2024) trees are anticipated to be purchased in the winter of 2024. As part of the cost quotes, the nurseries have agreed to honor the 2023 pricing for the 2024 purchased trees.

For each year's project, the trees will be planted near the end of the construction in the fall. However, the trees will need to be dug up in the preceding spring and held by the nursery until planting. This is because many of these trees do not adapt very well if dug up in the fall. The cost of maintenance, irrigation, insect and disease control, fertilization, and re-burlaping (if necessary) is included as an additional fee and is currently estimated to be up to 150 calendar days from spring dig up to fall planting. Staff foresees the actual final cost varying slightly based on the actual date that the trees will be planted, as well as any potential changes in tree availability between now and when the 2024 trees are tagged by the Village. Therefore, the costs presented are estimates based upon the best information available at this time.

Budget Impact:

The total current cost quote for the trees for Phase 2 and Phase 3 combined is $49,244.25. This is below the engineering estimate of $60,000 that was part of the overall Phase 2-3 project budget presented to the Village Board at the March 13, 2023 meeting. Funding for the trees is to come from the Capital Projects Fund.

Contribution to Strategic Plan (if applicable)

The project fulfills the following of the Village of Glen Ellyn 2020-2024 Strategic Plan priorities and initiatives:

INFRASTRUCTURE. Bid out and complete Phase II and III of the CBD Streetscape and Utility

Project by November 2024.

Action Requested:

Public Works staff recommends the Village Board of Trustees make the following motions at the April 24, 2023, Village Board Meeting:

Motion to authorize the Village Manager to execute a purchase of shade trees from Spring Grove Nursery Inc. of Mazon, Illinois, in the amount of $12,587.00 for the CBD Streetscape and Utility Improvements – Phase 2-3 to be expensed to the Capital Projects Fund.

Attachments:

1. CBD SIU Phase 2-3 - Tree Cost Quotes Table

Village of Glen Ellyn
CBD Streetscape and Utility Improvements Phase 2-3
Tree Cost Quotes

Phase 2

AsBid Plans

SUBURBAN TREE CONSORTIUM (STC) NURSERIES

NUMBER OF TREES	REQUESTED DBH	MAX ROOTBALL SIZE	COMMON NAME	Spring Grove Nursery			Wilson Nursery			Goodmark Nursery			Hinsdale Nurseries			Kaneville Tree Farms			Doty Nursery		
				Cost per tree	Total Cost + Maintenance	Comments	Cost per tree	Total Cost + Maintenance	Comments	Cost per tree	Total Cost + Maintenance	Comments	Cost per tree	Total Cost + Maintenance	Comments	Cost per tree	Total Cost + Maintenance	Comments	Cost per tree	Total Cost + Maintenance	Comments
2	3"	48"	Village Green Japanese Zelkova			No Bid			No Bid	$276.25	$682.50	No Village Green. Sub Green Vase			No Bid			No Bid			No Bid
7	3"	48"	Marmo Maple			No Bid	$230.00	$1,785.00		$280.50	$2,599.87	3.5" Cal	$286.00	*$3,054.23*		$515.00	$5,705.00	3.5" w/ 4548" Rootball.	$275.00	$4,025.00	
1	8"	108"	Marmo Maple			No Bid			No Bid			No Bid			No Bid	$1,995.00	$2,295.00				No Bid
6	3"	48"	State Street Maple	~~$298.00~~	~~$2,238.00~~	~~No longer available~~	~~$250.00~~	~~$1,710.00~~	~~Poor quality observed. Codominant leads in most~~	~~$280.50~~	~~$2,228.46~~	~~3.5" Cal~~	$311.00	$2,767.91		$540.00	$5,040.00	3.5" w/ 4548" Rootball.	$305.00	$3,630.00	
12	3"	48"	Pacific Sunset Maple	$298.00	$5,376.00				No Bid	~~$250.75~~	~~$4,099.92~~	~~Observed poor quality stock during nursery visit.~~			No Bid			No Bid			No Bid
1	3"	48"	Armstrong Red Maple*	$298.00	$448.00		$260.00	$285.00	No Armstrong. Sub Redpointe Maple	$250.75	$341.65		$295.00	*$445.32*				No Bid			No Bid
3	6"	70"	Autumn Flame Red Maple			No Bid	~~$265.00~~	~~$900.00~~	~~No 6" Autumn Flame. Sub 3.5" Redpointe~~			No Bid			No Bid	$730.00	$3,090.00	No Autumn Flame. Sub Redpointe. Sub 5" no 6" avail.			No Bid
3	3"	48"	Chicagoland Hackberry	$287.00	$1,311.00	No Chicagoland. Sub Common Hack	~~$245.00~~	~~$840.00~~	~~No Chicagoland. Sub Common Hack~~	$276.25	$1,023.75		$315.00	*$1,395.95*				No Bid	$295.00	$1,785.00	No Chicagoland. Sub Common Hack
5	3"	48"	Turkish Filbert*	$264.00	$2,070.00				No Bid			No Bid	$295.00	*$2,226.59*				No Bid			No Bid
5	3"	48"	Skyline Honeylocust	$287.00	$2,185.00		$255.00	$1,400.00		$250.75	$1,708.30		$288.00	*$2,191.59*				No Bid	$295.00	$2,975.00	
3	3"	48"	Espresso Kentucky Coffeetree	$298.00	$1,344.00		~~$235.00~~	~~$810.00~~	~~No Espresso. Sub straight species~~			No Bid	$293.00	$1,329.95		$545.00	$2,535.00	3.5" w/ 4548" Rootball.			No Bid
~~5~~	~~3"~~	~~48"~~	~~Emerald City Tuliptree*~~	~~$321.00~~	~~$2,355.00~~	~~No Tuliptree available anymore. Sub Princeton Elm~~			~~No Bid~~			~~No Bid~~			~~No Bid~~			~~No Bid~~			~~No Bid~~
5	3"	48"	Princeton Elm *(sub for Emerald City Tuliptree)*	$321.00	$2,355.00																
4	3"	48"	American Hophornbeam*	$298.00	$1,792.00		$250.00	$1,100.00		$255.00	$1,393.64		$305.00	*$1,821.27*				No Bid			No Bid
8	3"	48"	Exclamation London Planetree*	$287.00	$3,496.00		$200.00	$1,800.00		$280.50	$2,971.28	3.5" Cal	$287.00	*$3,957.75*				No Bid	$215.00	$4,120.00	
1	8"	93"	White Oak*			No Bid			No Bid			No Bid			No Bid	$1,995.00	$2,295.00	No White Oak. Sub Swamp White			No Bid
1	3"	48"	White Oak*	$332.00	$482.00				No Bid	~~$301.75~~	~~$392.65~~	~~3.5" Cal~~			No Bid			No Bid	$320.00	$620.00	
3	3"	48"	Swamp White Oak*	$321.00	$1,413.00		$265.00	$870.00		$301.75	$1,177.97	3.5" Cal	$304.00	*$1,362.95*		$545.00	$2,535.00	3.5" w/ 4548" Rootball.	$310.00	$1,830.00	
2	3"	48"	Crimson Spire Oak*	$321.00	$942.00	No Crimson Spire available. Sub 2.5" Regal Prince Oak	~~$280.00~~	~~$630.00~~	~~No Crimson Spire. Sub Regal Prince. Observed poor Quality~~			No Bid			No Bid			No Bid			No Bid
3	3"	48"	Ivory Silk Japanese Tree Lilac	$231.00	$1,143.00	Only 2" available	$250.00	$825.00	No Ivory Silk. Sub 2.5" Snowdance Lilac	$280.50	$1,114.22	3.5" Cal			No Bid	$435.00	$2,205.00	3.5" w/ 4548" Rootball.	$295.00	$1,785.00	
2	3"	48"	Shawnee Brave Baldcypress*	$287.00	$874.00		~~$225.00~~	~~$520.00~~	~~No 3". Sub 2.5"~~				$281.00	$862.64				No Bid			No Bid

Phase 3

2	8"	108"	Marmo Maple			No Bid	~~$245.00~~	~~$560.00~~	~~No 8" Marmo. Sub 3.5" Marmo~~			No Bid			No Bid	$2,135.00	$4,870.00				No Bid
1	8"	108"	State Street Maple			No Bid	~~$255.00~~	~~$290.00~~	~~No 8" State Street. Sub 3" State Street~~			No Bid			No Bid	$2,135.00	$2,435.00				No Bid
3	3"	48"	State Street Maple	$304.00	$1,362.00		~~$255.00~~	~~$870.00~~	~~Poor quality observed. Codominant leads in most.~~	~~$293.25~~		~~3.5" Cal~~	$327.00	$1,457.17		~~$530.00~~		~~3.5" w/ 4548" Rootball.~~	$312.00	$1,836.00	
3	3"	48"	Pacific Sunset Maple	$304.00	$1,362.00				No Bid	~~$293.25~~		~~3.5" Cal~~			No Bid			No Bid			No Bid
2	3"	48"	Native Flame American Hornbeam*	$304.00	$908.00	No Native Flame. Sub straight species			No Bid	~~$255.00~~		~~3.5" Cal~~	$322.00	$961.44	No native Flame. Sub straight species			No Bid			No Bid
3	3"	48"	Chicagoland Hackberry	$293.00	$1,329.00	No Chicagoland. Sub Common Hack	$250.00	$855.00	No Chicagoland. Sub Common Hack	~~$323.00~~		~~3.5" Cal~~	$334.00	*$1,478.17*	No Chicagoland. Sub straight species			No Bid	$300.00	$1,800.00	No Chicagoland. Sub Common Hack
6	3"	48"	Skyline Honeylocust	$293.00	$2,658.00		$265.00	$1,800.00		~~$293.25~~		~~3.5" Cal~~	$315.00	*$2,842.33*				No Bid	$300.00	$3,600.00	
4	3"	48"	Espresso Kentucky Coffeetree	$304.00	$1,816.00		~~$240.00~~	~~$1,100.00~~	~~No Espresso. Sub straight species. DO not want straight species~~			No Bid	$308.00	$1,866.89				No Bid			No Bid

Phase 2 Cost Summary	5 Species. 25 Trees	$11,225.00		6 Species. 31 Trees	$8,065.00		2 Species. 5 Trees	$1,706.25		3 Species. 11 Trees.	*$4,960.50*		3 Species. 5 Trees.	$7,680.00				
Phase 3 Cost Summary	1 Species. 3 Trees	$1,362.00		2 Species. 9 Trees	$2,655.00			$0.00		3 Species. 9 Trees	$4,285.50		2 Species. 3 Trees	$7,305.00				
Total Combined Cost Summary		$12,587.00			$10,720.00			$1,706.25			$9,246.00			$14,985.00				

Phase 2 Total Cost	**$33,636.75**	77 trees
Phase 3 Total Cost	**$15,607.50**	24 trees
Total Combined Trees Cost	**$49,244.25**	101 trees

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

Meeting 4/24/2023 7:00 PM
Department: Public Works
Department Head: Dave Buckley
Category: Purchase
Prepared By: Derek Peebles

AGENDA ITEM (ID # 2023-459)

DOC ID: 2023-459

Motion to authorize the Village Manager to execute a purchase of shade trees from Wilson Nurseries, Inc. of Hampshire, Illinois, in the amount of $10,720.00 for the CBD Streetscape and Utility Improvements – Phase 2-3 to be expensed to the Capital Projects Fund (Professional Engineer Daubert)

Statement of the Issue:
Please see Agenda Memo from Consent Agenda item no. 17.

Analysis:

Budget Impact:

Contribution to Strategic Plan (if applicable)

Action Requested:
Motion to authorize the Village Manager to execute a purchase of shade trees from Wilson Nurseries, Inc. of Hampshire, Illinois, in the amount of $10,720.00 for the CBD Streetscape and Utility Improvements – Phase 2-3 to be expensed to the Capital Projects Fund.

Attachments:

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

Meeting 4/24/2023 7:00 PM
Department: Public Works
Department Head: Dave Buckley
Category: Purchase
Prepared By: Derek Peebles

AGENDA ITEM (ID # 2023-460)

DOC ID: 2023-460

Motion to authorize the Village Manager to execute a purchase of shade trees from Goodmark Nurseries LLC of Wonder Lake, Illinois, in the amount of $1,706.25 for the CBD Streetscape and Utility Improvements – Phase 2-3 to be expensed to the Capital Projects Fund (Professional Engineer Daubert)

Statement of the Issue:
See Agenda Memo from Consent Agenda Item no. 17.

Analysis:

Budget Impact:

Contribution to Strategic Plan (if applicable)

Action Requested:
Motion to authorize the Village Manager to execute a purchase of shade trees from Goodmark Nurseries LLC of Wonder Lake, Illinois, in the amount of $1,706.25 for the CBD Streetscape and Utility Improvements – Phase 2-3 to be expensed to the Capital Projects Fund.

Attachments:

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

Meeting 4/24/2023 7:00 PM
Department: Public Works
Department Head: Dave Buckley
Category: Purchase
Prepared By: Derek Peebles

AGENDA ITEM (ID # 2023-461)

DOC ID: 2023-461

Motion to authorize the Village Manager to execute a purchase of shade trees from Hinsdale Nursery of Willowbrook, Illinois, in the amount of $9,246.00 for the CBD Streetscape and Utility Improvements – Phase 2-3 to be expensed to the Capital Projects Fund (Professional Engineer Daubert)

Statement of the Issue:
See Agenda Memo from Consent Agenda item no. 17.

Analysis:

Budget Impact:

Contribution to Strategic Plan (if applicable)

Action Requested:
Motion to authorize the Village Manager to execute a purchase of shade trees from Hinsdale Nursery of Willowbrook, Illinois, in the amount of $9,246.00 for the CBD Streetscape and Utility Improvements – Phase 2-3 to be expensed to the Capital Projects Fund.

Attachments:

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

Meeting 4/24/2023 7:00 PM
Department: Public Works
Department Head: Dave Buckley
Category: Purchase
Prepared By: Derek Peebles

AGENDA ITEM (ID # 2023-462)

DOC ID: 2023-462

Motion to authorize the Village Manager to execute a purchase of shade trees from Kaneville Tree Farms, Inc of Kaneville, Illinois, the amount of $14,985.00 for the CBD Streetscape and Utility Improvements – Phase 2-3 to be expensed to the Capital Projects Fund (Professional Engineer Daubert)

Statement of the Issue:
See Agenda Memo for Consent Agenda item no. 17.

Analysis:

Budget Impact:

Contribution to Strategic Plan (if applicable)

Action Requested:
Motion to authorize the Village Manager to execute a purchase of shade trees from Kaneville Tree Farms, Inc of Kaneville, Illinois, the amount of $14,985.00 for the CBD Streetscape and Utility Improvements – Phase 2-3 to be expensed to the Capital Projects Fund.

Attachments:

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

Meeting 4/24/2023 7:00 PM
Department: Administration
Department Head: Greg Mathews
Category: Other
Prepared By: Meredith Hannah

AGENDA ITEM (ID # 2023-468)

DOC ID: 2023-468

Motion to Approve the Issuance of a B-1 Liquor License to Randshot, Inc., DBA Lewey Q's Tap (427 N. Main St) (Economic Development Coordinator Hannah)

Statement of the Issue:
The Village has received a liquor license application for a B-1 liquor license for a new sports bar restaurant opening at 427 N. Main Street.

Analysis:
Staff have met with the applicants and new business owners, Michael Horst and Gayle Horst. They have been in the restaurant business for 40 years, most recently operating in Palatine, IL. Mr. Horst is a resident of Glen Ellyn and is looking forward to opening Lewey Q's Tap at 427 N. Main Street. The applicants have submitted a complete liquor license application and met all background checks and criteria. The restaurant is currently under construction and an anticipated opening date is the end of May 2023.

In January 2023, the Village Board updated the Liquor License Code to correctly reflect all licenses currently issued in Glen Ellyn. At that time, staff kept 17 B-1 Licenses open in the Code to reflect the 15 currently issued B-1 licenses and two (2) restaurant building applications that were under review in Community Development who intended to apply for B-1 licenses as well. With the Board approval of Lewey Q's Tap B-1 License, the Village will have 16 B-1 Licenses issued and one B-1 license available for Zzza Baby, which will open at 400 N. Main Street. Staff will bring that license to the Board at a later date.

The Code does not need to be updated to reflect the issuance of Lewey Q's Tap's B-1 license.

Budget Impact:
The applicant has paid his $500 application fee and, upon approval by the Board, will submit a pro-rated fee for the B-1 License. The B-1 License is $2,500 annually.

Contribution to Strategic Plan (if applicable)
Strategic Priority: Development. Effective stewardship of incentives to support business recruitment and retention. Implement an Economic Development strategy focused on overall commercial vitality, EAV growth and sales tax growth. Coordinate award programs and assessment of value to the business community annually. Approving the B-1 Liquor License for Lewey Q's Tap, 427 N. Main Street, helps a new business open in a long vacant building and will increase future sales tax.

Action Requested:
Approve the issuance of a B-1 Liquor License for Randshot, Inc., DBA Lewy Q's Tap located at 427 N. Main Street.

Attachments:

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

Meeting 4/24/2023 7:00 PM
Department: Administration
Department Head:
Category: Agreement
Prepared By: Mark Franz

AGENDA ITEM (ID # 2023-457)

DOC ID: 2023-457

Motion to Approve Ordinance 7031, an Ordinance Approving the Intergovernmental Purchase and Sale Agreement for the Property at 453 Forest Ave and associated lease agreements for Panfish Park and Manor Woods.

Statement of the Issue:
In the spring of 2022, at the direction of the Village Board, staff reached out to the Park District to discuss the possibility of partnering to purchase and develop an event/open space at the US Bank property. The property was recently back on the market after a contract fell through between US Bank and a developer. Over that same timeframe, the Village and Park District were informally discussing the opportunities to share assets and partner to provide improved and/or new recreational and open space opportunities throughout the community. Therefore, the Village Board was interested in pursuing a partnership on this site as well. Concerned about other interested parties possibly purchasing the property, Village officials met with Park District officials in a series of meetings over the summer and agreed to an informal Memorandum of Understanding (MOU) as a basis of this partnership.

The Village Board agreed to purchase the US Bank property at 453 Forest Ave. for $1.65M on August 22, 2023. Over the last eight months, both parties have negotiated the attached Intergovernmental Purchase and Sale Agreement and related lease agreements on Panfish Park and Manor Woods, whereby the Park District will be maintaining these parks that are owned by the Village for the next 20 years at an annual cost of $55K. In addition, the Village has tenatively agreed to pay for $500K in additional costs associated with building the event space as well as $25K annually over the next 12 years. Attached is a summary of these costs.

Analysis:
Background
The Park District and Village have a long history of collaborating on projects and community initiatives, including Village Green Park, Lake Ellyn improvements, Maryknoll Park, and most recently, the Polar Plaza in downtown Glen Ellyn. Village Green is owned by the Village but leased to the Park District to provide a significant asset for the Park District to maintain and offer recreational opportunities to the community for decades. Lake Ellyn stormwater improvements coordinated and paid for by the Village of Glen Ellyn on Park District property have improved stormwater capacity without compromising the utilization of the lake. Maryknoll was purchased by the Park District with some financial assistance from the Village, which allowed this park to be a

community open space and recreational asset for decades. Intergovernmental cooperation allows government entities to create economies of scale and provide improved service delivery, and these are a few recent examples.

Village/District Partnership

Initial discussions with leaders of both agencies led to a framework whereby a partnership on all three properties: Manor Woods, Panfish Park, and the US Bank property, allows both organizations to better align missions, improve properties, and provide enhanced open space and recreational opportunities. Through multiple meetings, the Park District and Village have tentatively agreed to the following:

- Manor Woods: Lease Village owned property and ROW in Manor Woods, all parcels north of Illinois Rd., to the park district with the caveat that property must be maintained in similar condition and no structures to be built without Village approval. The term of the lease would be 20 years and the Village would contribute $25K annual for ongoing maintenance costs.
- Panfish Park**:** Create an ongoing partnership and investment totally at least $500K in this park by leasing the Park District Panfish Park for a 20-year term and providing $30K annually for maintenance. The Village would contribute up to $300K and the Park District would also renovate/replace existing playground at their expense totaling $200K following a master plan process coordinated by the Park District. In addition, the Village would continue to maintain the ponds as a key stormwater facility for the Village. As you know, the Village recently undertook an evaluation of the ponds, and we anticipate another $100K of expenses for infrastructure improvements in 2023. Therefore, we anticipate an estimated $600K investment in this park over the next two or three years.
- US Bank Property**:** The Village to sell to Park District and allow them to develop the property into a downtown open land park and event space. The conceptual plan includes:

    1. Prairie Path Park would be integrated into property while remaining grass and landscape. Nice natural buffer between the plaza and Prairie Path
    2. 9,000 sq. ft. (approx.) open turf/grass area
    3. Permanent stage (Could be phased)
    4. Support facility including restrooms
    5. Forest Avenue, while remaining as an exit from the train parking lot, would be improved and can be closed during non-peak times to expand events and programs related to the plaza.

Downtown Event and Open Park Space and Alignment with Strategic Plans

The Village Board purchased the property in August 2022 for $1.65M. The property is approximately 45,000 square feet of land located immediately south of the Glen Ellyn Train Station and approximately 135' from the southmost of three railroad tracks. The site is currently in the C5B Zoning district. The Glen Ellyn Zoning Code states in section 10-3-1 (O) that the C5 district (C5B Central Service Subdistrict) "is intended to accommodate necessary service uses and consolidated parking, while allowing for the gradual and planned expansion of the retail core."

While this decision to purchase the property was made relatively quickly, the idea of a downtown

open space has been vetted and supported by long-range plans. The 2009 Downtown Strategic Plan included multiple references to goals for additional open, event, and recreation space in the downtown. The Downtown Strategic Plan, adopted on October 26, 2009, articulates the community's vision for the CBD and contains a 10 to 20-year implementation strategy for achieving this vision. As captured in the Executive Summary, the goal of the Plan is to create an economically viable Downtown that is attractive to citizens and businesses, by completing the following:

1. Provide an appropriate mix and supply of retail establishments to draw consumers to the Downtown.
2. Increase the Village's population within walking distance of the Downtown, by increasing the number of dwelling units (and thereby, consumers) in and around the Downtown.
3. Improve the condition of many Downtown buildings, by upgrading and modernizing building interiors and maintaining and restoring building exteriors.
4. Increase the amount of Downtown office space that attracts small and growing businesses.
5. **Create new Downtown amenities by increasing recreation and parkland opportunities.**
6. **Increase the number of cultural events and activities that could make Downtown Glen Ellyn a destination for residents and non-residents alike.**
7. Eliminate the perception of government-imposed obstacles to operating a business and reinvesting in private property in the Downtown.
8. Establish safe and efficient pedestrian, bicycle, and automobile traffic and access patterns to, through, and from the Downtown.
9. Improve the sufficiency and convenience of the Downtown parking supply north and south of the tracks.
10. **Establish a distinguishing feature in the Downtown that differentiates Glen Ellyn's Downtown from other communities' downtowns.**
11. **Establish a Downtown implementation funding plan to ensure that reinvestment occurs and initiatives are achieved.**

The creation of a downtown event and open space aligns with four key goals of the Downtown Strategic Plan (see bolded sections above) and have been incorporated in previous and current Village strategic plans.

Moreover, the Parks, Recreational, and Open Space Chapter of the draft Comprehensive Plan included information from the Park District including identifying opportunities for growth as illustrated in the Park Service Area Map. In evaluating the location of institutional or public lands in reference to underserved residential areas, opportunities exist to expand the park inventory and better meet the needs of the Glen Ellyn community. The following references are currently included in the Draft Plan:

- "Promote new plazas and other public open spaces within Downtown and other commercial and business areas."
- "Explore the open space potential of vacant lots and other underused parcels."

- US Bank Property. In partnership with the Park District, developing a downtown park and event space and aligned with the CBD streetscape and Pedestrian tunnel and new train station.

Lastly, staff recently asked the Park District to provide some documentation regarding why this partnership is supported by the entire Park District Board and is a high priority at this time. The following was their response to this question:

- In the Park District 2022 Community Attitude and Interest Survey, acquiring more land for parks, open space and facilities was supported (66% support, including 26% strong support). The expansion, acquisition and preservation of green space always resonates strongly with constituents and is one of two priorities year in, year out. The other is connectivity. Below is a verbatim quote from the survey:

"Lack of greenery downtown especially with removal of trees proposed by the comprehensive plan suggestions. There seems to be a disregard for not maximizing trees and open green space through downtown area."

- Additionally, focus on the south side and downtown were certainly talking points as identified "park deserts" throughout the Park District referendum education process. As a reminder, $2 million of the total $15.9 million was allocated for land acquisition. (The National Parks and Recreation Association standard is 10 acres per 1,000 residents. Glen Ellyn is currently at 7.3 acres, and we recognize we can have a realistic goal of increasing to 8 acres per 1,000 residents by acquiring additional land to use as parks where available.) **The referendum obviously resonated well with the community as the referendum passed by 26%.**
- Also, Go Green Glen Ellyn was strong supporters and advocates of the Downtown greenspace opportunity. Lastly, the Park District has received no communication or outreach of opposition to the proposed project.

We provide this background as further context for the discussions that led to the Village acquiring the US Bank Property last summer.

However, like many significant projects, there are tradeoffs with these important decisions. Therefore, below is a short list of pros and cons to purchasing this property and entering this partnership.

<u>Pros to purchasing US Bank Property:</u>

- The Downtown Plan and Comp Plan references more green space in and around the downtown. US Bank site would address this goal in a unique way.
- The US Bank site would provide a "Front Yard" for commuters, Prairie Path users, and downtown residents, visitors, and the entire community.

- US Bank site provides a unique event space that could be a catalyst for improvements to adjacent properties. Events could generate more customers for downtown businesses and be an economic driver for the downtown.
- The Village has had a track record of collaboration with the Park District and this partnership provides another example of sharing resources and aligning missions.
- Given the Park District's potential to bring economies of scale, their ability to seek grants, and more effectively manage and maintenance of park properties, they are the most effective agency to manage all park assets. In short, it is in the communities' best interest to shift these assets to the Park District.
- Manor Wood and Panfish Park divert the Village's limited resources to property that is better managed by the Park District. This agreement would reverse that trend.
- The property has been vacant for the last three years and is generating approximately $38K in property taxes and has not generated any sales tax or food and beverage tax.
- TIF funds are eligible to be used to support the creation of a downtown event and open park space. A TIF district creates many short and long-term benefits for the community. TIF funds can be used to support business development and revitalization of the existing infrastructure. More adequate retail space along with economic incentives will entice new businesses to open in the downtown. Developing these new businesses will help attract new customers which will also benefit existing businesses. Overall, a more vibrant downtown is a benefit to the entire community.

<u>Cons to purchasing US Bank</u>

- The Village is missing an opportunity to develop the US Bank site as a catalyst site in the downtown and generate ongoing revenue including property taxes and possibly sales tax/home rules sales tax, and food and beverage tax. The last proposal estimated a total private investment of $35M and would have generated $1.2M to $3.2M in TIF increment to the Village over the life of the TIF
- Selling assets or leasing assets results in the Village losing control over the property and how it is developed and used. (The 20-year term on Panfish Park/Manor Woods would allow parties an opportunity to reassess.)
- Total cost to purchase the property limits the Village's ability to address other needs and priorities.
- Selling this asset may limit our ability to negotiate with the Park District if other needs arise.

Purchase and Sale Agreement and Lease Agreements

The Village and Park District have been negotiating these agreements for many months. If the Purchase and Sale Agreement and Lease Agreements are approved by the Village Board, then the Park District, with the assistance of the Village, would begin planning for the park. The next step would include negotiating a Redevelopment Agreement (RDA) for the US Bank property to be approved when the design is completed and considered by the Village Board. Attached is a preliminary plan for the site that was developed by a consultant last fall as a concept to be further vetted and developed through a more formal public engagement process led by a Design Team that specializes in downtown park projects.

Below is a list of the key business terms of the proposed Purchase and Sale Agreement:

1. The Village sells US Bank to Park District for $1.65M and reimburses the Park District for the same amount over two years to ensure they construct the project according to the preliminary plans. In addition:
    a. The village will contribute $500K in TIF funds to the project, $250K when the RDA is approved and $250K when Phase I is approved. These milestones will help keep the project on track and aligned.
    b. The Village will contribute $300K over the life of the TIF ($25K annually) as further assistance to build the event and open park space.
    c. The Village would have right to 10 dates/events a year to share with Chamber and Alliance or future civic/business groups.

2. The Park District will fund $2M of the costs and include their existing Prairie Path Park in the project. In addition:

a. The Park District will manage the consultant to develop a master plan for the property and anticipates that the project will be broken down into multiple phases:

- Phase 1 – This phase includes demolition, and construction of park amenities, which are anticipated to include natural or artificial turf, picnic area, children's play area, landscaping, and lighting ("**Phase 1**"). The anticipated total cost of Phase 1 is expected to be approximately $2.8M.
- Phase 2 – This phase is anticipated to include construction of public restrooms, a stage/pavilion, and other amenities as may be appropriate ("**Phase 2**"). The total cost of Phase 2 is expected to be approximately $1.4M. Construction of Phase 2 will be subject to availability of funds and neither party is obligated to fund any Phase 2 improvements if mutually agreed upon fundraising goals are not met.

b. The Park District will maintain the property in perpetuity.
c. Lead fundraising and grant funding efforts including establishing an endowment fund for future capital replacement costs.

3. Both parties understand that a gap still exists to construct Phase II and that grants will be sought as well as an endowment established for long-term maintenance. 4. Future significant capital replacement costs would be split 50/50, i.e. restrooms, stage/pavilion, turf, amphitheater (i.e., event gathering/outdoor auditorium) area, audiovisual equipment.

5. Sale is contingent upon a zoning and site plan approval and no sale of property to a 3rd party

6. Tentative Schedule:

- April 2023 - September 2023 – Village participates in design process for Phase 1 and Phase 2 and the Parties formally agree on the plans.
- January 2024 – Design documents complete and Purchaser publishes bid invitation
- February 2024 – Bid opening and Purchaser awards contract (pending receipt of satisfactory bid, as mutually determined by the Purchase and the Seller)

- May 2024 – Purchaser obtains permits and begins construction of the Development
- December 2024 – Purchaser completes and obtains an occupancy certificate for Phase 1 ("**Phase 1 Completion Date**").

7. Panfish Park and Manor Woods lease agreements are a component of this PSA and include the following business terms:
    a. Village to contribute $55K to the Park District to maintain two Village properties for 20 years.
    b. The Park District will complete a master plan for Panfish Park in 2023 and contribute $200K to improvements of the playground while the Village will contribute $300K towards improvements to Panfish Park
    c. Given that these negotiations have extended into April, we have agreed that the maintenance of Panfish Park and Manor Woods would begin in January 2024.

Once the Purchase and Sale Agreement (PSA) is approved, both parties will have 180 days to work out the Redevelopment Agreement (RDA) for the US Bank property. In short, the PSA dictates how the property would be sold and the RDA dictates how the property will be managed. Some of these terms including in Exhibit C will be fine-tuned through the RDA process.

Budget Impact:

The majority of the costs associated with this agreement have already been spent on the purchase of the property last summer. The Village is committing to a $55K annual lease payments to be paid as follows: $30K from the Village Links Fund and $25K from the General Fund. With respect to the US Bank property, the Village purchased the US Bank property for $1.65M from the CBD TIF Fund; and has negotiated another $800K to be funded by the CBD TIF Fund. The schedule of payments between both parties is below:

453 Forest Avenue Redevelopment Agreement
Committed Costs

Transaction	Estimated Date	Village	Park District
Village purchases property from US Bank	9/27/2022	$(1,650,000)	$ -
Park Dist.purchases property from Village	12/1/2023	1,650,000	(1,650,000)
Initial capital incentive payment 1	12/1/2023	(250,000)	250,000
Purchase price incentive payment 1	6/15/2024	(825,000)	825,000
Phase 1 design and construction	12/1/2024	-	(2,800,000)
Initial capital incentive payment 2	12/1/2024	(250,000)	250,000

Purchase price incentive payment 2	6/15/2025	(825,000)	825,000
Ongoing capital incentive	12/1/2024	(25,000)	25,000
	12/1/2025	(25,000)	25,000
	12/1/2026	(25,000)	25,000
	12/1/2027	(25,000)	25,000
	12/1/2028	(25,000)	25,000
	12/1/2029	(25,000)	25,000
	12/1/2030	(25,000)	25,000
	12/1/2031	(25,000)	25,000
	12/1/2032	(25,000)	25,000
	12/1/2033	(25,000)	25,000
	12/1/2034	(25,000)	25,000
	12/1/2035	(25,000)	25,000
		$(2,450,000)	$(2,000,000)

Contribution to Strategic Plan (if applicable)

Strategic Priority: Effective Governance; **Initiative**: Finalize a partnership with the Park District on creating a downtown event and open space as well as partnership to manage Manor Woods and Panfish Park by April 2023.

Action Requested:

The Village and District continue to be committed to collaborating on ways to enhance and improve open space and recreational opportunities in the community. The opportunity to purchase the US Bank property to assist in providing additional park/open space and an event space to draw visitors downtown to support the business community. Furthermore, this agreement addresses some long term goals in the 2009 Downtown Strategic Plan as well as long term strategic plan initiatives. Staff is requesting consideration and approval of the Ordinance authorizing the signing of the Purchase and Sale Agreement for the US Bank property located at 453 Forest and associated 20-year lease agreements for Panfish Park and Manor Woods.

Attachments:

1. Ord -- Approving purchase and sale agreement with GEPD 4866-6938-9917
2. Intergovernmental Purchase and Sale Agreement-US Bank-Attachments-Final-2023-04-21
3. GEPD- Downtown Plaza Concept 2022.06.21
4. US Bank Financial Summary-2023-04-20

Village of Glen Ellyn

Ordinance No. _____

AN ORDINANCE AUTHORIZING THE APPROVAL OF AN INTERGOVERNMENTAL PURCHASE AND SALE AGREEMENT WITH THE GLEN ELLYN PARK DISTRICT CONCERNING THE PROPERTY COMMONLY KNOWN AS 453 FOREST AVENUE, GLEN ELLYN, ILLINOIS

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

Ordinance No. _____

AN ORDINANCE AUTHORIZING THE APPROVAL OF AN INTERGOVERNMENTAL PURCHASE AND SALE AGREEMENT WITH THE GLEN ELLYN PARK DISTRICT CONCERNING THE PROPERTY COMMONLY KNOWN AS 453 FOREST AVENUE, GLEN ELLYN, ILLINOIS

Whereas, the Village of Glen Ellyn ("Village") is a home rule unit of local government pursuant to subsection (a) of Article VII of the Illinois Constitution of 1970 ("Constitution") and the owner of the real property commonly known as 453 Forest Avenue, Glen Ellyn, Illinois ("Property"); and

Whereas, the Glen Ellyn Park District ("Park District") is an Illinois unit of local government; and

Whereas, the Constitution (Art. VII, Sec. 6(a)) authorizes the Village to exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals, and welfare; and

Whereas, the Constitution (Art. VII, Sec. 10), provides that the Village and Park District may contract or otherwise associate among themselves to obtain or share services and to exercise, combine, or transfer any power or function in any manner not prohibited by law or by ordinance and contract and otherwise associate with individuals, associations, and corporations in any manner not prohibited by law or by ordinance; and

Whereas, the Illinois Municipal Code ("Code") (65 ILCS 5/8-1-2.5) authorizes the Village to appropriate and expend funds for economic development purposes, including, without limitation, making grants necessary to promote economic development in the Village of Glen Ellyn; and

Whereas, the Tax Increment Allocation Redevelopment Act ("TIF Act") (65 ILCS 5/11-74.4-4(b), (c)) and the Village's home rule powers authorize the Village to make and enter into all contracts necessary or incidental to implement and further the Village's redevelopment plan for the Central Business District Redevelopment Project Area, all in the manner and at the price the Village deems to be reasonably necessary; and

Whereas, the TIF Act (65 ILCS 5/11-74.4-4(b), (c)), the Code of Ordinances of the Village of Glen Ellyn (Code Sec. 1-14-1), the Village's home rule powers, and other law authorize the Village to convey title to the Property to the Park District; and

Whereas, the Park District wishes to acquire the Property to construct and operate a public park and related amenities; and

Whereas, the Village and Park District have negotiated the terms of the Park District's acquisition of the Property, which terms are contained in the Intergovernmental Purchase and Sale Agreement attached as Exhibit 1 ("Purchase Agreement"); and

Whereas, the Village and Park District wish to share certain obligations concerning the properties commonly known as Panfish Park and Manor Woods Park, all as set forth in the lease agreements attached as Group Exhibit B to the Purchase Agreement (collectively, the "Lease Agreements"), subject to the Park District acquiring title to the Property in accordance with the Purchase Agreement; and.

Whereas, the Village's Corporate Authorities find that it is in the Village's best interests to approve the Purchase Agreement in accordance with this Ordinance's terms, and that doing so will promote the public health, safety, morals, and welfare, and that the Village will receive tangible benefits from the Property's redevelopment as a park and gathering space;

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 1: RECITALS. The foregoing recitals and all exhibits attached to this Ordinance are incorporated as though fully set forth in this Section.

SECTION 2: AGREEMENT APPROVED. The Purchase Agreement attached as Exhibit 1 is hereby approved. The Village Manager is authorized and directed to execute the Purchase Agreement on the Village's behalf and to take all actions necessary to implement the Purchase Agreement's terms, including, without limitation, (a) executing all documents necessary to implement and enforce the terms of this Ordinance; and (b) executing the Lease Agreements on or before the closing date.

SECTION 3: REPEALER. All ordinances, resolutions, or parts thereof in conflict with this Ordinance are hereby repealed to the extent of any such conflict.

SECTION 4: SAVING. Any section or provision of this Ordinance that is construed to be invalid or void shall not affect the remaining sections or provisions of this Ordinance, which shall remain in full force and effect.

SECTION 5: EFFECTIVE DATE. This Ordinance shall be in full force and effect upon its passage and approval as provided by law.

[Signature page follow]

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois this ____ day of 2023.

Ayes: _____

Nays: _____

Absent: _____

Approved by the Village President of the village of Glen Ellyn, Illinois, this ____ day of 2023.

_____
Village President

Attest:

_____
Village Clerk

AFFIX VILLAGE SEAL

Exhibit 1

Purchase Agreement

[Attached]

4851-0538-2008, V. 1

INTERGOVERNMENTAL PURCHASE AND SALE AGREEMENT

THIS INTERGOVERNMENTAL PURCHASE AND SALE AGREEMENT ("**Agreement**") is made and entered into this ____ day of _____, 2023 ("**Effective Date**"), between the **Village of Glen Ellyn**, an Illinois municipal corporation and home rule unit of local government with offices located at 535 Duane Street, Glen Ellyn, Illinois ("**Seller**"), and the **Glen Ellyn Park District**, an Illinois unit of local government with offices located at 185 Spring Avenue, Glen Ellyn, Illinois ("**Purchaser**") (collectively, the Seller and Purchaser are the "**Parties**" and, sometimes, individually, a "**Party**").

RECITALS

WHEREAS, the Seller owns certain real property containing +/- 1.04 acres located at 453 Forest Avenue in Glen Ellyn, Illinois, which property is legally described on Exhibit A ("**Property**"); and

WHEREAS, the State of Illinois Constitution ("**Constitution**") (Art. VII, Sec. 6(a)) provides that the Seller may exercise any power and perform any function pertaining to its government affairs, including, without limitation, the power to regulate for the protection of the public health, safety, morals, and welfare, the power to license, the power to tax, and the power to incur debt; and

WHEREAS, the Constitution (Art. VII, Sec. 10), provides that the Seller and Purchaser may contract or otherwise associate among themselves to obtain or share services and to exercise, combine, or transfer any power or function in any manner not prohibited by law or by ordinance contract and otherwise associate with individuals, associations, and corporations in any manner not prohibited by law or by ordinance; and

WHEREAS, the Illinois Municipal Code ("**Code**") (65 ILCS 5/8-1-2.5) authorizes the Seller to appropriate and expend funds for economic development purposes, including, without limitation, making grants necessary to promote economic development in the Village of Glen Ellyn; and

WHEREAS, the Code (65 5/11-74.4-1) authorizes the Seller to finance redevelopment projects in accordance with and pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1, *et seq.*) ("**TIF Act**"); and

WHEREAS, the TIF Act (65 ILCS 5/11-74.4-4(b), (c)) and the Seller's home rule powers authorize the Seller to make and enter into all contracts necessary or incidental to implement and further the Seller's redevelopment plan, all in the manner and at the price the Seller deems to be reasonably necessary; and

WHEREAS, the TIF Act (65 ILCS 5/11-74.4-4(b), (c)), the Code of Ordinances of the Village of Glen Ellyn (Code Sec. 1-14-1), the Seller's home rule powers, and other law authorize the Seller to convey title to the Property; and

WHEREAS, the Purchaser is authorized to acquire title to the Property pursuant to 70 ILCS 1205/8-1(b) and other applicable law; and

WHEREAS, Purchaser wishes to acquire the Property in service of its mission and anticipates constructing a downtown public park and event space that is anticipated to contain a stage or pavilion, restrooms, natural or artificial turf, picnic area, children's play area, landscaping, lighting, and related improvements, infrastructure, and appurtenances, all as Purchaser shall determine in the exercise of its legislative powers and policy making decisions in service of its mission and in accordance with the Redevelopment Agreement (as defined in Section 5(b)) (collectively, the "**Development**"); and

WHEREAS, the Parties wish to enter into this Agreement setting forth the terms and conditions applicable to the Purchaser's acquisition of the Property;

WHEREAS, the Parties also anticipate entering into lease agreements on or before the date of the Closing (as defined in Section 4) concerning Panfish and Manor Woods Parks—in substantially the same form as set forth in Group Exhibit B (collectively, the "**Lease Agreement(s)**")—which contain interrelated financial contributions and commitments.

AGREEMENT

In consideration of the recitals, covenants, and agreements contained herein, the Parties agree as follows:

1. Recitals and Exhibits. The foregoing recitals are incorporated as though fully set forth in this Section 1. All Exhibits attached to this Agreement are incorporated by this reference.

2. Property to be Purchased. Subject to compliance with the terms and conditions of this Agreement, Seller agrees to convey to Purchaser, and Purchaser agrees to purchase from Seller, the Property.

3. Purchase Price. The Property's purchase price shall be One Million Six Hundred Fifty Thousand and No/100 ($1,650,000.00) Dollars ("**Purchase Price**"). Purchaser shall pay the Purchase Price in full at Closing (as defined in Section 4) by transfer of immediately available funds, and subject to adjustments and proration as described in this Agreement.

4. Closing. The closing of the purchase and sale of the Property ("**Closing**") will occur no later than sixty (60) days after the expiration of the Inspection Period (as defined in Section 5(a)) at a mutually agreeable time at the offices of Chicago Title Insurance Company ("**Title Company**" or "**Escrow Agent**"), or such other place and time as may be agreed upon by the Purchaser and the Village Manager.

5. Rights of Inspection; Regulatory Approvals; Title and Survey.

(a) Beginning on the Effective Date and ending one hundred eighty (180) days thereafter ("**Inspection Period**"), Purchaser, its counsel, accountants, agents and other representatives, shall have full and continuing access to the Property and all parts thereof, upon

reasonable notice to Seller. Seller shall also deliver to Purchaser, within 5 business days of the Effective Date, all documents received by Seller when it acquired the Property in 2022, including but not limited to any Plat of Survey received by Seller, any Phase 1 environmental survey or report received by Seller, representations about the Property made to the Seller, and any title commitments or policies of insurance. Purchaser and its agents and representatives shall also have the right to enter upon the Property during the Inspection Period for any purpose related to this transaction, including, without limitation, inspecting, surveying, engineering, testing of mechanical systems, performance of environmental tests, and such other work as Purchaser shall consider appropriate ("**Inspections**"). Upon the voluntary or involuntary termination of the Inspection Period, Purchaser shall return the Property to its condition as it existed upon the Effective Date, reasonable wear and tear not caused by the Purchaser excepted.

(b) During the Inspection Period, Purchaser shall have the further right, at Purchaser's sole cost, to make such inquiries of governmental agencies, including, without limitation, the Seller, financing entities, and utility companies, and to make such feasibility studies and analyses as it considers appropriate, and to apply for and obtain all (i) regulatory approvals from any local, state, or federal governmental entity or agency; and (ii) financial approvals necessary for the construction and operation of the Development, including, without limitation, negotiating the terms of an agreement or agreements with the Seller governing the construction, operation, and financing of the Development ("**Redevelopment Agreement**"). The Redevelopment Agreement will include, among other terms, the terms set forth in Exhibit C. The Parties agree that during the Inspection Period, the Purchaser seek approval of a map amendment for the Property rezoning the same to the CR (Conservation Recreation) Zoning District and Seller agrees to reasonably cooperate with Purchaser by timely reviewing and processing the map amendment and any other zoning entitlements associated with the Development.

(c) The Purchaser's Inspections of the Property are subject to the Purchaser holding harmless the Seller and its elected and appointed officials, officers, directors, employees, representatives, agents, attorneys, tenants, brokers, successors ("**Seller Parties**"), and assigns, fully indemnifying, and defending the Seller Parties against any damage, claim, liability or cause of action arising from or caused by the actions of Purchaser, its agents, or representatives upon the Property, except to the extent caused by the willful or intentional act of the Seller. The Purchaser's obligations and duties contained in this Section 5(c) shall survive Closing.

(d) The obligations of Purchaser under this Agreement are subject to and conditioned upon the determination by Purchaser, in its sole discretion and judgment, that the Property is satisfactory to construct the Development. In the event such conditions to Purchaser's obligations have not been satisfied within Inspection Period, as determined solely by Purchaser, Purchaser shall have the right, by written notice delivered to Seller on or before the last day of the Inspection Period, to terminate this Agreement for any reason or no reason at all. Should such termination be delivered on or before the last day of the Inspection Period, this Agreement shall be deemed null and void, neither Party shall have any further duties or obligations under this Agreement, and the Earnest Money shall be returned to the Purchaser. In the event of termination, Purchaser shall bear the cost of any fees imposed by the Title Company on the Seller through the termination date.

(e) In the event that the Inspections uncover environmental conditions unacceptable to the Purchaser, the Purchaser will notify the Seller in writing during the Inspection Period and the Seller will have the option, at its sole cost and expense, to remediate any such environmental conditions in accordance with all local, state, and federal laws and other requirements of law prior to Closing.

(f) Within five (5) business days after the Effective Date, Seller will order a title commitment from the Title Company, and within thirty (30) days of the Effective Date, the Seller will deliver an Alta Form B title commitment to Purchaser ("**Title Commitment**") for an owner's title insurance policy issued by the Title Company in the amount of the Purchase Price for the Property showing fee simple title to the Property vested in the Seller. Within ten (10) days of receiving both the Title Commitment and the Survey, the Purchaser will notify the Seller as to (i) any exceptions to title shown on the Title Commitment that are not acceptable to the Purchaser, and (ii) any objections the Purchaser has to the Survey ("**Purchaser Title Notice**"). Any title exceptions that Purchaser fails to object to in the Purchaser Title Notice will become Permitted Exceptions, and Exhibit D to this Agreement will be modified accordingly. At least five (5) days before the Closing, the Seller will deliver to Purchaser a pro forma Title Commitment. The cost of the title insurance policies to be issued pursuant to the Title Commitment and the cost of all endorsements shall be paid by the Purchaser. All required state, county, and municipal transfer taxes, if any, shall be paid by the Purchaser.

(h) The Seller will have ten (10) days from the receipt of the Purchaser Title Notice to provide Purchaser with assurances satisfactory to Purchaser that any such objectionable matters will be removed or endorsed over, in reasonable form and substance acceptable to Purchaser, on or before Closing. The Purchaser may extend the period in which the Seller will cure or remove such Unpermitted Exceptions or Survey defects or accept the Title Commitment and Survey as they then are. Unpermitted Exceptions which are accepted as part of this Section 5 will become Permitted Exceptions.

(i) During the Inspection Period, Purchaser shall have the right to access, review, and inspect the following:

1) All leases related to or concerning the Property; and

2) All contracts related to or concerning the Property

Seller agrees to cooperate in all respects to facilitate Purchaser's Inspections (including but not limited to any Phase 1 investigation of environmental conditions) and agrees to make available all documents, books and records necessary to permit the inspections described herein.

6. Control of Property. Before Closing and subject to Purchaser's indemnification obligations set forth in this Agreement, Seller shall have the full responsibility and liability for any and all damage or injury to the Property. If, before Closing, the Property is materially damaged or the Property shall be the subject of an action in eminent domain or a proposed taking by a governmental authority, whether temporary or permanent, Purchaser, at its sole discretion, shall have the right to terminate this Agreement upon notice to Seller by so notifying Seller. If Purchaser does not exercise its right of termination, any and all proceeds arising out of such damage or

destruction, if the same be insured, or out of any such eminent domain or taking, shall be assigned or distributed in the following manner: (a) Seller shall receive an amount sufficient to cover the total costs expended by the Seller pertaining to the Property, including without limitation, survey costs, inspection costs, demolition and remediation costs, real estate taxes, legal fees, and administrative fees; and (b) all remaining proceeds shall be paid to the Purchaser on the Closing Date.

7. Representations. In order to induce Purchaser to enter into this Agreement, Seller represents, warrants, and covenants to Purchaser as set forth below.

(a) Seller has the legal power, right and authority to enter into this Agreement, to consummate the transactions contemplated herein, and to execute and deliver all documents and instruments to be delivered by Seller hereunder. The individual(s) executing this Agreement on behalf of Seller have the legal power, right, and actual authority to bind Seller to the terms and conditions of this Agreement.

(b) No lease concerning the Property contains any option to renew or extend the term thereof beyond the Closing Date or to purchase or acquire any interest in the Property. No options, warrants, rights, or agreements to purchase, participate in, or acquire all or any portion of the Premises are outstanding.

(c) To the best of Seller's knowledge, the Property is tax exempt. If, between the Effective Date and the Closing Date, Seller receives notice of any increase in the assessed valuation, Seller will promptly notify Purchaser of same.

(d) Except as provided in this Section, there are no written or oral contracts or commitments relating to the Property including, without limitation, for management, performance of service, employment, or purchase or lease of equipment ("**Contracts**") relating to the Property with respect to any third party.

(e) To the best of Seller's knowledge, there are no lawsuits threatened or pending involving all or any portion of the Property and no notice has been received by Seller of any condemnation proceedings or any building, zoning, environmental, fire or health code violations which are threatened or pending. If between the date hereof and the date of Closing, any notice of code violations is received or any lawsuits are initiated with respect to the Property, Seller will promptly notify Purchaser of same, and with respect to code violations, will correct same prior to Closing.

(f) The execution of this Agreement is not in violation of or prohibited by any contract, agreement, or other obligation to which Seller is bound, and the party executing this Agreement for Seller warrants his/her authority to bind Seller.

(g) All of the documents delivered to the Purchaser pursuant to this Agreement are true and correct.

Seller further covenants to Purchaser and agrees that between the Effective Date and the Closing Date:

(h) Seller shall not enter into any new undertakings or agreements relating to the management, financing or maintenance of the Property which extend beyond the Closing Date or prepay for a period of more than one (1) month any sums payable under any Contracts, without prior written notice to and approval of Purchaser.

(i) Seller shall keep Property adequately insured by financially sound and reputable insurers against loss or damage by fire with extended coverage endorsements and maintain reasonably adequate liability insurance covering liability for personal injury or property damage to the extent and in the manner customary for Property of its character.

(j) Seller shall duly pay and discharge, or cause to be paid or discharged, or shall provide a credit to Purchaser at Closing for all taxes, assessments, claims for labor, materials, or supplies which have been incurred prior to Closing and which if unpaid, might by law become a lien or charge upon the Property. Real estate taxes, if any, shall be prorated as of the Date of Closing based on one hundred percent (100%) of the most recent ascertainable full year tax bill.

EXCEPT AS OTHERWISE STATED IN THIS AGREEMENT, INCLUDING THE EXHIBITS ATTACHED HERETO, NO REPRESENTATIONS OR WARRANTIES HAVE BEEN MADE OR ARE MADE AND NO RESPONSIBILITY HAS BEEN OR IS ASSUMED BY SELLER OR BY ANY OFFICER, EMPLOYEE, PERSON, FIRM, AGENT OR REPRESENTATIVE ACTING OR PURPORTING TO ACT ON BEHALF OF SELLER AS TO THE CONDITION OR REPAIR OF THE PROPERTY OR THE VALUE, EXPENSE OF OPERATION, OR INCOME POTENTIAL THEREOF OR AS TO ANY OTHER FACT OR CONDITION WHICH HAS OR MIGHT AFFECT THE PROPERTY OR THE CONDITION, REPAIR, VALUE, EXPENSE OF OPERATION OR INCOME POTENTIAL OF THE PROPERTY OR ANY PORTION THEREOF. THE PARTIES AGREE THAT ALL UNDERSTANDINGS AND AGREEMENTS HERETOFORE MADE BETWEEN THEM OR THEIR RESPECTIVE AGENTS OR REPRESENTATIVES, ARE MERGED IN THIS AGREEMENT AND THE EXHIBITS HERETO, WHICH ALONE FULLY AND COMPLETELY EXPRESS THEIR AGREEMENT, AND THAT THIS AGREEMENT HAS BEEN ENTERED INTO AFTER FULL INVESTIGATION, OR WITH THE PARTIES SATISFIED WITH THE OPPORTUNITY AFFORDED FOR INVESTIGATION, NEITHER PARTY RELYING UPON ANY STATEMENT OR REPRESENTATION BY THE OTHER UNLESS SUCH STATEMENT OR REPRESENTATION IS SPECIFICALLY EMBODIED IN THIS AGREEMENT OR THE EXHIBITS ATTACHED HERETO.

In order to induce Seller to enter into this Agreement, Purchaser represents, warrants, and covenants to Seller as set forth below.

(k) this Agreement and all documents or instruments delivered by Purchaser in connection with the transaction contemplated by this Agreement have been or will be at the time of delivery duly authorized and all obligations of Purchaser under this Agreement and the aforementioned documents and instruments are or at the time of delivery thereof shall be legal, valid and binding obligations of it and, as of the time of delivery, neither this Agreement nor any of the other aforementioned documents or instruments violates or will be in violation of the provisions of any other agreement to which Purchaser is a party or to which it is subject;

(l) there are no actions, suits, or proceedings pending or, to the knowledge of Purchaser, threatened against or affecting Purchaser before any administrative, regulatory, adjudicatory or arbitration body or agency of any kind that have, or could reasonably be expected to have, a material and adverse effect on the performance by Purchaser of its obligations pursuant to and as contemplated by the terms and provisions hereof;

(m) Purchaser is in compliance with the requirements of Executive Order No. 133224, 66 Fed. Reg. 49079 (Sept. 25, 2001) ("**Order**") and other similar requirements contained in the rules and regulations of the Office of Foreign Assets Control, Department of the Treasury ("**OFAC**") and in any enabling legislation or other Executive Orders or regulations in respect thereof (the Order and such other rules, regulations, legislation, or orders are collectively called the "**Orders**"). Purchaser is not listed on the Specially Designated Nationals and Blocked Persons List maintained by OFAC pursuant to the Order and/or on any other list of terrorists or terrorist organizations maintained pursuant to any of the rules and regulations of OFAC or pursuant to any other applicable Orders; and

(n) Purchaser understands and acknowledges that the Agreement is expressly contingent upon the Parties' entering into a Redevelopment Agreement addressing, without limitation, the matters identified within Exhibit C. The Parties understand and acknowledge that failure to enter into a Redevelopment Agreement acceptable to the Seller during the Inspection Period provides grounds for either Party, exercising its sole discretion and at any time during or after the Inspection Period, to unilaterally terminate this Agreement and the Parties' rights, duties, and obligations hereunder.

(o) Purchaser has on hand at least $2 million in immediately available funds reserved and dedicated for use in support of the Development.

8. Condition of Property.

(a) EXCEPT AS OTHERWISE PROVIDED IN THIS AGREEMENT, INCLUDING ITS EXHIBITS, PURCHASER ACKNOWLEDGES AND AGREES TO ACCEPT THE PROPERTY IN "AS IS" CONDITION AT THE TIME OF CLOSING, INCLUDING, WITHOUT LIMITATION, ANY DEFECTS OR ENVIRONMENTAL CONDITIONS, NOT OTHERWISE REMEDIATED BY THE SELLER PRIOR TO CLOSING, AFFECTING THE PROPERTY, WHETHER KNOWN OR UNKNOWN, WHETHER SUCH DEFECTS OR CONDITIONS WERE DISCOVERABLE THROUGH INSPECTION OR NOT. Purchaser acknowledges that Seller, its agents and representatives have not made, and the Seller specifically negates and disclaims, any representations, warranties, promises, covenants, agreements or guarantees, implied or express, oral or written with respect to the following:

1) the granting of any required permits or approvals, if any, of any governmental bodies which have jurisdiction over the construction or development of the Property, including, without limitation, the Seller;

2) the granting of any permits or approvals concerning any matters that may be addressed within the Redevelopment Agreement;

3) approval of the Redevelopment Agreement; and

4) the habitability, merchantability, marketability, profitability or fitness of the Property for the Development.

(b) The Closing of this transaction shall constitute acknowledgement by the Purchaser that Purchaser had the opportunity to retain independent, qualified professionals to inspect the Property and that the condition of the Property is acceptable to the Purchaser. The Purchaser agrees that the Seller shall have no liability for any claims or losses the Purchaser or the Purchaser's successors or assigns may incur as a result of construction or other defects which may now or hereafter exist with respect to the Property. This Section 8(b) shall survive Closing.

9. Taxes and Special Assessments. The Seller will ensure that there are no outstanding and unpaid real estate tax or special assessment liabilities due and owing up to and including the date of Closing, and that the Property will be conveyed to the Purchaser free of any such taxes, transfer taxes, assessments or liens.

10. Closing Costs; Related Fees. The Parties shall evenly split (*i.e.*, 50% / 50%) the costs of Closing, excluding escrow costs and fees, which shall be fully paid by Purchaser. Each Party will bear its own attorneys' fees.

11. Seller's Obligations at Closing. At or prior to the Closing Date, Seller shall:

(a) Deliver to Purchaser a duly recordable special warranty deed to the Property with all stamps affixed thereto conveying to Purchaser fee simple title to the Property and all of Seller's rights appurtenant thereto, together with all required transfer declarations duly executed by Seller;

(b) Deliver to Purchaser the affidavit of Seller confirming that Seller is not a "foreign corporation" within the meaning of Section 1445 of the Internal Revenue Code;

(c) Deliver to Escrow Agent an ALTA Statement, on Escrow Agent's standard form, executed by Seller;

(d) Deliver to Escrow Agent an affidavit stating that there is no property manager at the Property;

(e) Deliver to Escrow Agent a settlement statement; and

(f) Deliver an Affidavit of Title executed by the Seller warranting that no outstanding mechanic's lien rights exist and that the property is subject to no leases, liens or other claims or encumbrances of title except those specifically permitted pursuant to this Agreement.

The Parties shall also deliver such additional documents and matters as shall be reasonably required to close the transactions contemplated by this Agreement including, without limitation, Real Estate Transfer Tax Declarations, copies of paid real estate tax bills, and most recent notices of assessment valuation, if any. Drafts of all Seller Closing documents listed in this Section 11

will be delivered to the Purchaser at least five (5) days prior to the Closing for the Purchaser's approval.

12. Purchaser's Obligations at Closing. At Closing, and subject to the terms, conditions, and provisions hereof, and the performance by Seller of its obligations as set forth herein, Purchaser shall deliver the Purchase Price and Purchaser's share of Closing costs. At or before Closing, Purchaser shall execute and deliver to the Escrow Agent such documents, and perform such acts, as are reasonably necessary to accomplish and/or consummate the Closing.

13. Delivery of Possession of Property. The Seller shall deliver legal fee simple title for the Property to the Purchaser at Closing. Except as otherwise provided in this Agreement, if the Purchaser alters the Property or causes the Property to be altered in any way and/or occupies the Property or allows any other person to occupy the Property prior to Closing without the prior written consent of the Seller, such event shall constitute a breach by the Purchaser under the Agreement and the Seller may terminate the Agreement and the Purchaser shall be liable to the Seller for damages caused by any such alteration or occupation of the Property prior to Closing, and Purchaser waives any and all claims for damages or compensation for alterations made by the Purchaser to the Property including, but not limited to, any claims for unjust enrichment.

14. Deed. The deed to be delivered by Seller at Closing shall be a special warranty deed that covenants that Seller grants only that title which Seller may have and that Seller will only defend title against persons claiming by, through, or under the Seller, but not otherwise, and includes (a) a right of specific performance in favor of the Seller should the Purchaser materially fail to comply with the Redevelopment Agreement (as defined in Exhibit C); (b) Seller's right to approve any sale of the Property, or any portion thereof, to any third party; (c) Seller's right to approve any lease of the Property, or any portion thereof, to any third party for any use not associated with the mission of the Park District and the availability of the Property to the public for recreation purposes. Any reference to the term "Deed" or "deed" herein shall be construed to refer to such form of deed.

15. Conditions to the Seller's Performance. The Seller shall have the right, at the Seller's sole discretion, to terminate this Agreement if:

(a) Full payment of any Property, fire or hazard insurance claim is not confirmed prior to the Closing;

(b) Any third Party, whether tenant, homeowner's association, or otherwise, exercises rights under a right of first refusal to purchase the Property;

(c) The Purchaser is the former mortgagor of the Property, or is related to or affiliated in any way with the former mortgagor, and the Purchaser has not disclosed this fact to the Seller prior to the Seller's acceptance of this Agreement;

(d) The Seller, at the Seller's sole discretion, determines that the sale of the Property to the Purchaser or any related transactions are in any way associated with illegal activity of any kind;

(e) The Purchaser fails to or is unable to obtain during the Inspection Period all governmental approvals, authorizations, licenses, and permits, required to develop and operate the Development on the Property;

(f) The Purchaser and the Seller are unable to agree to terms on a Redevelopment Agreement during the Inspection Period;

(g) The Purchaser and the Seller fail to execute and deliver the Lease Agreement on or before the Closing Date.

(h) Any material misrepresentation is made by the Purchaser.

16. Indemnification. The Purchaser agrees to indemnify and fully protect, defend, and hold harmless the Seller and its elected or appointed officials, officers, directors, employees, representatives, agents, attorneys, tenants, brokers, successors or assigns from and against any and all claims, costs, liens, loss, damages, attorney's fees and expenses of every kind and nature that may be sustained by or made against the Seller, its elected or appointed officials, officers, directors, employees, representatives, agents, attorneys, tenants, brokers, successors or assigns, resulting from or arising out of:

(a) Inspections or repairs made by the Purchaser or its agents, employees, contractors, successors or assigns; and

(b) The Purchaser's or the Purchaser's tenants, agents or representatives use and/or occupancy of the Property prior to Closing,

except to the extent caused by the willful or intentional act of the Seller. This Section 16 shall survive Closing.

17. Risk of Loss. In the event of fire, destruction or other casualty loss to the Property after the Seller's acceptance of this Agreement and prior to Closing, the Seller may, with the consent of the Purchaser, repair or restore the Property, or the Seller may terminate the Agreement. If the Seller repairs or restores the Property, then the Seller may, with the consent of the Purchaser, limit the amount to be expended. Whether or not Seller repairs or restores the Property, the Purchaser's sole and exclusive remedy shall be either to acquire the Property in its then condition at the Purchase Price with no reduction thereof by reason of such loss or terminate this Agreement. The Purchaser will provide no indemnification to the Seller otherwise required under this Agreement in the event that the Seller takes any action, whether consented to or not by the Purchaser, to repair or restore the Property.

18. Discharge. Seller's delivery of the deed to the Property to the Purchaser shall be deemed to be full performance and discharge of all of the Seller's obligations under this Agreement.

19. Brokerage. Purchaser and Seller represent and warrant that neither has retained or engaged a broker in connection with this Agreement, including, without limitation, any transaction

contemplated by this Agreement. Seller and Purchaser hereby agree to indemnify and hold one another harmless for any claim (including reasonable expenses, including legal fees and costs, incurred in defending such claim, demand, or cause of action) made by a broker or sales agent or similar Party in connection with this transaction and claiming by or through the indemnifying Party and not disclosed herein. The provisions of this Section shall survive the Closing.

20. Remedies. If either Party defaults in the performance of this Agreement, the non-defaulting Party's exclusive remedies shall be to either: (i) terminate this Agreement; or (ii) pursue specific performance. Except as expressly provided herein, Seller and Purchaser hereby acknowledge and agree that neither Party shall be entitled to any monetary or legal damages as a result of any breach of this Agreement.

21. Miscellaneous. The following general provisions govern this Agreement.

(a) No Waiver. The waiver by either Party hereto of any condition or the breach of any term, covenant or condition herein contained shall not be deemed to be a waiver of any other condition or of any subsequent breach of the same or of any other term, covenant or condition herein contained. Either Party, in its sole discretion may waive any right conferred upon such Party by this Agreement; provided that such waiver shall only be made by giving the other Party written notice specifically describing the right waived.

(b) Time of Essence. Time is of the essence of this Agreement.

(c) Governing Law. This Agreement is made and executed under and in all respects to be governed and construed by the laws of the State of Illinois and the Parties hereto hereby agree and consent and submit themselves to any court of competent jurisdiction situated in the DuPage County, Illinois.

(d) Notices. All notices and demands given or required to be given by any Party hereto to any other Party shall be deemed to have been properly given if and when delivered in person, sent by email, or three (3) business days after having been deposited in any U.S. Postal Service and sent by registered or certified mail, postage prepaid, addressed as follows (or sent to such other address as any Party shall specify to the other Party pursuant to the provisions of this Section):

If to Seller:
Village of Glen Ellyn
Attn: Village Manager
535 Duane Street
Glen Ellyn, Illinois 60137
Email: mfranz@glenellyn.org

With a Copy to:
Ancel Glink, P.C.
Attn: Gregory W. Jones
140 S. Dearborn Street, 6th Floor
Chicago, Illinois 60603
Email: gjones@ancelglink.com

If to Purchaser:
Glen Ellyn Park District
Attn: Executive Director
185 Spring Avenue
Glen Ellyn, Illinois 60137
Email: _____

With a Copy to:
Ancel Glink, P.C.
Attn: Derke J. Price
140 S. Dearborn Street, 6th Floor
Chicago, Illinois 60603
Email: dprice@ancelglink.com

In the event either Party delivers a notice by email, as set forth above, such Party agrees to immediately deposit the originals of the notice in a post office, branch post office, or mail depository maintained by the U.S. Postal Service, postage prepaid and addressed as set forth above. Such deposit in the U.S. Mail shall not affect the deemed delivery of the notice by email, provided that the procedures set forth above are fully complied with. Any Party, by notice given as aforesaid, may change the address to which subsequent notices are to be sent to such Party.

(e) Assignability. In no event may Seller convey or encumber the Property during the term of this Agreement, and neither Seller nor Purchaser may assign this Agreement or its rights herein to any third Party without the prior written consent of the other party.

(f) Severability. If for any reason any term or provision of this Agreement shall be declared void and unenforceable by any court of law or equity it shall only affect such particular term or provision of this Agreement and the balance of this Agreement shall remain in full force and effect and shall be binding upon the Parties hereto.

(g) Disputes. Notwithstanding any other provisions herein to the contrary, if any action or proceeding is brought by Seller or Purchaser to interpret the provisions hereof or to enforce either Party's respective rights under this Purchase Agreement, the prevailing Party shall be entitled to recover from the unsuccessful Party therein, in addition to all other remedies, all costs incurred by the prevailing Party in such action or proceeding, including reasonable attorney's fees and court costs.

(h) Complete Agreement. All understandings and agreements heretofore had between the Parties are merged into this Agreement which alone fully and completely expresses the Parties' agreement. This Agreement may be changed only in writing signed by both Parties hereto and shall apply to and bind the successors and assigns of each of the Parties hereto and shall merge with the deed delivered to Purchaser at Closing except as specifically provided herein.

(i) No Third Party Beneficiaries. The covenants and agreements contained herein shall be binding upon and inure to the sole benefit of the Parties hereto, and their successors and assigns.

Nothing herein, express or implied, is intended to or shall confer upon any other person, entity, company, or organization, any legal or equitable right, benefit or remedy of any nature whatsoever under or by reason of this Agreement.

(j) Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument, and any signatures to counterparts may be delivered by facsimile or other electronic transmission and shall have the same force and effect as original signatures.

[Signature page follows]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year set forth below.

PURCHASER:

Glen Ellyn Park District,
an Illinois unit of local government

_____
Name:
Title:

Date: _____

Attest

_____
Name:
Title:

Date: _____

SELLER:

Village of Glen Ellyn,
an Illinois municipal corporation

_____
Name:
Title:

Date: _____

Attest

_____
Name:
Title:

Date: _____

Exhibit A

Property's Depiction

LOT 1 OF PLAT OF CONSOLIDATION OF U.S. BANK OF GLEN ELLYN, PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AUGUST 17, 2010 AS DOCUMENT R2010-107192.

P.I.N.: 05-11-322-025

Address: 453 Forest Avenue, Glen Ellyn, Illinois 60137

Group Exhibit B

Lease Agreement

[Attached]

Exhibit C

Redevelopment Agreement Terms

The following terms will serve as the basis for preparing the Redevelopment Agreement. It is understood the following terms and conditions are not exclusive, but instead an outline of the core terms that will be incorporated into the initial draft of the Redevelopment Agreement. These terms are not enforceable or binding until the Parties approve a Redevelopment Agreement containing such terms.

a) Development Cost. Purchaser will invest at least $2 million into the Development, excluding the Purchase Price. Before Closing, Purchaser will provide Seller a draft budget and estimated cost of construction report for constructing Phases 1 and 2 of the Development that demonstrates the anticipated cost of Phases 1 and 2 is estimated to be at least $3.74 million. The Development will be divided into the following two phases:

- Phase 1 – This phase includes demolition, and construction of park amenities which are anticipated to include natural or artificial turf, picnic area, children's play area, landscaping, and lighting ("**Phase 1**"). The anticipated total cost of Phase 1 is expected to be approximately $2.8M.
- Phase 2 – This phase is anticipated to include construction of public restrooms, a stage/pavilion, and other amenities as may be appropriate ("**Phase 2**"). The total cost of Phase 2 is expected to be approximately $1.4M. Construction of Phase 2 will be subject to availability of funds and neither Party is obligated to fund any Phase 2 improvements if mutually agreed upon fundraising goals are not met.

b) Design and Use. Purchaser will operate and use the Property only as a public park and event space. The Purchaser will provide the Seller an opportunity to book no fewer than 10 single and multi-date events per year for use by the Seller, the Chamber of Commerce, Downtown Alliance organizations, and others entities designated by the Seller. On an annual basis, the Purchaser will provide Seller a reasonable opportunity to book its events before the Purchaser allows the general public to book events. The Development's design, use, and maintenance will be governed by the terms of the Redevelopment Agreement and the ordinance granting zoning entitlement to the Development. Changes or modifications to the approved plans or terms governing the Development will require the Parties' mutual consent.

c) Property Acquisition. Purchaser will acquire title to the Property on or before December 1, 2023. At Closing, Purchaser will grant Seller, at no cost, a license for possession and use of the Property between the Closing Date and the date the Purchaser commences construction of Phase 1 improvements.

d) Development Schedule. Contingent upon Purchaser agreeing to close on the Property, Purchaser will comply with the following Development schedule, which will be supplemented with additional interim milestone dates:

- March 2023 - September 2023 – Village participates in design process for Phase 1 and Phase 2 and the Parties formally agree on the plans.
- January 2024 – Design documents complete and Purchaser publishes bid invitation
- February 2024 – Bid opening and Purchaser awards contract (pending receipt of satisfactory bid, as mutually determined by the Purchaser and the Seller)
- May 2024 – Purchaser obtains permits and begins construction of the Development
- December 2024 – Purchaser completes and obtains an occupancy certificate for Phase 1 ("**Phase 1 Completion Date**").

e) Incentives.

1) Purchase Price Incentive. Seller will reduce the Property's Purchases Price from $1.65 million to $10 ("**Purchase Price Incentive**") in accordance with the following schedule: (a) Seller will deliver to Purchaser $825,000 on or before June 15, 2024; and (b) Seller will deliver to Purchaser an additional $825,000 on or before June 15, 2025. Seller's payment of the Purchase Price Incentive shall be subject to Purchaser constructing Phase 1 of the Development in accordance with the approved plans and schedule and otherwise complying with the Redevelopment Agreement's terms. Purchaser will only use Purchase Price Incentive funds to support Phase 1 activities.

2) Initial Capital Incentive. Seller will provide to Purchaser $500,000 ("**Initial Capital Incentive**") to support Phase 1 costs eligible for reimbursement under the TIF Act in accordance with the following schedule: (1) Seller will deliver to Purchaser $250,000 when the RDA is approved by both parties; and (2) Seller will deliver to Purchaser an additional $250,000 on the Phase 1 Completion Date. Seller's payment of the Capital Cost Incentive shall be subject to (a) Purchaser certifying previously-incurred costs eligible for reimbursement under the TIF Act; (b) Purchaser constructing the Development in accordance with the approved plans and schedule and; and (c) otherwise complying with the Redevelopment Agreement's terms. The Parties agree that as anticipated, the demolition and preparation of the site for Phase 1 activities will all be eligible costs, as will the professional design and construction costs incurred for the public improvements and amenities to be constructed as per the approved Development plans.

3) Ongoing Capital Incentive. Seller will provide to Purchaser $300,000 ("**Ongoing Capital Incentive**") to support Phase 1 activities in accordance with the following schedule: annually, on or before each anniversary of the RDA approval, Seller will provide Purchaser a payment of $25,000 to reimburse Purchaser for costs Purchaser previously incurred that are associated with Phase 1 activities. Ongoing Capital Incentive funds shall only be used to reimburse costs eligible to be paid pursuant to the TIF Act. Seller's payment of the Ongoing Capital Incentive shall be subject to (a) Purchaser certifying previously-incurred costs eligible for reimbursement under the TIF Act; (b) constructing the Development in accordance with the approved plans and schedule; and (c) otherwise complying with the Redevelopment Agreement's terms.

f) Property Maintenance. The Purchaser will be solely responsible for all costs associated with the maintenance of the Property and its improvements; however, this obligation shall not apply to Capital Replacement Costs as defined below.

g) Phase 2 Financing. The Parties will cooperate to solicit funding for Phase 2, including, without limitation, pursuing grant and philanthropic funding. The Purchaser will lead fundraising efforts to raise additional funds to construct Phase 2 and establish an endowment fund ("**Endowment Fund**") for future Capital Replacement Costs (as defined below). The Seller agrees to seek funds through the Glen Ellyn Fund and assist in this endeavor.

h) Capital Replacement Costs. "**Capital Replacement Costs**" are hereby defined to be any out-of-pocket expenditures to repair or replace the Development's restrooms, stage/pavilion, turf, amphitheater (i.e., event gathering/outdoor auditorium) area, and audiovisual equipment that are, net of any insurance proceeds, greater than $30,000. The Parties agree to seek donations to establish the Endowment Fund as a means to meeting the Capital Replacement Costs, in addition to funding construction of Phase 2. The Parties further agree that the definition of Capital Replacement Costs may be amended within the terms of the RDA. To the extent the Endowment Fund is not sufficient to meet Capital Replacement Costs, the Purchaser will pay 50% of such Capital Replacement Costs and the Seller will pay 50% of the Capital Replacement Costs. The Parties will provide notice as soon as reasonably practical for all Capital Replacement Costs and both Parties will reasonably cooperate with each other concerning approval and payment of Capital Replacement Costs.

i) Purchaser will defend, indemnify, and hold the Seller harmless from any claims related to the Development, including, without limitation, its construction and operation, and the Property.

j) Purchaser will provide Seller with access to all documents and records concerning the Development upon the Seller's reasonable request.

Exhibit D

Permitted Exceptions

[Attached]

4822-5169-2663, v. 1

Village of Glen Ellyn Property to be Leased to Glen Ellyn Park District

ATTACHMENT

4

INTERGOVERNMENTAL LEASE AGREEMENT BETWEEN THE VILLAGE OF GLEN ELLYN AND THE GLEN ELLYN PARK DISTRICT

(Panfish Park, Glen Ellyn, Illinois)

THIS INTERGOVERNMENTAL LEASE AGREEMENT ("***Agreement***") is made and entered into this ____ day of _____, 2023 ("***Effective Date***") between the **Glen Ellyn Park District** ("***Park District***"), an Illinois Park District and unit of local government, and the **Village of Glen Ellyn** ("***Village***"), an Illinois municipal corporation and home rule unit of local government (collectively, the Park District and the Village are the "***Parties***" and sometimes, individually, a "***Party***").

WHEREAS, pursuant to the Illinois Park Code, Chapter 70, ILCS Sections 1205/8-1(b)(1), 1205/8-16 and 1205/10-4, any park district shall have the power to acquire by lease or permit the right to occupy and use real estate, land and riparian estates for park and playground purposes and to improve, maintain and equip the same as a park or playground, and to place permanent buildings and structures thereon; and

WHEREAS, Article VII, sec. 10 of the 1970 Illinois Constitution provides that units of local government may contract and otherwise associate among themselves to obtain or share services and to exercise, combine or transfer any power or function, in any manner not prohibited by law; and

WHEREAS, the Illinois Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.*, allows a unit of local government to enter into an intergovernmental agreement to exercise its various powers, privileges or authority jointly with another unit of local government; and

WHEREAS, the Village has authority to enter into lease agreements pursuant to its home rule and other authority; and

WHEREAS, the Village is the owner of a certain tract of real estate consisting of approximately _____ acres commonly known as Panfish Park, which real estate is improved with walking trails, open space, and related appurtenances, and is legally described in **Exhibit A**

("***Premises***"); and

WHEREAS, the Parties expressly affirm that the Premises do not include the storm water detention ponds ("***Pond Property***") or associated storm water-related appurtenances or shoreline maintenance (e.g., erosion or stabilization), which are currently owned by the Village and which shall remain the responsibility of the Village, subject to the Village's right, at its sole discretion, to convey or otherwise transfer ownership of and responsibility for the Pond Property to a third party; and

WHEREAS, the Village and the Park District believe that the operation, control and maintenance of the Premises by the Park District as a community park, in conjunction with the adjacent land owned by the Park District as depicted on **Exhibit B** ("***Adjacent Land***"), is beneficial to the community; and

WHEREAS, the Park District desires to use the Premises and the Adjacent Land to provide recreational opportunities for residents and visitors of Glen Ellyn as a park; and

WHEREAS, the Village is willing to lease the Premises to the Park District pursuant to and in accordance with this Agreement's terms.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES AND OF THE COVENANTS, CONDITIONS AND AGREEMENTS HEREIN CONTAINED, THE PARTIES HERETO AGREE, as follows:

1. Recitals and Exhibits Incorporated

   The recitals set forth above are substantive, and are incorporated herein by reference as though fully set forth. All exhibits attached to this Agreement are incorporated by reference.

2. Lease; Lease Term

   The Village hereby leases the Premises to the Park District, to have and to hold as provided herein. The lease term will begin on the Effective Date and terminate on the

Effective Date's 20 year anniversary, unless terminated earlier as herein provided ("***Term***"). By no later than 10 days after the Effective Date, the Park District must pay to the Village, as total rent for said Premises, the sum of $20.00, said payment to constitute rent for the entire Term.

3. Purposes

3.1 Generally.

It is expressly understood and agreed that the Premises and the Adjacent Land is to be used by the Park District exclusively for public park and recreational purposes in accordance with the Master Plan as approved by the Parties (and as defined below). Except as otherwise herein set forth, the Park District shall operate such park and recreational facilities consistent with the Park District's standards for similar park properties, and shall likewise enforce, as with its own properties, all reasonable rules and regulations relative to the operation, use, and maintenance of the Premises and improvements, all in accordance with applicable law. The Village retains the right to approve all future buildings and structures, other than play equipment, proposed to be constructed by the Park District on the Premises and the Park District shall, as legally required by the Village's land use ordinances and this Agreement, seek the Village's approval before constructing any of the same.

3.2 Master Plan; Year-One Renovations.

The Park District will use its best efforts to perform, before the first anniversary of the Effective Date, the following: (a) complete a Master Plan for the Premises in accordance with Section 6 ("***Master Plan***"); and (b) subject to supply chain issues, invest $200,000 of Park District funds ("***District Contribution***") implementing the Master Plan to the play lot and other amenities on the Adjacent Property (hereafter collectively referred to as the "***Year-One Renovations***").

3.3 Village Contribution.

The anticipated budget for the Year-One Renovations is $500,000. The District Contribution to the Year-One Renovations shall be $200,000 payable in Park District Funds. The Village will make a one-time contribution to the Park District of $300,000 payable in Village funds ("***Village Contribution***") to support Year-One Renovations constructed or installed on the Premises. Following the bid opening, the Parties will confer to select the bid and alternates to be awarded in fulfillment of the Master Plan. The Parties agree and understand that the bid award is subject to Village approval and that neither the Village nor the District has any duty or obligation to approve a bid award exceeding $500,000. The Village will deliver the Village Contribution no later than 60 days after the Park District: (a) awards a contract to construct the Year-One Renovations; and (b) provides the Village with written notice of the contract award, which notice shall include (i) the total cost of the Year-One Renovations, (ii) a detailed description and, if available, plans detailing all work to be undertaken on the Premises, and (iii) a schedule detailing the commencement date, customary milestone dates, and the completion date for the Year-One Renovations. If the Parties award a contract (or contracts) for the Year-One Renovations totaling more than $500,000.00, then the Village shall pay any amount exceeding $500,000.00; however, the Parties agree that all contracts for the Year-One Renovations are subject to the Village's prior approval, and that the Village has no obligation to approve a bid award exceeding $500,000.

3.4 Duty to Construct and Maintain.

Except as provided in Section 3.3, all costs associated with improving the Premises, including, without limitation, the Year-One Renovations, shall be paid by the Park District, and the Village shall have no obligation to construct or pay for any of the improvements. Prior to construction of the Year-One Renovations, the Park District will submit to the Village for review and approval,

which approval shall not be unreasonably withheld, the detailed final construction and site plans for the Year-One Renovations. The Park District shall, at its sole cost, be responsible for obtaining any and all necessary zoning approval and permits necessary to construct improvements on the Premises and, due to the unique involvement of the Village in the improvement of the Premises, the Village agrees to waive all fees, if any, for such zoning approvals for improvements to the Premises (costs of notice and mailings will be borne by the Village).

3.5 Notice; Contractors.

During the Term, the Park District shall do the following: (1) give not less than ten (10) days notice to the Village before any construction activity commences; (2) ensure that such construction complies with all applicable laws; and (3) cause any contractor constructing any improvements or doing any work on the Premises to name the Parties as a beneficiary of all warranties and insurance coverage and as additional insured for the purpose of all required or available insurance coverage. The Park District shall include in its contracts with design professionals, contractors and other agents for any work related to Premises the following requirements: (i) that the Park District's design professionals, contractors, and other agents shall comply with all statutory and other obligations imposed by law, including, without limitation, those imposed by the Prevailing Wage Act, Public Construction Bond Act, and those requirements related to stormwater management; (ii) that the Park District's design professionals, contractors, and other agents will name the Village as an additional insured (on those same policies of insurance required by the Village) and that the design professionals, contractors and other agents shall, upon written request, provide the Village with a copy of the endorsements naming the Village an additional insured and a copy of the certificate of insurance listing the coverages provided; (iii) the Park District's design professionals, contractors, and other agents

will defend, indemnify and hold harmless the Village and its elected and appointed officers, agents, and employees, from all claims for injury to persons or property, including injuries or damages to Village employees, invitees, and property; (iv) that the warranties from the design professionals, contractors and other agents shall also extend to the Village as an intended third party beneficiary.

4. Duty to Maintain and Repair

It is further agreed that the Park District will, in accordance with the District's maintenance standards for similar park properties, maintain the Premises and all improvements located thereon in reasonable condition and make all repairs reasonably required from wear and use of such improvements, all in accordance with applicable law. Any modification to the location or existence of the pedestrian paths located on the Premises shall require the Village's prior written approval. The Village will also pay $30,000 each calendar year to the Park District—by May 1 ("***Maintenance Payment Date***")--and then again annually on each anniversary of the Maintenance Payment Date during the Term, to help the Park District defray maintenance expenses for (a) the Premises, (b) property owned by the Village and leased to the Park District pursuant to the terms of the lease agreement dated _____, 2023, commonly known as Manor Woods, and (c) the property located at 453 Forest Avenue, Glen Ellyn, Illinois ("US Bank Site") on and after the date the Park District acquires title to the US Bank Site. All other expenses to maintain the Premises, the Adjacent Land, and the improvements located thereon shall be the sole responsibility of the Park District. Capital replacement expenses for improvements on and within the Premises shall remain the responsibility of the Village. All improvements located on the Premises at the end of the Term shall become the property of the Village at no cost to the Village, and, at the end of the Term, the Park District will deliver all

improvements to the Village in good and working condition, reasonable wear and tear excepted.

5. Indemnification, Insurance

5.1 Park District Indemnification

The Park District agrees to indemnify, defend, and hold harmless the Village, its elected and appointed officials, employees, contractors, and agents (collectively, the "***Village Indemnitees***") from and against any and all debts, liens, claims, investigations, causes of action, administrative orders or notices, costs, personal injuries, losses, damages, liabilities, demands, lost profits, consequential damages, interest, fines, penalties or expenses, including attorneys' fees and expenses, consultants' fees and expenses, court costs and all other out-of-pocket expenses, suffered or incurred by the Village Indemnitees resulting, directly or indirectly, from the following: any incident or occurrence on the Premises after the Effective Date; any presence, release, placement on or in the premises, or the generation, transportation, storage, treatment, or disposal at the premises of any hazardous or toxic material by the Park District, its invitees, or guests; or any other harm or injury caused by the acts or omissions of the Park District, its elected and appointed officials, contractors, agents, guests, invitees or employees after the Effective Date. Notwithstanding any other provision of this Agreement, the Park District's indemnification obligation does not cover acts of negligence on the part of the Village Indemnitees, or any liability incurred by any Village Indemnittee as a result of an act, omission, or property interest occurring or existing prior to the Effective Date.

5.2 Village Indemnification

The Village agrees to indemnify, defend and hold harmless the Park District, its elected and appointed officials, employees, contractors, and agents (collectively, the "***Park District Indemnitees***") from and against any and all debts, liens, claims, investigations, causes of action,

administrative orders or notices, costs, personal injuries, losses, damages, liabilities, demands, lost profits, consequential damages, interest, fines, penalties or expenses, including attorneys' fees and expenses, consultants' fees and expenses, court costs and all other out-of-pocket expenses, suffered or incurred by the Park District Indemnitees resulting from, arising from, or caused by, directly or indirectly: any condition of the Premises prior to the Effective Date of which the Village had actual knowledge, or any harm or injury caused by any act or omission of the Village. Notwithstanding any other provision in this Agreement, the Village's indemnification does not cover acts of negligence on the part of the Park District Indemnitees, or any liability incurred by any Park District Indemnittee as a result of an act, omission or property interest occurring or existing after the Effective Date.

5.3 Survival

The indemnification obligations set forth in this Section 5 of shall survive the expiration or termination of this Agreement.

5.4 Insurance

Each Party shall maintain the following insurance during the Term:

A. Commercial General Liability insurance, specifically including bodily injury, personal injury and property damage with limits of not less than $1,000,000 per occurrence.

B. Business Auto Liability insurance, including coverage for owned, hired, or non-owned vehicles, as applicable.

C. Workers' Compensation insurance as required by statute and Employer's Liability insurance with limits of $500,000 per accident and $500,000 per disease.

The insurance coverage specified above may be provided by a combination of self-insurance, participation in a risk management pool or commercial policies of insurance. Each Party shall, upon request by the other Party, furnish certificates of the insurance and/or coverage in place.

6. Plans for Park Layout and Improvement

The Park District will work cooperatively with a stakeholder group comprised of members selected jointly by the Park District and the Village when preparing drafts of the Master Plan and provide opportunities for public input concerning the Master Plan's content. Among other things, the Master Plan will address specific shoreline stabilization and erosion control obligations of the Parties, and related maintenance strategies. The Park District will submit the final draft of the Master Plan for the Premises to the Village for review and approval. After the bids have been opened, the Parties have conferred on the bid and alternates to be awarded, and the Village has approved the bid, the Park District will have, as between the Parties hereto, final responsibility for and authority over constructing the improvements. The Park District will also be responsible for undertaking on-going repair of the improvements on the Premises, subject to the Park District discharging its duty to maintain and repair the improvements located on the Premises and the Premises in accordance with Section 4.

7. Compliance with Laws

The Parties agree to comply with all laws, currently or hereafter existing, including, without limitation, all state and federal environmental laws, and the requirements of any governmental authority necessitating environmental remediation of the Premises. The Park District will, at its sole cost, remove and replace any improvements that are damaged, destroyed, or relocated due to any remediation required by any governmental authority. The Park District will not be

responsible for any environmental remediation of the Premises, excluding remediation necessitated by the acts or omissions of the Park District or its guests, invitees, or permittees.

8. No Duty to Third Parties

This Agreement is entered into solely for the benefit of the Parties, and nothing in this Agreement is intended, either expressly or impliedly, to provide any right or benefit of any kind whatsoever to any person and entity who is not a party to this Agreement or to acknowledge, establish, or impose any legal duty to any third party. Nothing herein shall be construed as an express and/or implied waiver of any common law and/or statutory immunities and/or privileges of the Village and/or the Park District and/or any of their respective officials, officers, and/or employees.

9. No Assignment or Subleasing

The Park District shall not assign this Lease, or any interest therein, or sublet any portion of the Premises, but may grant permission and authority to any person to occupy and use space within the Premises for recreational services necessary, incidental, or desirable to the operation for park purposes upon such terms and conditions as may be prescribed by the Park District; provided, however, all such services will be operated on a not-for-profit basis. In the event that this Agreement should be terminated prior to end of the Term, any permission, authority or license granted by the Park District to use of occupy the shall immediately cease.

10. Termination

Either Party may terminate this Agreement only for cause. Termination for cause shall be by written notice ("***Termination Notice***") from the terminating Party, delivered to the allegedly defaulting Party at least ninety (90) days prior to the proposed termination date ("***Termination Date***"). The allegedly defaulting Party shall have ninety (90) days from receipt of the Termination Notice within which to cure the alleged default.

11. Notices

All notices hereunder shall be in writing. Delivery of such notices may be by either (1) personal delivery to the Village Manager or the Executive Director of the Park District, or (2) by U.S. Certified Mail, Return Receipt Requested, properly addressed to the following offices:

Village	Park District
Village of Glen Ellyn Village Manager's Office 535 Duane Street Glen Ellyn, Illinois 60137	Glen Ellyn Park District Executive Director's Office 185 Spring Avenue Glen Ellyn, Illinois 60137

12. Agreement and Related Agreements

This Agreement is--during its Term--contingent upon the satisfactory performance by the Parties of their obligations under the Redevelopment Agreement for the US Bank Site ("***Redevelopment Agreement***"), but otherwise constitutes the entire agreement between the Parties with respect to lease of the Premises, and the other matters stated in this Agreement, and this Agreement supersedes every prior agreement and negotiation between the Parties, whether written or oral, relating to the subject matter of this Agreement. Should the Redevelopment Agreement be terminated during the Term of this Agreement, this Agreement shall likewise terminate.

13. Amendment

No amendment or modification to this Agreement will be effective unless and until it is reduced to writing and approved and executed by all Parties in accordance with all applicable statutory procedures.

14. Effective Date of Lease Agreement

This Agreement shall be deemed effective as of the date identified in the Preamble.

15. Utilities.

To the extent that the Premises receive service from any utilities, the Village shall continue to pay for them.

16. Taxes and Assessments.

The Premises is currently exempt from general real estate taxes. The Village shall continue to include the Premises on its annual report to DuPage County of those properties owned by the Village that are used for public purposes and therefore exempt from property taxes.

17. No Liens.

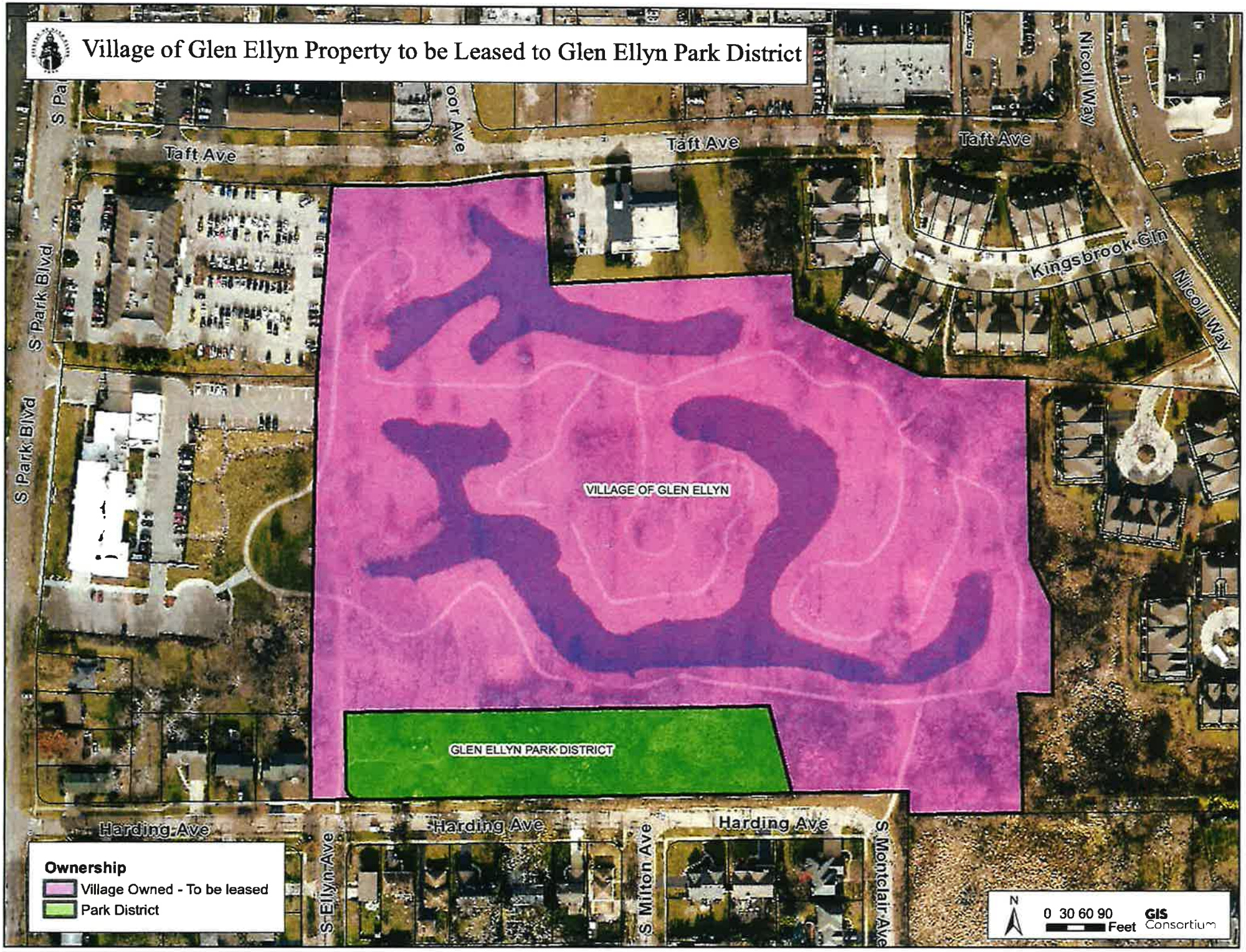
The Park District will not allow any liens, mortgages, or other encumbrances to be recorded against the Premises during the Term.

Village of Glen Ellyn	**Glen Ellyn Park District**
_____	_____
Village President	*Board President*
Attest:	**Attest:**
_____	_____
Village Clerk	*Board Secretary*

EXHIBIT "A"
LEGAL DESCRIPTION

EXHIBIT "B"
DEPICTION OF ADJACENT LAND

Village of Glen Ellyn Property to be Leased to Glen Ellyn Park District



ATTACHMENT

5

INTERGOVERNMENTAL LEASE AGREEMENT BETWEEN THE VILLAGE OF GLEN ELLYN AND THE GLEN ELLYN PARK DISTRICT

(Manor Woods Property, Glen Ellyn, Illinois)

THIS INTERGOVERNMENTAL LEASE AGREEMENT ("***Agreement***") is made and entered into this ____ day of _____, 20____ ("***Effective Date***") between the **Glen Ellyn Park District** ("***Park District***"), an Illinois Park District and unit of local government, and the **Village of Glen Ellyn** ("***Village***"), an Illinois municipal corporation and home rule unit of local government (collectively, the Park District and the Village are the "***Parties***" and sometimes, individually, a "***Party***") .

WHEREAS, pursuant to the Illinois Park Code, Chapter 70, ILCS Sections 1205/8-1(b)(1), 1205/8-16 and 1205/10-4, any park district shall have the power to acquire by lease or permit the right to occupy and use real estate, land and riparian estates for park and playground purposes and to improve, maintain and equip the same as a park or playground, and to place permanent buildings and structures thereon; and

WHEREAS, Article VII, sec. 10 of the 1970 Illinois Constitution provides that units of local government may contract and otherwise associate among themselves to obtain or share services and to exercise, combine or transfer any power or function, in any manner not prohibited by law; and

WHEREAS, the Illinois Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.*, allows a unit of local government to enter into an intergovernmental agreement to exercise its various powers, privileges or authority jointly with another unit of local government; and

WHEREAS, the Village has authority to enter into lease agreements pursuant to its home rule and other authority; and

WHEREAS, the Village is the owner of a certain tract of real estate consisting of approximately _____ acres commonly known as the Manor Woods Property, which real estate is improved with walking paths, wooded areas, natural vegetation and related appurtenances, and is

legally described in **Exhibit A** ("***Premises***"); and

WHEREAS, the Village and the Park District believe that the operation, control and maintenance of the Premises by the Park District as a community park is beneficial to the community; and

WHEREAS, the Park District desires to use the Premises to provide recreational opportunities for residents and visitors of Glen Ellyn as a park; and

WHEREAS, the Village is willing to lease the Premises to the Park District pursuant to and in accordance with this Agreement's terms.

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES AND OF THE COVENANTS, CONDITIONS AND AGREEMENTS HEREIN CONTAINED, THE PARTIES HERETO AGREE, as follows:

1. Recitals and Exhibits Incorporated

   The recitals set forth above are substantive, and are incorporated herein by reference as though fully set forth. All exhibits attached to this Agreement are incorporated by reference.

2. Lease; Lease Term

   The Village hereby leases the Premises to the Park District, to have and to hold as provided herein. The lease term will begin on the Effective Date and terminate on the Effective Date's 20 year anniversary, unless terminated earlier as herein provided ("***Term***"). By no later than 10 days after the Effective Date, the Park District must pay to the Village, as total rent for said Premises, the sum of $20.00, said payment to constitute rent for the entire Term.

3. Purposes

   It is expressly understood and agreed that the Premises is to be used by the Park District

exclusively for public park and recreational purposes. Except as otherwise herein set forth, the Park District shall operate such park and recreational facilities consistent with the Park District's standards for similar park properties, and shall likewise enforce as with its own properties all reasonable rules and regulations relative to the operation, use, and maintenance of the Premises and improvements, all in accordance with applicable laws. The Village retains the right to approve all future buildings and structures proposed to be constructed by the Park District on the Premises and the Park District shall, as legally required by the Village's land use ordinances and in accordance with this Agreement, seek the Village's approval before constructing any of the same.

4. Duty to Maintain and Repair

4.1 Maintenance.

It is further agreed that the Park District will, in accordance with the District's maintenance standards for similar park properties, maintain the Premises and all improvements located thereon in reasonable condition and make all repairs reasonably required from wear and use of such land, buildings and improvements. The Village will contribute $25,000 each calendar year to the Park District—by May 1 ("***Maintenance Payment Date***")—beginning with May 1, 2024 and then again annually on or before May 1 of every year during the Term to help the Park District defray maintenance expenses for (a) the Premises, (b) property owned by the Village and leased to the Park District pursuant to the terms of the lease agreement dated _____, 2023, commonly known as Panfish Park, and (c) the property located at 453 Forest Avenue, Glen Ellyn, Illinois ("US Bank Site") on and after the date the Park District acquires title to the US Bank Site. Capital replacement expenses for improvements within the Premises shall remain the responsibility of the Village. All improvements located on the Premises at the end of

the Term shall become the property of the Village at no cost to the Village and, at the end of the Term, the Park District will deliver all improvements to the Village in good and working condition, reasonable wear and tear excepted.

4.2 Improvements.

Should the Village desire any improvements to be constructed on the Premises, then all costs for such improvements constructed by the Village shall be paid by the Village, and the Park District shall have no obligation to construct or pay for any of those improvements. Prior to the Village's construction of any improvements on the Premises, the Village will submit to the Park District for review and comment, the detailed final construction and site plans for the improvements for purposes of planning the maintenance thereof.

4.3 Notice; Contractors.

During the Term, the Park District shall do the following should it contract any maintenance responsibilities to any third-party contractor: (1) give not less than ten (10) days notice to the Village before any activity commences; (2) ensure that the contract requires that such activity complies with all applicable laws; and (3) cause any contractor performing any maintenance work on the Premises to name the Parties as a beneficiary of all warranties and insurance coverage and the Village as and Park District as additional insureds and certificate holders for the purpose of all required or available insurance coverage. The Park District shall include in its contracts for any work related to Premises the following requirements: (i) that the contractors shall comply with all statutory and other obligations imposed by law, including, without limitation, those imposed by the Prevailing Wage Act, Public Construction Bond Act, and those requirements related to stormwater management; (ii) the contractors, and other agents will defend, indemnify and hold harmless the Village and its elected and appointed officers, agents, and employees, from all

claims for injury to persons or property, including injuries or damages to Village employees, invitees, and property; (iii) that the warranties shall also extend to the Village as an intended third party beneficiary.

5. Indemnification, Insurance

5.1 Park District Indemnification

The Park District agrees to indemnify, defend and hold harmless the Village, its elected and appointed officials, employees, contractors, and agents (collectively, the "***Village Indemnitees***") from and against any and all debts, liens, claims, investigations, causes of action, administrative orders or notices, costs, personal injuries, losses, damages, liabilities, demands, lost profits, consequential damages, interest, fines, penalties or expenses, including attorneys' fees and expenses, consultants' fees and expenses, court costs and all other out-of-pocket expenses, suffered or incurred by the Village Indemnitees resulting, directly or indirectly, from the following: any incident or occurrence on the Premises after the date of this Agreement; any presence, release, placement on or in the premises, or the generation, transportation, storage, treatment, or disposal at the premises of any hazardous or toxic material by the Park District, its invitees, or guests; or any other harm or injury caused by the acts or omissions of the Park District, its elected and appointed officials, contractors, agents, guests, invitees or employees after the Effective Date of this Agreement. Notwithstanding any other provision of this Agreement, the Park District's indemnification obligation does not cover acts of negligence on the part of the Village Indemnitees, or any liability incurred by any Village Indemnittee as a result of an act, omission or property interest occurring or existing prior to the Effective Date.

5.2 Village Indemnification

The Village agrees to indemnify, defend and hold harmless the Park District, its elected and appointed officials, employees, contractors, and agents (collectively, the "***Park District Indemnitees***") from and against any and all debts, liens, claims, investigations, causes of action, administrative orders or notices, costs, personal injuries, losses, damages, liabilities, demands, lost profits, consequential damages, interest, fines, penalties or expenses, including attorneys' fees and expenses, consultants' fees and expenses, court costs and all other out-of-pocket expenses, suffered or incurred by the Park District Indemnitees resulting from, arising from, or caused by, directly or indirectly: any condition of the Premises prior to the Effective Date of which the Village had actual knowledge, or any harm or injury caused by any act or omission of the Village. Notwithstanding any other provision in this Agreement, the Village's indemnification does not cover acts of negligence on the part of the Park District Indemnitees, or any liability incurred by any Park District Indemnittee as a result of an act, omission or property interest occurring or existing after the Effective Date.

5.3 Survival

The indemnification obligations set forth in this Section 5 of shall survive the expiration or termination of this Agreement.

5.4 Insurance

Each Party shall maintain the following insurance during the lease term:

A. Commercial General Liability insurance, specifically including bodily injury, personal injury and property damage with limits of not less than $1,000,000 per occurrence.

B. Business Auto Liability insurance, including coverage for owned, hired, or non-owned vehicles, as applicable.

C. Workers' Compensation insurance as required by statute and Employer's Liability insurance with limits of $500,000 per accident and $500,000 per disease.

The insurance coverage specified above may be provided by a combination of self-insurance, participation in a risk management pool or commercial policies of insurance. Each Party shall, upon request by the other Party, furnish certificates of the insurance and/or coverage in place.

6. Plans for Park Layout and Improvement

The Park District will maintain the Premises as a passive park without formal sport fields, playgrounds or other amenities considered to be for intensive physical activity. Any material modifications or improvements to the Premises desired by the Park District must be approved in advance as legally required by the Village's land use ordinances and this Agreement. In the absence of such a proposal and approval, there is no obligation upon the Park District to improve the Premises.

7. Compliance with Laws

The Parties agree to comply with all laws, currently or hereafter existing, including, without limitation, all state and federal environmental laws, and the requirements of any governmental authority necessitating environmental remediation of the Premises. The Park District will, at its sole cost, remove and replace any improvements that are damaged, destroyed, or relocated due to any remediation required by any governmental authority. The Park District will not be responsible for any environmental remediation of the Premises, excluding remediation necessitated by the acts or omissions of the Park District or its guests, invitees, or permittees.

8. No Duty to Third Parties

This Agreement is entered into solely for the benefit of the Parties, and nothing in this Agreement is intended, either expressly or impliedly, to provide any right or benefit of any kind whatsoever

to any person and entity who is not a party to this Agreement or to acknowledge, establish, or impose any legal duty to any third party. Nothing herein shall be construed as an express and/or implied waiver of any common law and/or statutory immunities and/or privileges of the Village and/or the Park District and/or any of their respective officials, officers, and/or employees.

9. No Assignment or Subleasing

The Park District shall not assign this Lease, or any interest therein, or sublet any portion of the Premises, but may grant permission and authority to any person to occupy and use space within the Premises for any passive recreational service necessary, incidental, or desirable to the operation for park purposes upon such terms and conditions as may be prescribed by the Park District; provided, however, all such services will be operated on a not-for-profit basis. In the event that this Agreement should be terminated prior to end of the Term, any permission, authority or license granted by the Park District to use of occupy the shall immediately cease.

10. Termination

Either Party may terminate this Agreement only for cause. Termination for cause shall be by written notice ("***Termination Notice***") from the terminating Party, delivered to the allegedly defaulting Party at least ninety (90) days prior to the proposed termination date ("***Termination Date***"). The allegedly defaulting Party shall have ninety (90) days from receipt of the Termination Notice within which to cure the alleged default.

11. Actions Required Upon Expiration or Termination of Lease Term

At the expiration or termination of the lease term, the Park District shall remove any improvements, fixtures, or chattels the Park District installed or placed on the Premises, except for those improvements, fixtures, or chattels the Village agrees to purchase from the Park District in a separate written agreement. The Park District will return the Premises to the Village in as

good a condition as at the date of this Agreement, reasonable wear and tear excepted.

12. Notices

All notices hereunder shall be in writing. Delivery of such notices may be by either (1) personal delivery to the Village Manager or the Executive Director of the Park District, or (2) by U.S. Certified Mail, Return Receipt Requested, properly addressed to the following offices:

Village
Village of Glen Ellyn
Village Manager's Office
535 Duane Street
Glen Ellyn, Illinois 60137

Park District
Glen Ellyn Park District
Executive Director's Office
185 Spring Avenue
Glen Ellyn, Illinois 60137

13. Entire Agreement and Related Agreements.

This Agreement is--during its term--contingent upon the satisfactory performance by the Parties of their obligations under the Redevelopment Agreement for the US Bank Site ("**Redevelopment Agreement**"), but otherwise constitutes the entire agreement between the Parties with respect to lease of the Premises, and the other matters stated in this Agreement, and this Agreement supersedes every prior agreement and negotiation between the Parties, whether written or oral, relating to the subject matter of this Agreement. Should the Redevelopment Agreement be terminated during the Term of this Agreement, this Agreement shall likewise terminate.

14. Amendment

No amendment or modification to this Agreement will be effective unless and until it is reduced to writing and approved and executed by all Parties in accordance with all applicable statutory procedures.

15. Effective Date of Lease Agreement

This Agreement shall be deemed effective as of the date identified in the Preamble.

16. Utilities.

To the extent that the Premises receive service from any utilities, the Village shall continue to pay for them.

17. Taxes and Assessments.

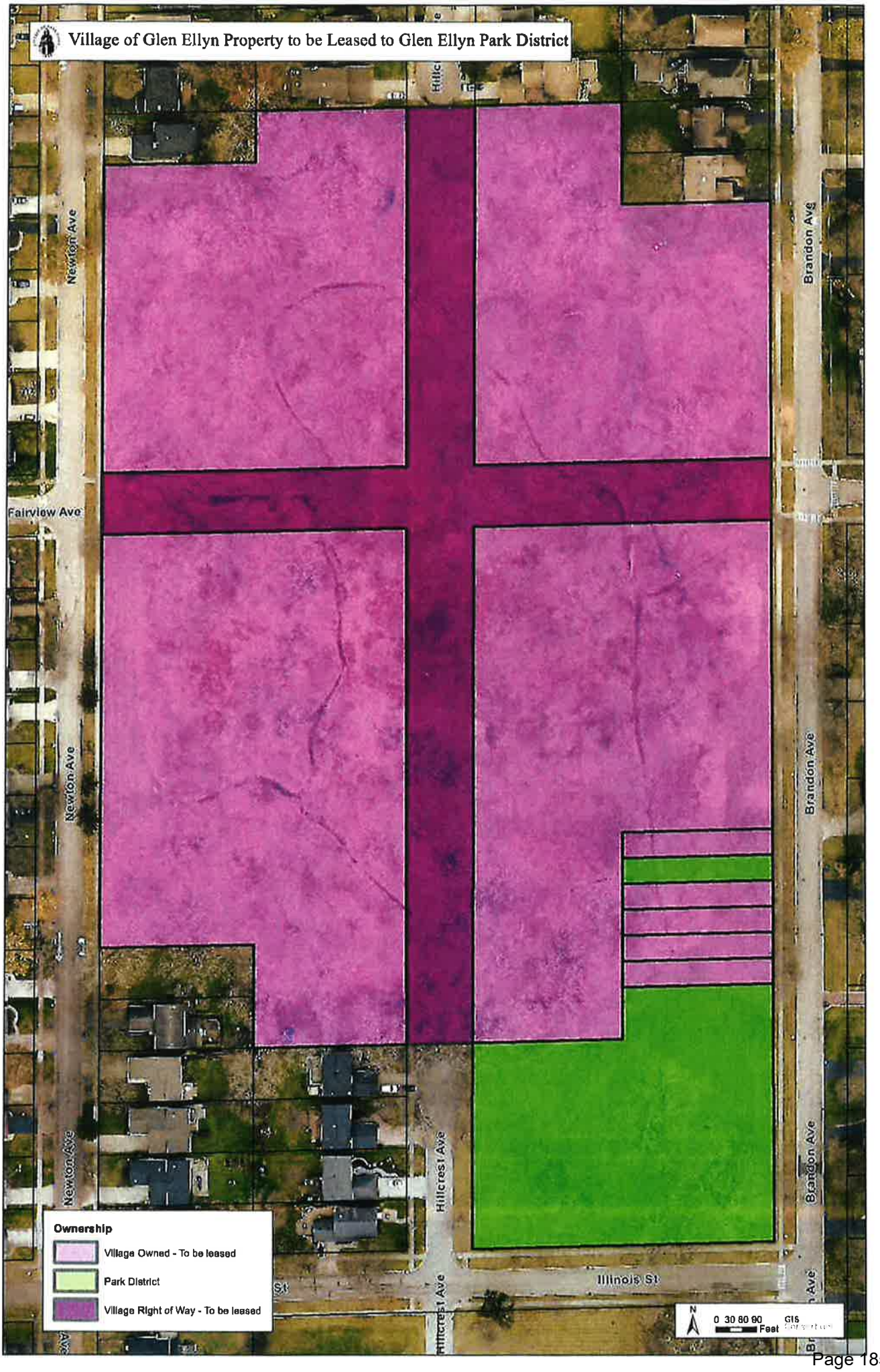
The Premises is currently is exempt from general real estate taxes. The Village shall continue to include the Premises on its annual report to DuPage County of those properties owned by the Village that are used for public purposes and therefore exempt from property taxes.

18. No Liens.

The Park District will not allow any liens, mortgages, or other encumbrances to be recorded against the Premises during the Term.

Village of Glen Ellyn	**Glen Ellyn Park District**
_____	_____
Village President	*Board President*
Attest:	**Attest:**
_____	_____
Village Clerk	*Board Secretary*

EXHIBIT "A"
LEGAL DESCRIPTION


Village of Glen Ellyn Property to be Leased to Glen Ellyn Park District
Newton Ave
Fairview Ave
Brandon Ave
Hillcrest Ave
Illinois St
Ownership
Village Owned - To be leased
Park District
Village Right of Way - To be leased
N
0 30 60 90
Feet
GIS

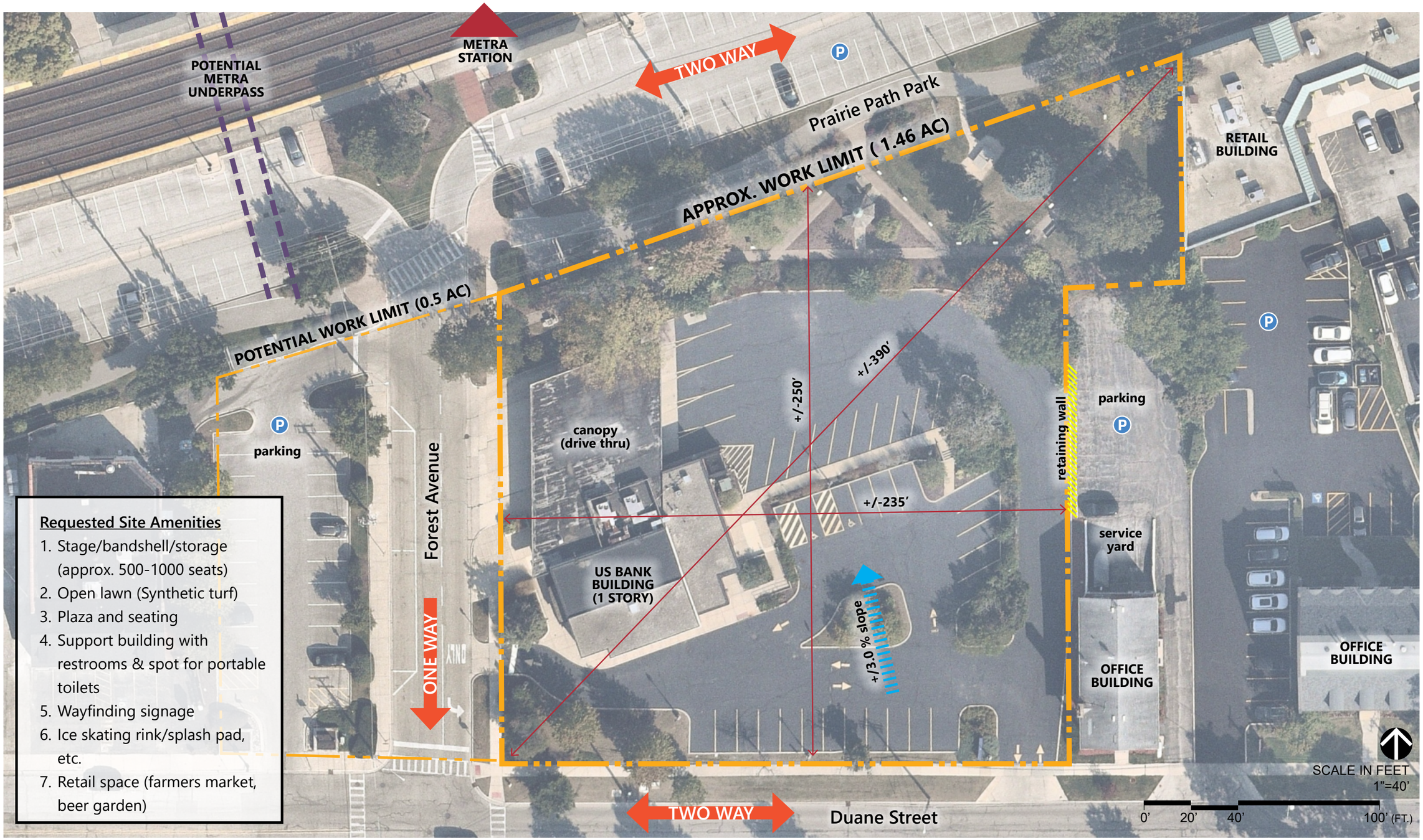
GLEN ELLYN PARK DISTRICT | VILLAGE OF GLEN ELLYN

DOWNTOWN PLAZA

CONCEPT PLAN

June 21, 2022

EXISTING CONDITIONS



Requested Site Amenities

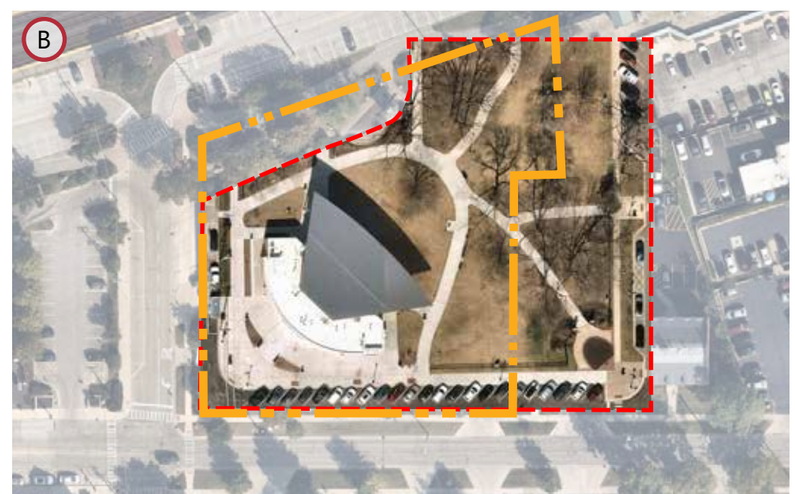
1. Stage/bandshell/storage (approx. 500-1000 seats)
2. Open lawn (Synthetic turf)
3. Plaza and seating
4. Support building with restrooms & spot for portable toilets
5. Wayfinding signage
6. Ice skating rink/splash pad, etc.
7. Retail space (farmers market, beer garden)

VENUE COMPARISON

A Panton Mill,
South Elgin IL.

Lawn seating:
approx. 625 seats
(10,000 sf., 16 sf/person)

Covered stage: 1,500 sf.



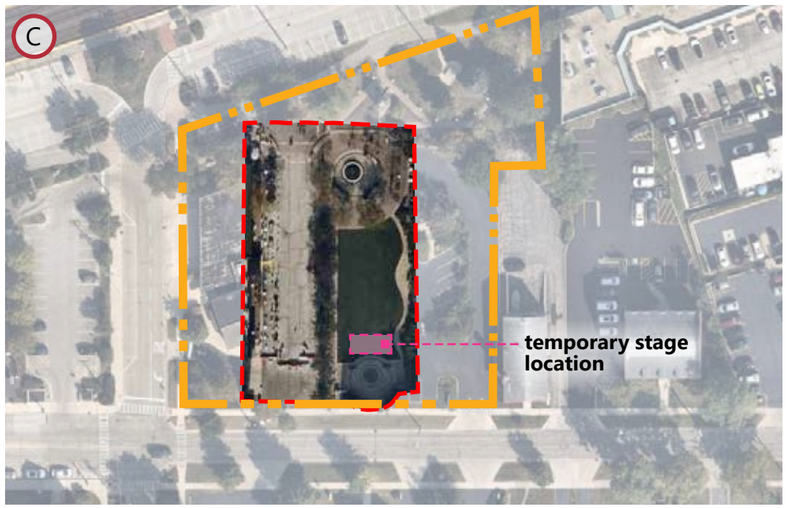
Memorial Park,
Wheaton, IL **B**

Lawn seating:
approx. 1,000 seats
(16,000 sf., 16 sf/person)

Covered stage: 5,480 sf.

C Harmony Park,
Arlington Heights IL.

Lawn seating:
approx. 310 seats
(5,000 sf., 16 sf/person)



Cumberland Park,
Nashville TN. **D**

Lawn seating:
approx. 1,150 seats
(18,500 sf., 16 sf/person)

Covered stage: 1,550 sf.

Average = 16 sf / person

0’ 50’ 100’ 200’

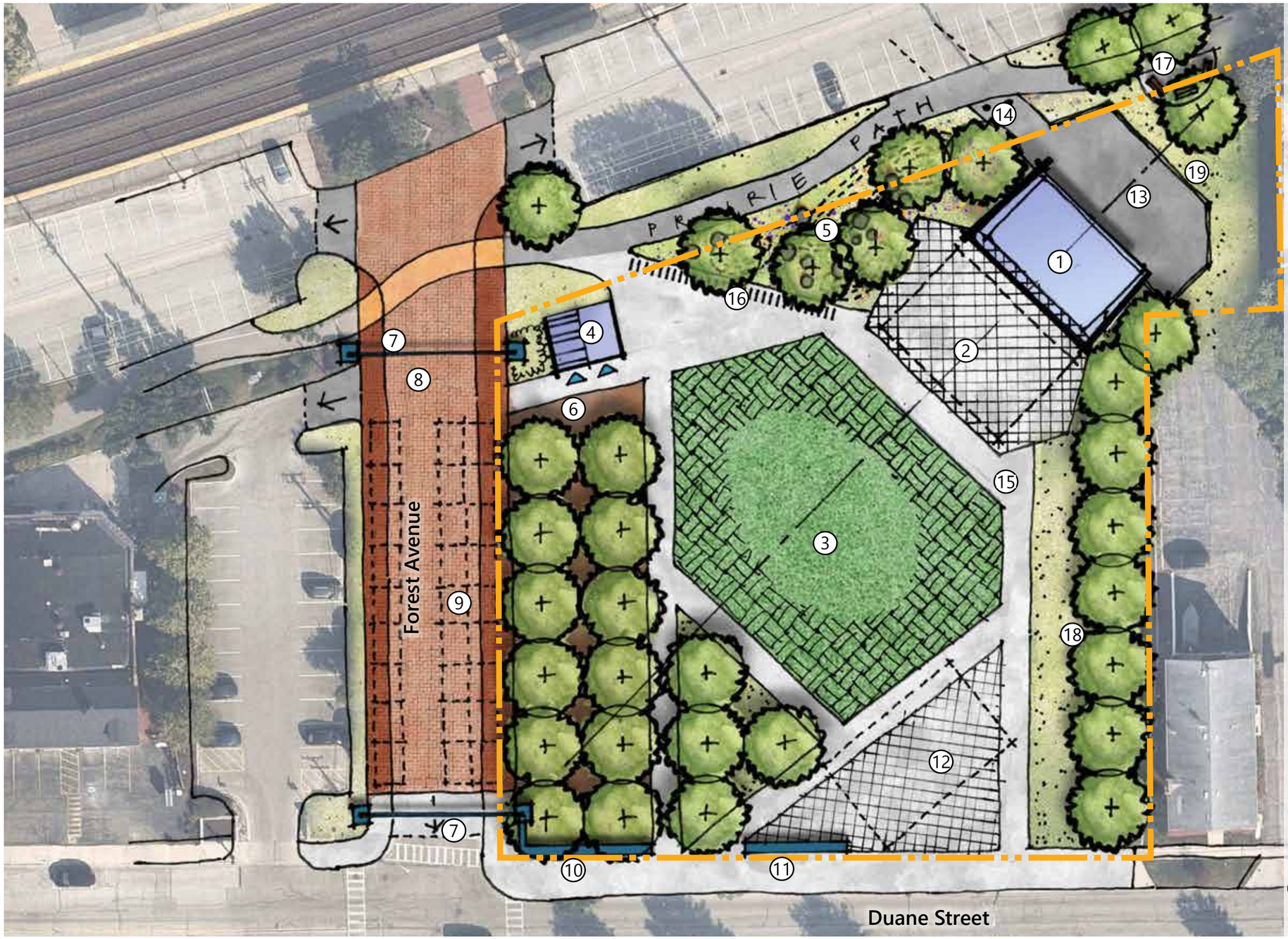
PRECEDENT IMAGES

Harmony Park, Arlington Heights IL.

SITE CONCEPT

INSPIRATIONAL IMAGES

CONCEPT PLAN



LEGEND

1. Stage 30'x50'
2. Concrete Paving for VIP Chairs-Dance Floor-Polar Plaza Ice Rink (40'x60') Synthetic Ice
3. Synthetic Turf Lawn (±100'x130') 12,000 sf/750people,16 sf/person
4. Restroom & Storage Building
5. Earth Mounds & Granite Boulder Play Area
6. Picnic Grove with Decomposed Granite Paving
7. Gateway Arch & Masonry Columns
8. Permeable Paver Road & Speed Table
9. Farmer's Market Tents (10'x15', 27ea.)
10. Masonry Seat Wall
11. Seat Wall & Plaza Signage
12. Food Trucks or Vendor Tents or Polar Plaza Ice Rink
13. Service Drive to Stage
14. Drop Bollards
15. Concrete Walk
16. Bike Racks (30 ea)
17. Seating area
18. Landscape Buffer with Trees
19. Screen Fence

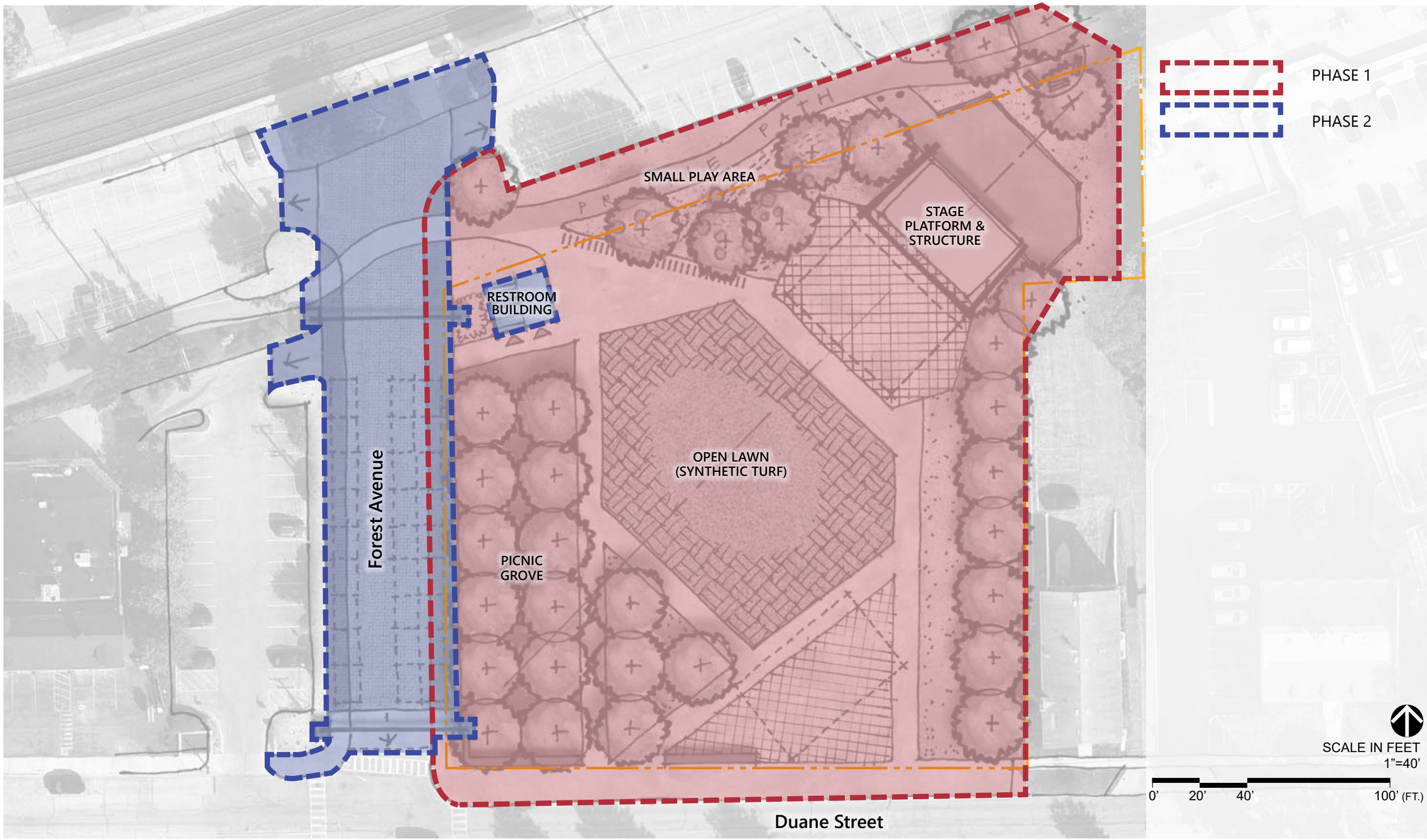
SCALE IN FEET
1"=40'

0' 20' 40' 100' (FT.)

GLEN ELLYN PARK DISTRICT

Wight

CONCEPT PHASE 1 & 2



PREMANUFACTURED STRUCTURES - CUSTOMIZABLE

Village & Park District Proposal Summary

4/20/2023

Projected Costs	*Date*	*Concept Costs*	*Total Estimate*	*Total*
Land Acquisition	8/2/2022	$ 1,650,000		
Park Improvements	TBD	$ 4,400,000		
Total		**$ 6,050,000**		

Sale Option	**Date**	***Village***	***Park District***	***Total***
Land Acquisition	8/1/2023		$ 1,650,000	$ 1,650,000
Park Improvements-Park District	8/1/2023		$ 350,000	$ 350,000
Park Improvements-Village RDA complete (Tentative Date)	11/1/2023	$ 250,000		$ 250,000
Park Improvements-Village-Phase I is complete (Tentative Date)	12/1/2024	$ 250,000		$ 250,000
Park Improvements-Project Approved	6/15/2024	$ 825,000		$ 825,000
Park Improvements-When Building Permit is issued	6/15/2025	$ 825,000		$ 825,000
Remaining gap for Phase II (Donations and Grants-Tentative)				$ 1,900,000
Total		**$ 2,150,000**	**$ 2,000,000**	**$ 6,050,000**
Remaining Gap for Donations/Grants/Legislative Initiatives				
Annual Contributions				
Other Payments ($25K Annually for life of TIF)	Annual	$ 300,000	Total	$ 300,000
Total				**$ 300,000**
Overall Total		**$ 2,450,000**		

Maintenance Contributions		**Village**	**Park District**	**Total**
US Bank (Stage/Pavilon, Bathrooms, AV Equipment Only)		**50%**	**50%**	
Panfish Park and Manor Woods and US Bank		$ 55,000		$ 55,000
Total			**20 Year Total**	**$ 1,100,000**

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

Meeting 4/24/2023 7:00 PM
Department: Community Development
Department Head: Marty Scott
Category: Ordinance
Prepared By: Marty Scott

AGENDA ITEM (ID # 2023-451)

DOC ID: 2023-451

Motion to Approve Ordinance No. 7025, An Ordinance Approving the Exterior Appearance of Building Facade Improvements for Brick and Mortar Located at 411 N. Main Street

Statement of the Issue:
The petitioner is Brick and Mortar, represented by Adam Clabaugh and Andrew Nast. The petitioner is requesting approval of the Exterior Appearance Review to accommodate the exterior facade remodel of the existing building at 411 N. Main Street. In 2022, the petitioners received zoning approval to open a co-working space at this location. The subject property is located on the east side of Main Street between Duane Street and Hillside Avenue in the C5A Central Retail Core Subdistrict.

Analysis:
This Exterior Appearance request has been before the Village Board on several occasions and led to discussions regarding the appropriate design for the facade. At the last meeting, the Village Board had concerns about the front door location and tabled this matter. Upon soliciting informal Board input, the remaining issues to be discussed appear to be the second story windows and the front door location and/or design. The applicants have submitted a revised application indicating what they are seeking to construct. The application includes a facade with the doorway centered but the front door recessed and out of view (see page 44), and window details (see page 45). The material palette is shown on page 29 and remains unchanged since the last Board review in March.

The attached draft ordinance provides language that will ensure that construction of the facade complies with what the Village Board approves. An amended permit and revised architectural plans will be required for review. These plans, along with the details from the revised applicant packet (e.g. materials, colors, etc.) will guide the contractor and inspectors.

Budget Impact:
N/A

Contribution to Strategic Plan (if applicable)
N/A

Action Requested:
The Village Board may approve, approve with conditions or deny the petitioner's request for exterior appearance approval. Village staff has prepared a draft Ordinance approving the exterior appearance for consideration at the April 24, 2023 meeting.

Attachments:

1. Draft Ordinance to Approve - 4-24-23
2. Brick & Mortar EA REVISED Application Packet_v11 -Submitted 4-17-23

Village Of Glen Ellyn

Ordinance No. _____

An Ordinance Approving the Exterior Appearance of Building Facade Improvements for Brick & Mortar Located at 411 North Main Street, Glen Ellyn, 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

DRAFT

Ordinance No. _____

An Ordinance Approving the Exterior Appearance of Building Facade Improvements for Brick & Mortar Located at 411 North Main Street, Glen Ellyn, 60137

Whereas, the petitioner, Brick and Mortar, represented by Adam Clabaugh and Andrew Nast, has petitioned the Village President and Board of Trustees for Exterior Appearance approval in accordance with the Appearance Review Guidelines, adopted on October 9, 2006 by Ordinance 5508, to allow exterior modifications to the existing building on the property located at 411 N. Main Street; and

Whereas, the subject property is located on the east side of Main Street in the C5A Central Retail Core Subdistrict zoning district and is legally described as follows:

THE SOUTH 29.96 FEET OF LOT 2 (EXCEPT THE EAST 75.00 FEET) OF THE SUBDIVISION OF LOT 6 IN BLOCK 12 IN THE ASSESSMENT DIVISION IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 7,1906 AS DOCUMENT 87151, IN DUPAGE COUNTY, ILLINOIS

P.I.N.: 05-11-328-009; and

Whereas, the petition was considered by the Glen Ellyn Architectural Appearance Commission at a meeting on March 8, 2023, at which the Commission considered the testimony, plans, and materials presented as set forth in its Draft Minutes, dated March 8, 2023, appended hereto as Exhibit "A"; and

Whereas, based upon the evidence, testimony, and exhibits presented at the public meeting on March 8, 2023, the Architectural Appearance Commission voted on a motion to approve the exterior appearance, which did carry by vote of five (5) “yes” and one (1) “no”, resulting in a recommendation for approval to as set forth in its Draft Minutes dated March 8, 2023, appended hereto as Exhibit "A"; and

DRAFT

Whereas, the President and Board of Trustees have reviewed the pertinent plans and evidence presented at the aforementioned public meeting and have considered the recommendations of the Architectural Appearance Commission; and

Whereas, the Village President and Board of Trustees have determined that granting approval of the exterior appearance for the Brick & Mortar shared coworking office space located at 411 N. Main Street to allow building facade improvements is consistent with the objectives of the Glen Ellyn Appearance Review Guidelines, adopted on October 9, 2006 by Ordinance 5508.

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: Based upon the Architectural Appearance Commission recommendation and their review of the pertinent plans and materials presented at the March 8, 2023, meeting, the Village President and Board of Trustees hereby grant approval of the Exterior Appearance for the proposed exterior modifications and site improvements for the Brick & Mortar shared coworking office space located at 411 N. Main Street, Glen Ellyn, Illinois 60137.

Section Two: The granting of the Exterior Appearance approval is subject to the following conditions:

A. The project shall be constructed in substantial conformance with the plans and drawings as submitted and the testimony presented at the March 8, 2023, Architectural Appearance Commission meeting with modifications proposed by AAC and before the Village Board of Trustees, including the plans and documents referenced below:

    1. Exhibit A – Draft Minutes of the March 8, 2023, AAC Meeting
    2. <u>Exhibit B – Amended Exterior Appearance Application (titled "Brick Mortar EA Application Packet_v11(003) – Received and Dated 4/17/2023 and including the following pages/details indicating the final exterior design:</u>

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i. Page 29 – Material Palette (indicating stucco, brick, wood, roof tile, and paint details)

ii. Page 44 – Color illustration of façade showing recessed front doorway with door facing north, and partial floor plan of front vestibule.

iii. Page 45 – Page titled "Window Details" with text describing details of window construction.

3. Exhibit D – Proposed Lighting Specs – Received 09/23/2022

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

B. That the project be constructed in substantial conformance with the goals set forth in the 2020-2022 Strategic Plan.

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

D. On the second-floor new windows will be installed to duplicate the configuration of the existing windows.

E. That brick at the second floor will be angled to duplicate the existing brick pattern.

F. The first-floor exterior will be horizontal brick, with a limestone sill under the window, and brown signage band with cream lettering to match the stucco.

Section Three: The Building Official is hereby authorized and directed to amend the building permit for the subject property, pursuant to the approval granted in this Ordinance, provided that all conditions set forth hereinabove have been met and that the proposed construction is in compliance with all other applicable laws and ordinances. This grant of approval shall expire and become null and void twenty-four (24) months from the date of passage of this Ordinance unless a building permit to begin construction in reliance on this approval is applied for within said twenty-four (24)-month time period and construction is continuously and vigorously pursued

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provided, however, the Village Board, by motion, may extend the period during which permit application, construction, and completion shall take place. The Building Official and/or his designees shall ensure that the façade and all related work is completed in compliance with the revised plans submitted by the petitioner. Façade or related work may not begin until all revised plans have been reviewed and approved by the Community Development Department and the building permit is amended.

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

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

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

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

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_____
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____.)

DRAFT

VILLAGE OF GLEN ELLYN

Exterior Appearance Review
Application Packet

Community Development Department
535 Duane Street – Glen Ellyn, IL 60137 – Telephone 630.547.5250 – Fax 630.547.5370

EXTERIOR APPEARANCE REVIEW
APPLICATION

CLEAR ALL PAGES

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

I. APPLICATION INFORMATION:

A. Date Filed: _____ B: Application No. _____

C. **Project Name:** **Brick & Mortar Glen Ellyn**

D. Project Description:

Redevelopment of restaurant to coworking/shared office space

E. Address of Property: **411 N Main St, Glen Ellyn IL 60137**

F. Permanent Index No.: **05-11-328-009** G. Zoning: **C5A**

H. **Name of Applicant:** **Brick & Mortar | Adam Clabaugh**

I. Address of Applicant: **11 N. Northwest Hwy, Suite 101, Park Ridge IL 60068**

J. Phone No. (Business): **847-777-3808** (Home) _____

K. (Mobile) **630-992-0821** (Other) _____

L. Fax No.: _____

M. E-mail Address of Applicant: **adam@yourbrickandmortar.com**

N. **Name of Property Owner:** **411 Main LLC**

O. Address of Property Owner: **11 N. Northwest Hwy, Suite 101, Park Ridge IL 60068**

P. Phone No. (Business): _____ (Home) **630-992-0821**

Q. E-Mail Address of Property Owner: **adam@yourbrickandmortar.com**

II. COMFORMANCE WITH APPEARANCE REVIEW GUIDELINES:

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

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

As requested during the planning and zoning process, we chose to maintain the existing Tudor style for the building's facade, while making improvements to modernize/repair.

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

Both buildings to the north and south are Tudor style, with wood and brick exterior

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

The project is maintaining the existing style of the building for continuity with the rest of the block, while making much needed repairs/improvements to the structure/facade.

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

To our knowledge there are no deviations for the appearance review guidelines.

Signature: _____ Date: _____

Project Submittals List

1. Application Form _____
2. Application Fee _____
3. Escrow _____
4. Proof of Ownership _____
5. Affidavit of Authorization _____
6. Disclosure of Interest _____
7. Narrative Statement / Project Description _____
8. Plat of Survey/Legal Description _____
9. Existing Site Plan _____
10. Site Plan _____
11. Landscape Plan _____
12. Tree Survey _____
13. Building Elevation Drawings – Existing _____
14. Building Elevation Drawing – Proposed _____
15. Floor Plans _____
16. Color Rendering _____
17. Photo, Slide(s) _____
18. List of Building Materials & Colors _____
19. Rooftop Plan _____
20. Specifications for Rooftop Screening _____
21. Sign Plan _____
22. List of Signs _____
23. Sign Elevations _____
24. Building Elevation Drawings-Sign Location _____
25. Trash Enclosure Exterior Equipment/ Fences/Screening _____
26. Lighting Plan _____
27. Light Fixture Cut Sheets _____
28. Streetscape Elevation _____
29. Outline Perspective View, Photo Imaging _____
30. Staff & Developer Site Visit Pre-Arranged _____
31. Affidavit Affirming No Conflict of Interest _____

MBR- May be Required

EXTERIOR APPEARANCE REVIEW
PROCEDURE

APPLICATION PROCESS

New construction, addition(s), exterior rehabilitation, or exterior remodeling, of the following types of projects shall require exterior appearance approval:

1. Non-Residential Principal Buildings
2. Multi-Family Residential Principal Buildings
3. Attached Single Family Residential Principal Buildings
4. Parking Lots

Meeting with Village Staff – Recommended

Prior to submitting a formal application, the applicant should meet with the Director of Community Development or his or her designee to discuss the procedure for review. It is recommended that the applicant present general information at this meeting in rough sketch form describing the existing conditions of the site, the proposed site plan, preliminary building elevations and signage plans.

Formal Application-Required

To begin the formal application process, the applicant shall submit (2) copies of a complete and collated application to the Community Development Director or his or her designee for review. After staff has reviewed the application and determined that it is complete (which may require submittal of additional information or revised plans), the request will be scheduled for consideration at the first available Village Board meeting. The revised application packet must be submitted at least 2 weeks before the scheduled meeting with the Village Board.
Those materials typically required to be submitted with an application are listed below. The required submittals list may alter depending on the type and scope of the proposed project. Staff may, at its sole discretion, waive any of the following submittal requirements if additional plans or other materials are relevant to the proposed exterior appearance of the specific request.

Prior to submitting a formal application, the applicant should contact the Community Development Department to obtain a checklist of items required to be submitted with the application.

Formal Application Submittal Requirements

The following items are typically required to be submitted with an application for exterior appearance approval:

1. The required application fee as set forth in the Village Code.

2. Exterior appearance application form.

3. Narrative statement including:

- A general description of the project.
- Information about the proposed design intent and why the proposed architectural style was selected.
- Information about how the proposed exterior appearance complies with the Appearance Review Guidelines.

4. Proof of ownership.

5. Disclosure of interest, identifying all parties with 5% or more interest in the property.

6. If the property is owned by an individual or organization other than the applicant, an affidavit of authorization must be submitted, giving the applicant the right of file the application on the owner's behalf.

7. Existing site plan or plat of survey showing:

- Property and street pavement lines.
- Lot dimensions.
- Gross area of the site stated in square feet.
- The location of all existing buildings, parking areas, access drives and other structures.

8. Proposed site plan showing:

- Property and street pavement lines.
- Lot dimensions.
- Gross area of the site stated in square feet.
- Setbacks of all buildings, parking lots and other structures.
- If parking is involved, show calculations for determining the required number of off-street parking spaces, as required by the Zoning Code. Give the number of spaces actually proposed.
- Proposed ingress and egress to the site, including on-site parking area(s), parking stalls, and adjacent streets.
- Service yard areas, including loading areas, mechanical equipment, refuse containers, etc.
- The location and type of any fencing, berming or screening.

9. Tree survey showing:

- The location of all existing trees with a diameter breast height of 10 inches or more and significant quality tree species including hickory, oak or walnut species with a 5-inch or greater diameter breast height.

- Any trees that are planned for removal should be shown with an (x).

- The condition of the existing trees on the property should be noted on the survey.

- The location of all vegetative masses shown with a diagrammatic outline and information provided about whether these areas are proposed to remain, be removed or be cleared out.

10. Landscape plan containing:

- Existing landscaping that will be retained and all proposed landscaping. The type, size, number, and spacing of plantings must be illustrated (see Recommended Plant Material list).

- Location of existing (to remain) and proposed buildings, parking areas, signs access drives, landscape islands and other structures.

- Information about how the plans comply with the landscape requirements in the Zoning Code.

11. Lighting information including:

- Location of all existing (to remain) and proposed light fixtures.

- Total mounting height of all existing (to remain) and proposed parking lot light fixtures measured from ground level.

- Cut sheets of all parking lot and wall mounted light fixture(s).

- Light fixture dimensions.

- Information about the materials and colors of all proposed light fixtures, including information about the material, design and color of the base of any parking lot light poles.

- Photometric plans showing projected foot-candle levels throughout the site and at the property lines.

12. Existing building elevations drawn to scale showing all sides of any existing buildings to be rehabilitated or remodeled. At staff's discretion a photograph or photographs of the building may be used in place of an elevation. Such building elevations should show:

- The height of the building.

- The location and type of all existing exterior building materials and colors.

13. Proposed building elevations drawn to scale of all sides of any new buildings or structures and any buildings or structures proposed to be rehabilitated or remodeled. The proposed building elevations should show:

    - The location, type and texture of all proposed exterior building materials and colors.

    - A list of proposed building materials and colors.

    - The height of all buildings and structures as defined by the Zoning Code.

    - The location and height of any proposed wall signs.

    - The screening of any rooftop equipment.

14. Proposed exterior building color and material samples shall be presented at the Village Board meeting, including, but not necessary limited to the materials and colors of the façade, roof, doors, window systems and any trim.

15. Color rendering or renderings of all proposed buildings and structures.

16. Floor plans of all existing buildings and structures (to remain) and all proposed buildings and structures.

17. A sign plan overlaid on the proposed site plan and showing the following:

    - The location of any proposed signage, including primary signage, regulatory signage, private traffic directional signage, incidental signage, etc.

    - The setbacks of all freestanding signs from the property line.

18. Color sign elevations drawn to scale showing the following:

    - The dimensions and areas of all proposed signage including all primary, incidental, private traffic directional and any other proposed signs.

    - A description of sign and frame materials.

    - Lighting type and intensity.

19. Elevations of all proposed misc. structures on the property including such things as trash enclosures and fences.

20. For significant projects, staff may also require the submission of a street profile or a scaled model.

All of the above plans should include the following:

1. Address of the site.
2. Scale and north arrow.
3. Name of the person and/or company that prepared the plan.
4. Date the plan was prepared and/or revised.

All materials included in the application packet, will become exhibits to the official document file. These materials should be able to be reduced to 11 x17 and should be legible at this reduced size.

Review by Staff and Village Board

The Community Development staff will review the application for completeness and conformance with the Appearance Review Guidelines and make a recommendation to the Village Board of Trustees for approval, approval with conditions or denial. After the application has been considered complete by staff the request will then be scheduled for consideration by the Village Board of Trustees who will ultimately act on the application. The application will be scheduled for review by the Village Board no later than the second next regular meeting of the Village Board, unless a later a meeting date is mutually agreed upon. To commence **any** type of construction activity prior to Village Board approved is a violation of the Village Code.

Changes After Approval

Changes of any kind to an approved exterior appearance application, without the permission of Village staff are prohibited. Any significant changes to an approved application may require review and approval by the Village Board in the same manner as the original application.

** From the date of formal application a typical exterior appearance takes approximately three (3) months to process. However, if the application is submitted in conjunction with another application such as a special use or planned unit development request, this process may take longer.

OWNERSHIP BY LAND TRUST

Date: _____

Address: _____

Legal Description:

TRUSTEE: _____ TRUST NO._____

Address: _____

LIST ALL BENEFICIARIES:

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

OWNERSHIP BY A CORPORATION

Date: _____

Address: **411 N Main St, Glen Ellyn IL**

Legal Description:

THE SOUTH 29.96 FEET OF LOT 2 (EXCEPT THE EAST 75.00 FEET) OF THE SUBDIVISION OF LOT 6 IN BLOCK 12 IN THE ASSESSMENT DIVISION IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 7, 1906 AS DOCUMENT 87151, IN DUPAGE COUNTY, ILLINOIS.

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

Name: **BRICK & MORTAR GROUP 2, LLC** Address: **11 N. Northwest Hwy. Suite 101, Park Ridge, IL 60068** % **100**

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

AFFIDAVIT OF AUTHORIZATION

I, **Adam Clabaugh on behalf of 411 Main LLC** owner of the property described as

HE SOUTH 29.96 FEET OF LOT 2 (EXCEPT THE EAST 75.00 FEET) OF THE SUBDIVISION OF LOT 6 IN BLOCK 12 IN THE ASSESSMENT DIVISION IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 7, 1906 AS DOCUMENT 87151, IN DUPAGE COUNTY, ILLINOIS.

verify that **Brick & Mortar**

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

OWNER SIGNATURE

9/16/22

DATE

Subscribed and sworn to before me this

16th day of September, 2022

Mary Grace Thomas

Notary Public

OFFICIAL SEAL
MARY GRACE THOMAS
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Apr 29, 2026

Affidavit Affirming No Conflict of Interest

The undersigned, being duly sworn and under oath, states as follows:

1. My name is **Adam Clabaugh**, and I hold the position of **Managing Partner** for **Brick & Mortar** ("***Applicant***").

2. I have personal knowledge of all facts stated in this Affidavit, and if called to testify, I could and would testify competently thereto.

3. I am authorized by the Applicant to make the representations and statements in this Affidavit on the Applicant's behalf in support of the application for development approval ("***Application***") the Applicant filed with the Village of Glen Ellyn ("***Village***").

4. To the best of my knowledge, and as of the Application's date, no individual that is employed by the Village or sits on an elected or appointed Village board or commission has a financial interest in the Applicant, the Application, or the project proposed by the Applicant.

5. To the best of my knowledge, and as of the Application's date, no individual that is related to any person that is employed by the Village or sits on an elected or appointed Village board or commission has a financial interest in the Applicant, the Application, or the project proposed by the Applicant.

6. I will immediately notify the Village if the Applicant learns of the material inaccuracy of any statement within this Affidavit.

Further affiant sayeth naught.

Name: Adam Clabaugh

Title: **Managing Partner**

Applicant's Name: 411 N Main, LLC

Subscribed and sworn to me this 16th day of September, 2022

Notary Public

OFFICIAL SEAL
MARY GRACE THOMAS
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Apr 29, 2026

1 of 12
21GNW854068GV

WARRANTY DEED

KATHLEEN V. CARRIER, RECORDER
DUPAGE COUNTY ILLINOIS
08/06/2021 09:28 AM
RHSP
COUNTY TAX STAMP FEE 397.50
STATE TAX STAMP FEE 795.00

DOCUMENT # R2021-118929

THE GRANTOR, Bricks on Main, LLC, an Illinois limited liability company with its principal place of business at 38W650 Benton Lane, Geneva, IL 60134 for and in consideration of TEN AND NO/100 DOLLARS ($10.00), in hand paid, CONVEYS and WARRANTS to 411 Main, LLC, an Illinois limited liability company GRANTEE with its principal place of business at 11 N. Northwest Highway, Park Ridge, IL 60068, the following described Real Estate situated in the County of DuPage in the State of Illinois, to wit:

THE SOUTH 29.96 FEET OF LOT 2 (EXCEPT THE EAST 75.00 FEET) OF THE SUBDIVISION OF LOT 6 IN BLOCK 12 IN THE ASSESSMENT DIVISION IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 7, 1906 AS DOCUMENT 87151, IN DUPAGE COUNTY, ILLINOIS

This conveyance is subject to those Exceptions as set forth on Schedule B of Chicago Title Insurance Company Title Commitment Number 21GNW854068GV dated February 12, 2021 and as more particularly set forth on Exhibit 2.

Permanent Real Estate Index Number: 05-11-328-009

Address of Real Estate: 411 N. Main Street, Glen Ellyn, Illinois 60137

Dated this 21 day of July 2021

Village of Glen Ellyn
Real Estate Transfer Tax
024008
Sale $ 795,000.00
Tax $ 2,385.00
Date 7/22/21 Initials

Bricks on Main, LLC,
an Illinois limited liability company

By: _____
Name: Greg McCaffrey
Its: Manager

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Greg McCaffrey, in his capacity as Manager of Bricks on Main, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument as the free and voluntary act and deed of said Bricks on Main, LLC, for the uses and purposes therein set forth.

Given under my hand and official seal this
21st day of July 2021.

(SEAL)

OFFICIAL SEAL
Lynn Andersen
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Oct. 4, 2022

This instrument was prepared by:
Andrew E. Kolb, Esq.
Vanek, Larson & Kolb, LLC
200 W. Main Street
St. Charles, IL 60175

Grantee's address and
Send subsequent tax bills to:
411 Main LLC
11 N. Northwest Hwy, Suite 101
Park Ridge, IL 60068
Attn: Andrew Nast

When recorded return to:
Zabel Law, LLC
55 W. Monroe St., Suite 3330
Chicago, IL 60603
Attn: William Lundgren

EXHIBIT 2

TITLE EXCEPTIONS

This conveyance is subject to:

1. General Real Estate Taxes for the year 2021 and subsequent years.

2. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.

   Lease to Dakota Graham beginning October 1, 2020 and ending September 30, 2021.
   Lease to Brian Duffy beginning February 1, 2021 and ending January 31, 2022.

3. The land lies within the boundaries of a special service area as disclosed by ordinance recorded as recording no. R2009-193864, and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.

4. Terms, conditions and provisions contained in the instruments and ordinances from the Village of Glenn Ellyn recorded August 28, 1999 as document R1999-186944, December 2, 1999 as document R1999-261538 and February 11, 2000 as document R2000-021154. (for further particulars, see record)

5. An encroachment of the Brick situated on said Land into or onto the adjoining land on the East, as disclosed by Plat of Survey number 21.0045 prepared by Compass Surveying, Ltd., dated February 26, 2021.

GOESLINGGROUP

The direction behind the exterior facade design was to honor the historical value of the original architecture with as much intentionality and originality as possible. As the last owners' iteration of the first floor exterior facade was clearly altered from the building's initial design intention, we did our best to capture the spirit of the original tudor style and material palette.

We have included two options, one that carries the same beige and espresso palette throughout, that we felt was the most visually appealing and historically accurate, and a second where we attempted to pull back in the crimson that was left on the main level by the last owners (during the city council meeting there was an ask to return the building as close to it was as when it was purchased by our clients).

The front door is required to sit off-center in order to accommodate the entry/vestibule for the approved use as shared office space. Due to the extremely narrow nature of the building, and the requirement for a fire-rated corridor, there is limited space for the reception area and mailboxes required for the concept to function properly. If it were to move to the center, there would be no usable space for users to sit at the front of the building to work. Making this front section of the building a place where users can work is important to the success of the concept in this unique space.

Sarah Goesling (she/her), LEED AP ID+C
Owner / Principal Designer
Goesling Group

Previous Iterations

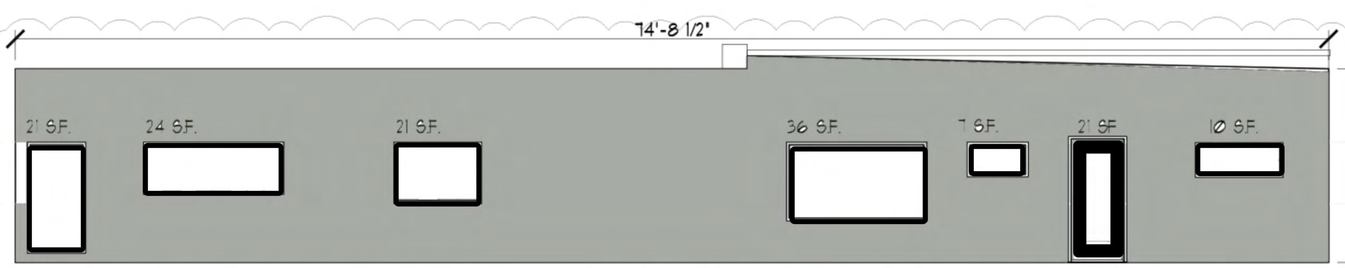
First Iteration

- Integrated recessed can lighting per rendering

Color selections:
- Body color: BM Gray Owl 2137-60
- Board + Batten color: BM Horizon Gray 2141-50
- Black trim + extruded box window: BM Onyx 2133-10

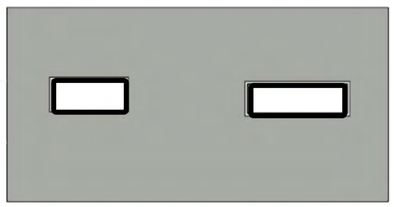
RENDERING

GOESLINGGROUP



822 SF. TOTAL WALL AREA
025 TOTAL OPENING AREA ALLOWED
206 SF. TOTAL SF ALLOWED
140 SF. TOTAL SHOWN

S COURTYARD ELEVATION
1/8"=1'-0"



E EAST
1/8"=1'-0"

F

Paint Colors

Board & Batten
BM Horizon Gray 2141-50

Body Color:
BM Gray Owl 2137-60

Trim & Window Box:
BM Onxy 2133-10

Light Fixtures

4" CE White LED Can
with Recessed Trim

Windows/Doors

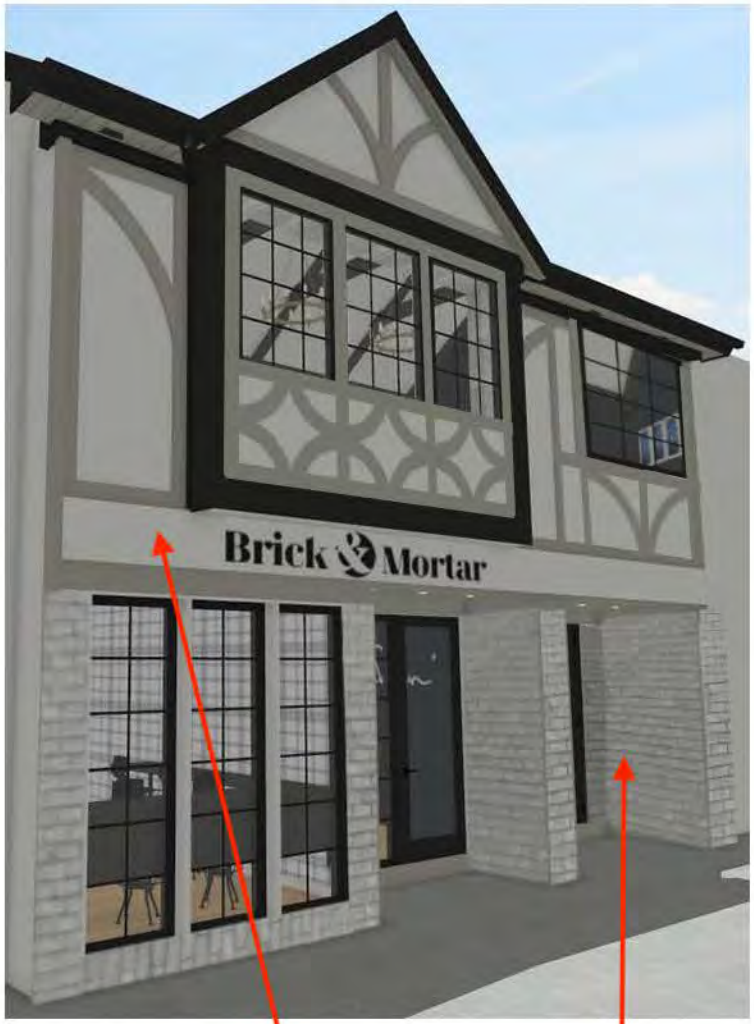
Custom built to order,
dark bronze aluminum

Front Facade

Hardie plank & trim

Second Iterations

Option 1



Hardie Plank
& trim boards

Glen Gary
Brick Veneer

Color Selections

- BM Gray Owl
- BM Onyx
- BM Horizon Gray

Option 2

Hardie Plank
& trim boards

Glen Gary
Brick Veneer

Color Selections

- BM Gray Owl
- BM Onyx

Paint Colors

Board & Batten
BM Horizon Gray 2141-50

Body & Brick Color:
BM Gray Owl 2137-60

Trim
BM Onxy 2133-10

Light Fixtures

4" CE White LED Can with Recessed Trim

Windows/Doors

Custom built to order, dark bronze aluminum

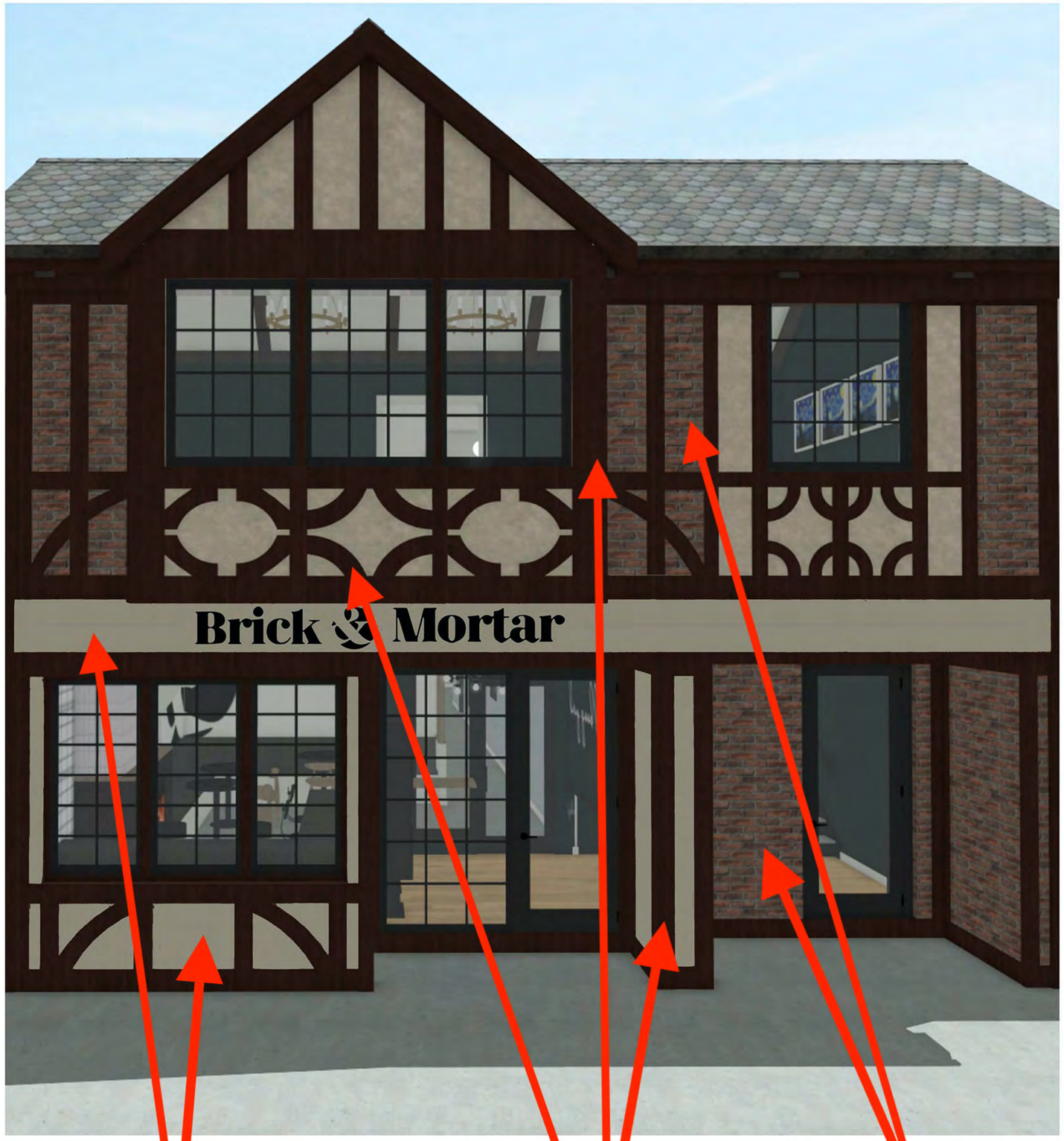
Front Facade

Hardie plank & trim

Brick Veneer

Glen Gary
Loraine White Handmade

Third Iteration



Trowl Finished
Stucco - Grant Beige

Douglas Fir
Wood Tudor Detail -
Espresso

Glen Garry Olde London Brick

Recessed
Can Lighting

Trowl Finished Stucco - Grant Beige

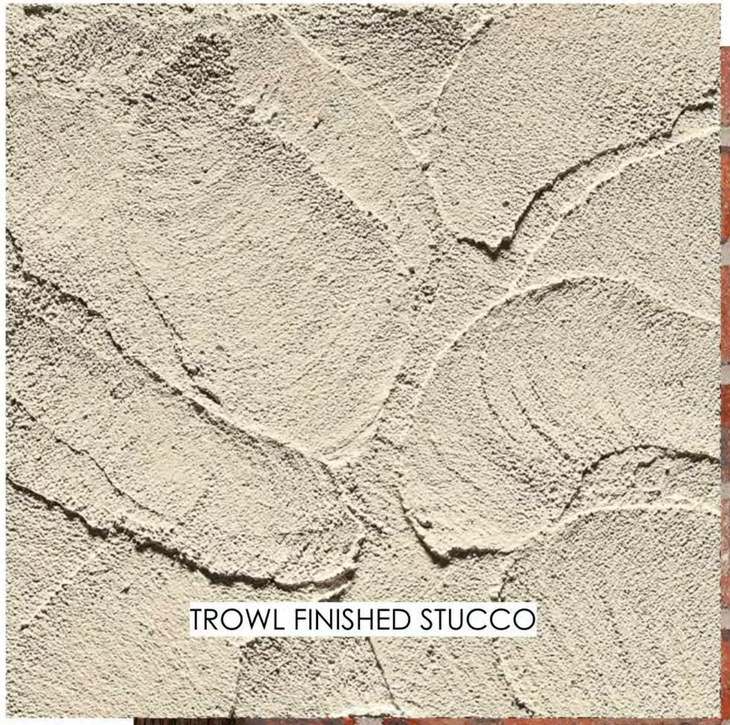
Glen Garry Olde London Brick

Recessed Can Lighting

Trowl Finished Stucco - Dinner Party Red

Douglas Fir Wood Tudor Detail - Espresso

MATERIAL PALETTE



DINNER PARTY
AF-300

GRANT BEIGE
HC-83

Fourth Iteration

Brick & Mortar

Brick & Mortar

Existing Windows

Repair:

Min $25K

Only available vendor is booked through summer

Replace:

None of the referred historic vendors have accepted the job.

Other Windows Downtown

STARBUCKS C

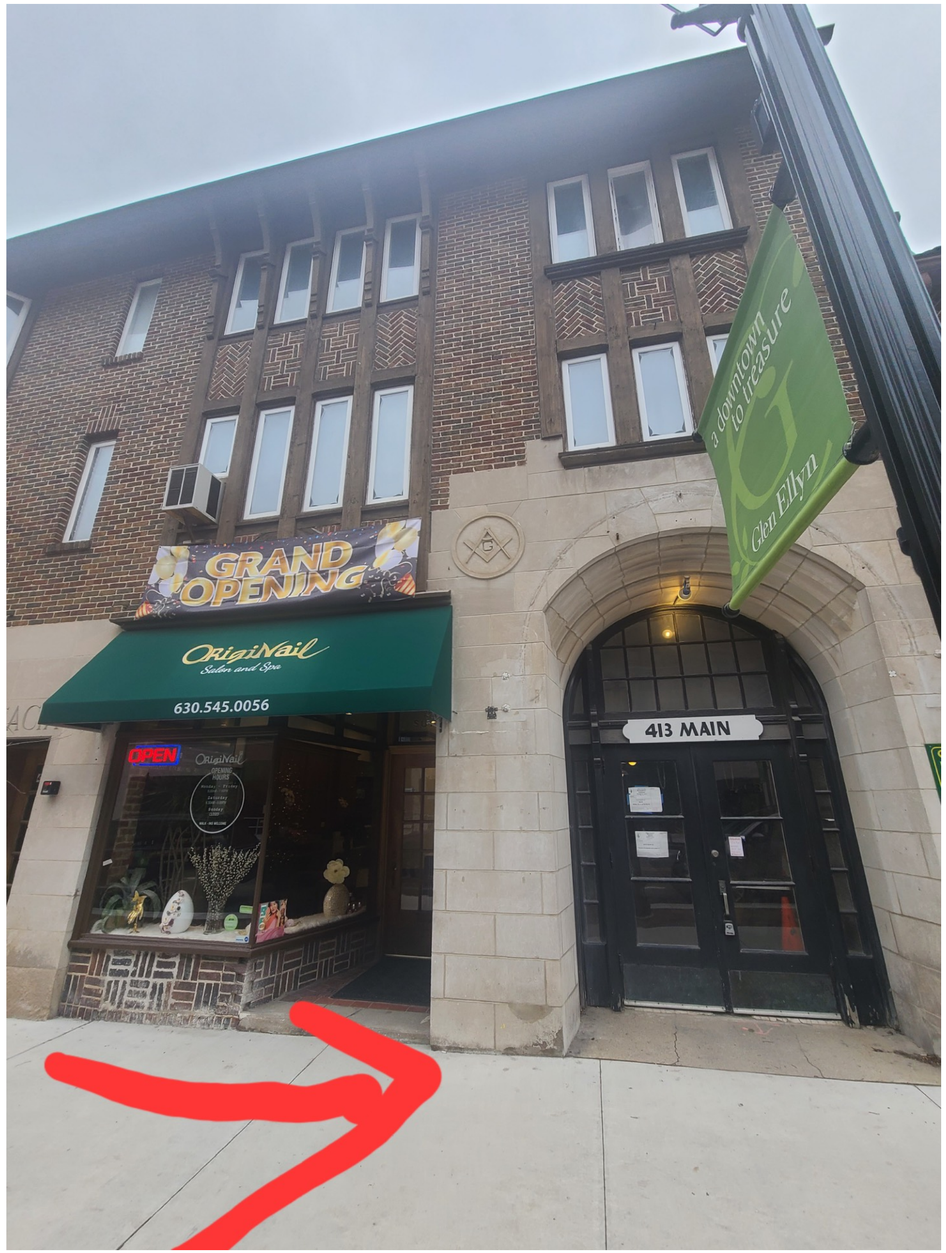
ANTMAN & THE WASP
QUANTUMANIA
COCAINE BEAR

Storefront With Off-center Doors

536 Crescent Blvd

530 Crescent Blvd

483 N Main St



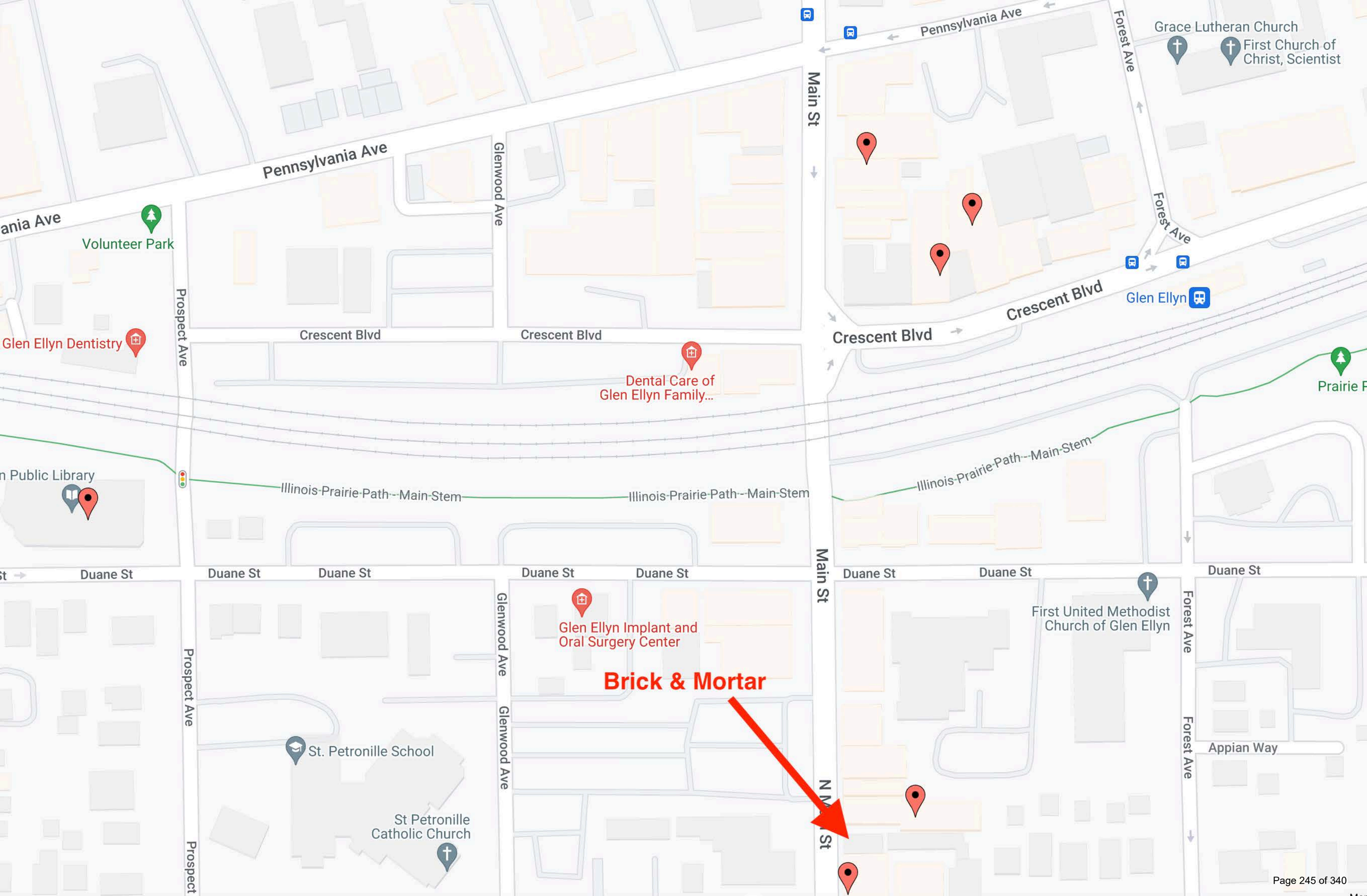
413 N Main St

413 N Main St

MULTI-USE
LOADING ZONE
PASSENGER VEHICLES
15
MINUTE LIMIT
COMMERCIAL VEHICLES
30
MINUTE LIMIT
TURN ON
HAZARD FLASHERS

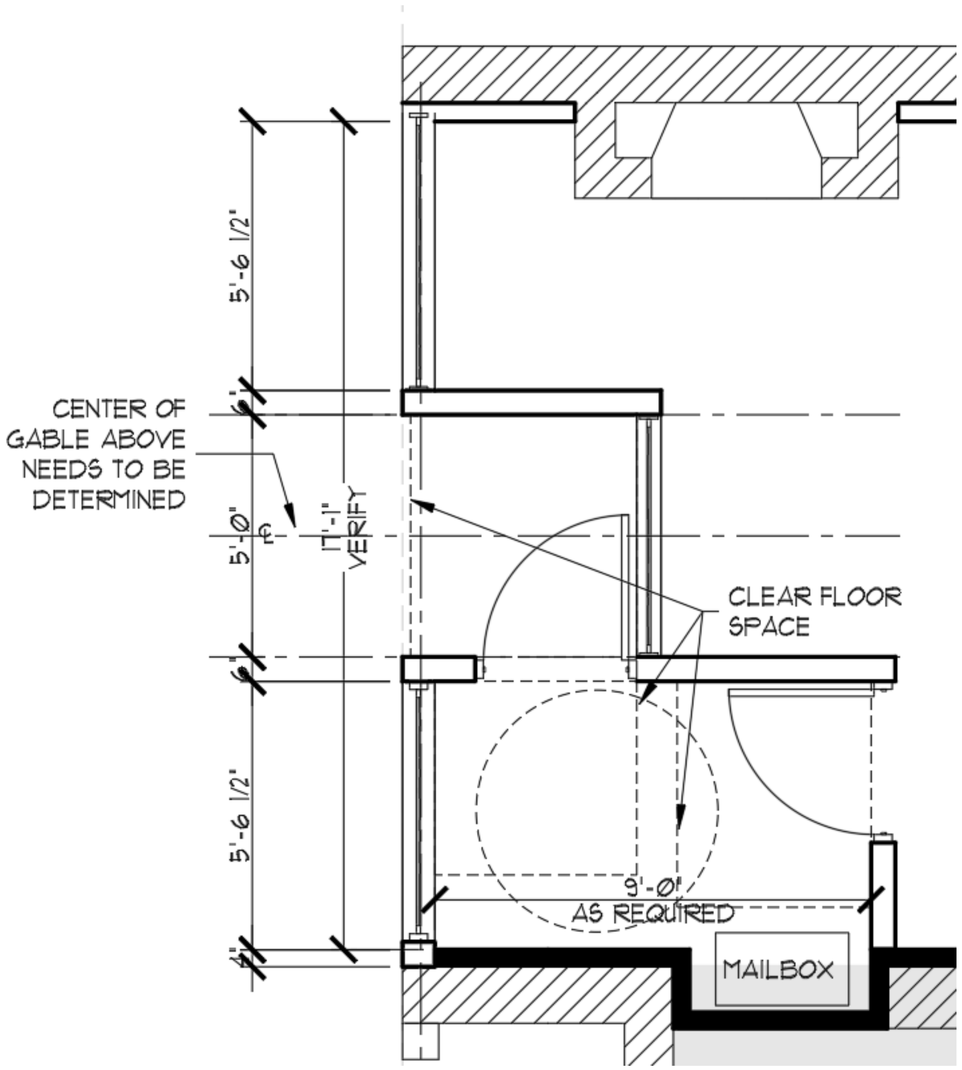
401 N Main St

400 Duane St


Pennsylvania Ave
Pennsylvania Ave
Pennsylvania Ave
Main St
Forest Ave
Forest Ave
Grace Lutheran Church
First Church of Christ, Scientist
Glenwood Ave
Volunteer Park
Prospect Ave
Glen Ellyn Dentistry
Crescent Blvd
Crescent Blvd
Crescent Blvd
Crescent Blvd
Glen Ellyn
Dental Care of Glen Ellyn Family...
Prairie P
n Public Library
Illinois Prairie Path--Main Stem
Illinois Prairie Path--Main Stem
Illinois Prairie Path--Main Stem
Duane St
Duane St
Duane St
Duane St
Duane St
Duane St
Duane St
Duane St
Glen Ellyn Implant and Oral Surgery Center
Brick & Mortar
First United Methodist Church of Glen Ellyn
Appian Way
St. Petronille School
St Petronille Catholic Church
Prospect Ave
Prospect
Glenwood Ave
Glenwood Ave
Main St
N M St
Forest Ave
Forest Ave

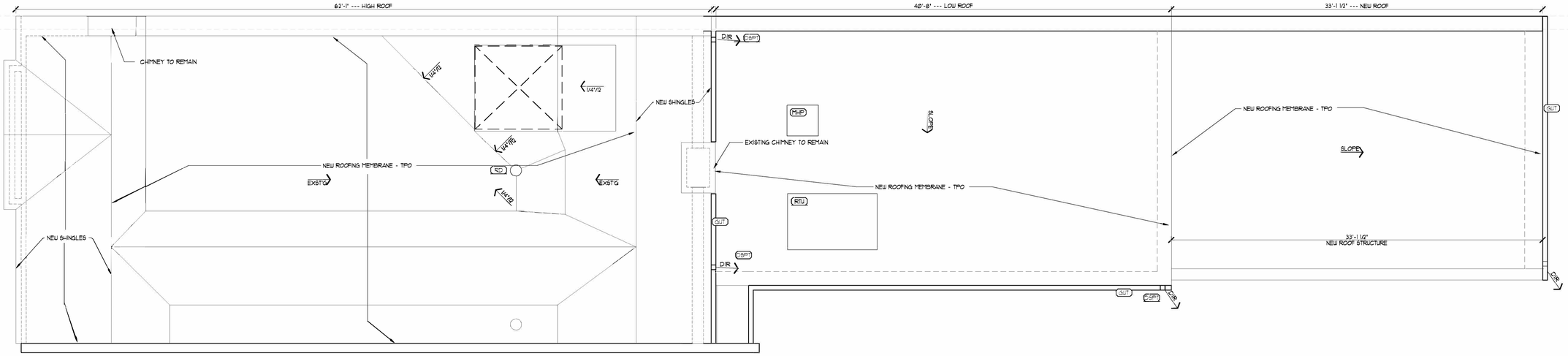
Final Iteration

Brick & Mortar

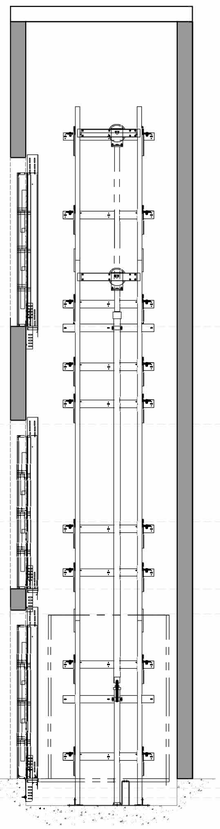

5'-6 1/2"
CENTER OF GABLE ABOVE NEEDS TO BE DETERMINED
5'-Ø"
17'-1" VERIFY
CLEAR FLOOR SPACE
5'-6 1/2"
9'-Ø" AS REQUIRED
MAILBOX

Window Details

Method: Replacement
Material: Aluminum
Window Opening Size: To match existing
Light Orientation: To match existing
Light Divider Size: To match existing
Light Divider Method: GBG (grills between the glass)
Mullion Size: To match existing
Mullion & Frame Color: To match existing

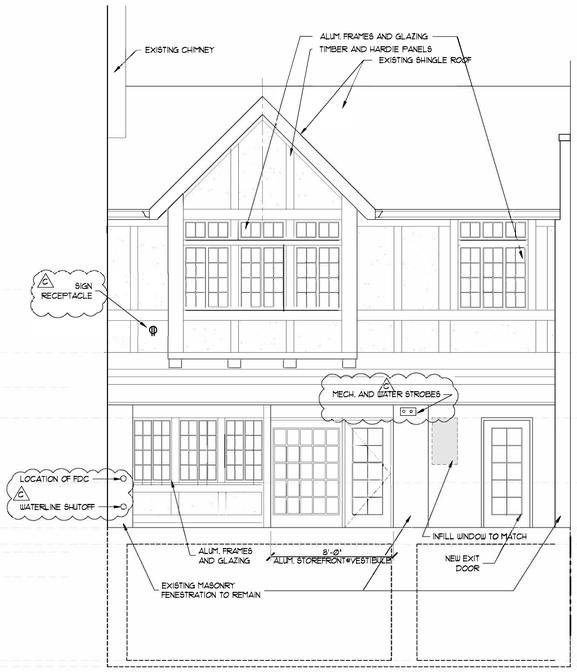


ROOF PLAN
1/4"=1'-0"

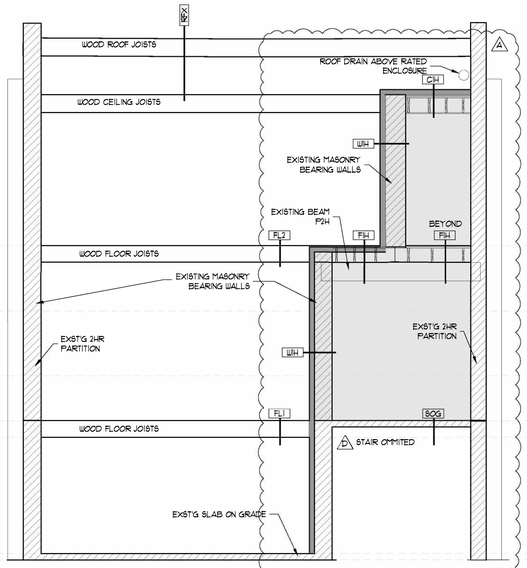


NOTE: SEE ELEVATOR SHOP DRAWINGS FOR ALL SPECIFICATIONS

PLATFORM LIFT SECTION
3/8"=1'-0"



WEST ELEVATION
1/4"=1'-0"



SECTION THRU RATED STAIRS/CORRIDOR
1/4"=1'-0"

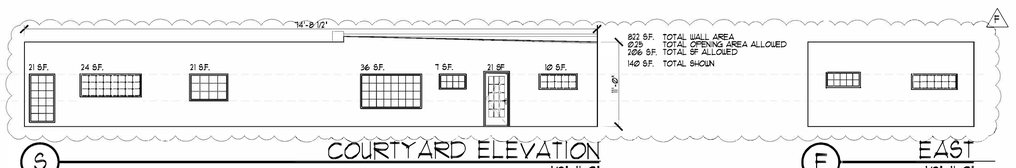
ASSEMBLY TYPES

A	C1H - 2HR CEILING OVER RATED STAIR R49 INSULATION 1 hour Intumescent Paint - UL# 263 - **BOTH SIDES** 5/8" GYP.BOARD EXISTING 2X STRUCTURE 5/8" - GYP. BOARD
	CLG - DROP CEILINGS OVER OFFICES/TOILETS 5/8" - GYP.BD. SOUNDBATTS - FULL 2X6 STUDS - UNO 5/8" - GYP. BD.
A	F1H - 1 HOUR FLOOR BXUV.1504 - SYSTEM 7 - ABV&BLW RATED AREAS 5/8" GYP BOARD 3/4" T&G PLYWOOD SHEATHING 2X WOOD JOISTS - EXISTING SOUND BATT INSULATION SOUND DEADENING BOARD 5/8" TYPE X GYP BOARD - 1 LAYERS
	FL1 - 1ST FLOOR DECK OVER BASEMENT AREAS - NOT RATED 3/4" T&G PLYWOOD SHEATHING 2X WOOD JOISTS - EXISTING SOUND BATTS INSULATION 5/8" TYPE X GYP BOARD
	FL2 - 2ND FLOOR DECK OVER MAIN FLOOR AREAS 5/8" GYP BOARD 3/4" T&G PLYWOOD SHEATHING, 2 LAYERS, STAGGERED 2X WOOD JOISTS - EXISTING BATT INSULATION FOR SOUND 5/8" TYPE X GYP BOARD - 1 LAYERS
	RFx - EXISTING ROOF CONSTRUCTION OVER ATTIC AREAS - FRNT&MID TPO ROOF MEMBRANE SYSTEM - NEW - U.N.O. EXTERIOR GRADE ROOF SHEATHING - EXISTING, PATCH AS REQ. 2X ROOF FRAMING - EXISTING R49 INSULATION-AS SELECTED 2X CEILING FRAMING - EXISTING 5/8" GYP. BOARD
	RFV - EXISTING ROOF CONSTRUCTION - VAULTED AREA TPO ROOF MEMBRANE SYSTEM - NEW - U.N.O. EXTERIOR GRADE ROOF SHEATHING - EXISTING, PATCH AS REQ. 2X ROOF FRAMING - EXISTING R39 CLOSED CELL - AS REQ. EXISTING RAFTER TIES 5/8" GYP. BOARD
	RFN - ROOF CONSTRUCTION - NEW VAULTED ROOF IN REAR TPO ROOF MEMBRANE SYSTEM - NEW - U.N.O. EXTERIOR GRADE ROOF SHEATHING - EXISTING, PATCH AS REQ. TJI ROOF FRAMING - SEE STRUCTURAL R39 CLOSED CELL - AS REQ. 5/8" GYP. BOARD
	W1H - 1 HOUR GYP. BD. PARTITION Gypsum Board: 5/8" Thick Gypsum Board (UL Type SCX) WOOD OR METAL STUDS SOUND BATTS - OPTIONAL Gypsum Board: 5/8" Thick Gypsum Board (UL Type SCX) 1 hour Intumescent Paint - UL# 263 - **BOTH SIDES**
	P1H - 1 hour Intumescent Paint - UL# 263
A	WF4 - 4" FURRED WALL BUILDING PAPER - VAPOR BARRIER 2x FURRING - SEE PLAN FOR SIZES R15 INSULATION 5/8" GYP. BD.
	WLT - TYPICAL INTERIOR WALL 5/8" GYP. BD. SOUNDBATTS - FULL 2X4 STUDS - UNO 5/8" - GYP. BD.
	WLAT - WALLS IN ATTIC 1/2" GYP BD R15 BATT INSULATION 2X4 WD STUD FRAMING 1/2" GYP BD
	WLX - EXTERIOR FRONT WALL EXTERIOR FINISH - SEE FAÇADE DRAWING 1/2" EXTERIOR GRADE SHEATHING R21 BATT INSULATION 2X6 WD STUD FRAMING 5/8" GYP BD
	S.O.G. - EXISTING TO REMAIN AND NEW SLAB ON GRADE 4" CONCRETE SLAB ON GRADE W/FIBERGLASS REINF.

1. EXTERIOR DOORS SHALL EITHER HAVE LEVER HANDLE, PANIC HARDWARE OR SHALL HAVE A SIGN POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED. THE SIGN SHALL BE IN LETTERS 1" HIGH ON A CONTRASTING BACKGROUND.
2. DOOR LOCKSET/PASSAGE HARDWARE IS TO BE INDICATED AS LEVER TYPE OR PUSH-PULLS AND TO CONFORM TO THE HANDICAP ACCESSIBILITY STANDARDS.
3. ALL FINISH MATERIALS SHALL COMPLY WITH THE INTERIOR FLAME SPREAD INDEX.
4. INTERIOR WALL AND CEILING FINISH MATERIALS SHALL HAVE A SMOKE-DEVELOPED RATING LESS THAN OR EQUAL TO 450.

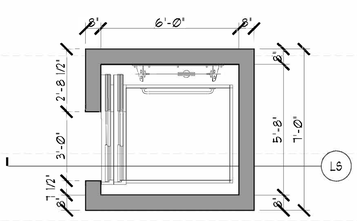
LEGEND

BEV - BEVERAGE REFRIDGERATOR
BM - STEEL BEAM - SEE STRUCTURAL
BSK - BAR SINK
HHC - H2O/HOT/CHILLED WATER DISPENSER
COF - COFFEE MAKER
DRY - HAND DRYER
DSP - DISPOSAL
DSPT - DOWNSPOUT
DW - DISHWASHER
EJP - EJECTOR PIT
EM - ELECTRIC METER
EP - ELECTRIC PANEL
GAS - GAS SERVICE - EXSTG LOCATION
H2O - EXISTING WATER SERVICE
HHC - WATER SERVICE - HOT/COLD
KEG - KEG REFRIDGERATOR
KRG - KEURIG W 1/4" CU LINE
KSK - KITCHEN SINK
LAV - LAVATORY
LDR - LADDER
MOP - MOP SINK
MSK - MOP SINK
MW - UNDERCOUNTER MICROWAVE
PROV - PROVISIONAL STATION
RAMP - RAMP 1:FT WITH HANDRAILS
REF - REFRIDGERATOR
SMP - SUMP PUMP
SNK - SINK
TRSH - TRASH LOCATION
TST - TOASTER
TV - TV W/BLOCKING - HI/LO ELEC
WBD - WHITE BOARD
WC - WATER CLOSET
WH - ELECTRIC WATER HEATER
WH - 100GAL ELECTRIC WATER HEATER

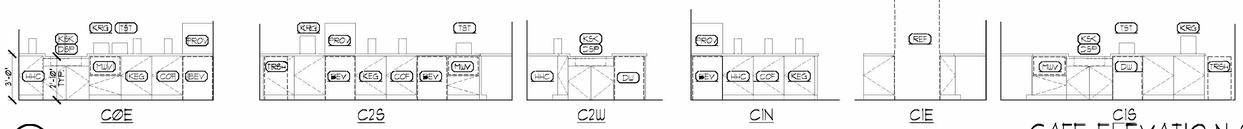


COURTYARD ELEVATION
1/8"=1'-0"

EAST
1/8"=1'-0"



PLATFORM LIFT PLAN
3/8"=1'-0"



C0E C2S C2W C1N C1E C1S

CAFE ELEVATION S
1/4" = 1'- 0"

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TERRA ARCHITECTS P.C.
DESIGN FIRM REGISTRATION #184-001028
688 EAST OLD ELM ROAD
Ph: 847-809-5785
LAKE FOREST, ILLINOIS
www.terrarchitects.com

#	DATE	DESCRIPTION
I	1-6-22	PERMIT SET #1
A	2-16-22	REVISION SET A
B	4-4-2022	REVISION SET B
C	4-11-2022	REVISION SET C
D	5-11-2022	SET D - OMIT STAIR
E	5-20-2022	REVISION SET E

CLIENT / PROJECT NAME / ADDRESS / SHEET TITLE

BRICK & MORTAR - GLEN ELLYN COWORKING OFFICE SPACES

411 MAIN ST., GLEN ELLYN, IL 60137

ROOF PLAN / ELEVATIONS / BUILDING SECTION / ELEVATOR SECTION / NOTES

DATE 9/13/22

PROJECT NUMBER 21898

SHEET NUMBER A4

Commercial Electric™

Item #1002 936 175
Model #NS01dA09ER2-259

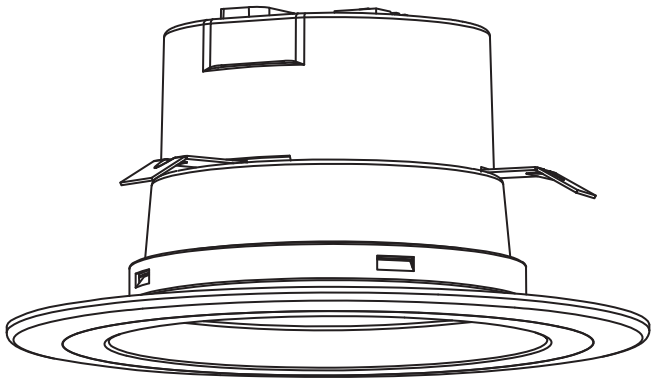
Item #1002 936 194
Model #NS01dA09ER2-259

Item #1002 936 200
Model #NS01dA09ER2-259

Item #1004 325 342
Model #NS01dA07ER1-259

USE AND CARE GUIDE

4 in. WHITE RECESSED LED TRIM



Questions, problems, missing parts? Before returning to the store,
call Commercial Electric Customer Service
8 a.m. - 7 p.m., EST, Monday - Friday
9 a.m. - 6 p.m., EST, Saturday

1-877-527-0313

HOMEDEPOT.COM

ENERGY STAR

THANK YOU

We appreciate the trust and confidence you have placed in Commercial Electric through the purchase of this LED light. We strive to continually create quality products designed to enhance your home. Visit us online to see our full line of products available for your home improvement needs. Thank you for choosing Commercial Electric!

Table of Contents

Table of Contents 2
Safety Information 2
Warranty 3
Pre-Installation 3
- Planning Installation 3
- Tools Required 3
- Package Contents 4

Installation 4
Care & Cleaning 5
Troubleshooting 5
Light Distribution 6
Compatibility 6

Safety Information

WARNING: Carefully read and understand the information given in this manual before beginning the assembly and installation. Failure to do so could lead to electric shock, fire, or other injuries which could be hazardous or even fatal.

WARNING: Ensure the electricity to the wires you are working on is shut off. Either remove the fuse or turn off the circuit breaker.

WARNING: Risk of fire or electric shock. Installation of this LED Retrofit Kit assembly requires a person familiar with the construction and operation of the light fixture's/luminaire's electrical system and the hazard involved. If not qualified,do not attempt installation. Contact a qualified electrician.

WARNING: Install this kit only in luminaires (light fixtures) that have the construction features and dimensions shown in the photographs and/or drawings included in these installation instructions, and where the input rating of the retrofit kit does not exceed the input rating of the luminaire.

WARNING: Do not make or alter any open holes in an enclosure of wiring or electrical components during kit installation.

WARNING: To prevent wiring damage or abrasion, DO NOT expose the wiring to sheet metal edges or other sharp objects.

WARNING: Not intended for use with emergency exit fixtures or emergency exit lights. Suitable for wet locations.

CAUTION: Any changes or modifications not expressly approved by the party responsible for compliance could void the user's authority to operate the equipment.

CAUTION: Risk of electrical shock. Do not open. There are no user serviceable parts inside. Turn the power off before inspection, installation, or removal. The lamp is suitable for use in wet locations. Use only on 120 VAC, 60 HZ circuits.

NOTICE: Each light shall be installed only in its intended manner and orientation. Not all existing recessed cans that meet these requirements will be compatible with Commercial Electric recessed LED Trim. To ensure compatibility, a test installation should be conducted. The minimum starting temperature is -4 °F.

NOTICE: This device complies with part 15 of the FCC Rules. Operation is subject to the following two conditions:
- □ This device may not cause harmful interference, and
- □ This device must accept any interference received, including interference that may cause undesired operation.

This equipment has been tested and found to comply with the limits for a Class B digital device, pursuant to Part 15 of the FCC Rules.These limits are designed to provide reasonable protection against harm-ful interference in a residential installation.This equipment generates, uses and can radiate radio frequency energy and, if not installed and used in accordance with the instructions, may cause harmful interference to radio communications.However, there is no guarantee that interference will not occur in a particular installation. If this equipment does cause harmful interference to radio or television reception, which can be determined by turning the equipment off and on, the user is encouraged to try to correct the interference by one or more of the following measures:

- □ Reorient or relocate the receiving antenna
- □ Increase the separation between the equipment and the receiver.
- □ Connect the equipment into an outlet on a circuit different from that to which the receiver is connected.
- □ Consult the dealer or an experienced radio/TV technician for help.

Warranty

FIVE-YEAR LIMITED WARRANTY

The manufacturer warrants this lighting fixture to be free from defects in materials and workmanship for a period of five (5) years from date of purchase. This warranty applies only to the original consumer purchaser and only to products used in normal use and service. If this product is found to be defective, the manufacturer's only obligation, and your exclusive remedy, is the repair or replacement of the product at the manufacturer's discretion, provided that the product has not been damaged through misuse, abuse, accident, modifications, alterations, neglect, or mishandling.

WHAT IS NOT COVERED

This warranty shall not apply to any product that is found to have been improperly installed, set-up, or used in any way not in accordance with the instructions supplied with the product. This warranty shall not apply to a failure of the product as a result of an accident, misuse, abuse, negligence, alteration, faulty installation, or any other failure not relating to faulty material or workmanship. This warranty shall not apply to the finish on any portion of the product, such as surface and/or weathering, as this is considered normal wear and tear.

The manufacturer does not warrant and specifically disclaims any warranty, whether express or implied, of fitness for a particular purpose, other than the warranty contained herein. The manufacturer specifically disclaims any liability and shall not be liable for any consequential or incidental loss or damage, including but not limited to any labor / expense costs involved in the replacement or repair of said product.

Contact the Customer Service Team at 1-877-527-0313 or visit www.HomeDepot.com

Pre-Installation

PLANNING INSTALLATION

Before beginning assembly, installation or operation of product, make sure all parts are present. Compare parts with the package contents list. If any part is missing or damaged, do not attempt to assemble, install or operate the product. Contact customer service for replacement parts.

WARNING: Shut off the power at the circuit breaker or fuse panel before removing the old fixture.

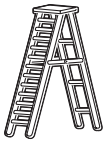
NOTE: Keep your receipt and these instructions for proof of purchase.

TOOLS REQUIRED

Phillips screwdriver

Safety Goggles

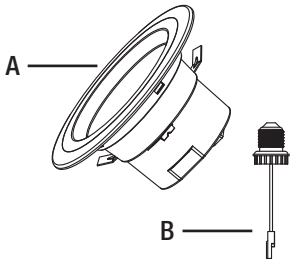
Gloves


Ladder

Please contact 1-877-527-0313 for further assistance.

Pre-Installation (continued)

PACKAGE CONTENTS

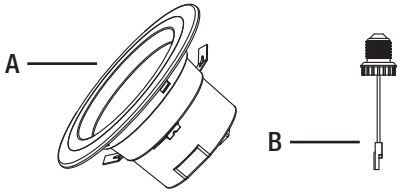


Item #	Part	Description	Quantity
1002936175	A	LED downlight	1
	B	Medium Base (E26) Socket Adapter	1
1002936194	A	LED downlight	2
	B	Medium Base (E26) Socket Adapter	2
1002936200	A	LED downlight	4
	B	Medium Base (E26) Socket Adapter	4
1004325342	A	LED downlight	4
	B	Medium Base (E26) Socket Adapter	4

Installation

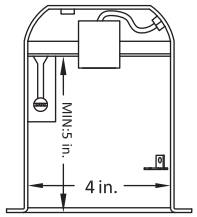
1 Preparing the LED Downlight

- Remove the fixture (A & B) from the packaging.



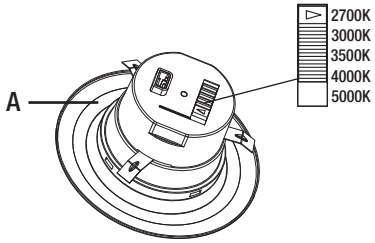
2 Preparing the installation location and compatible housing

- Remove the existing trim and bulb from the housing, revealing the existing socket.
- Locate the socket in your existing recessed housing and remove any screws that prevent the socket bracket from being removed.



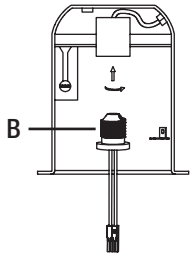
3 Selecting the Correlated Color Temperature (CCT)

- Before installation, select your preferred CCT by moving the switch to either 2700 K, 3000 K, 3500 K, 4000 K, or 5000 K.



4 Connecting the socket adapter

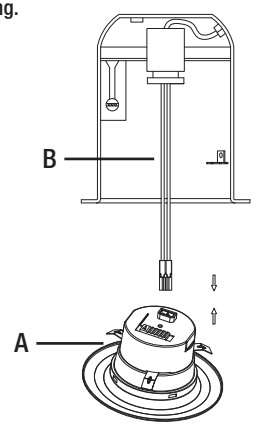
- Screw the medium base (E26) socket adapter (B) into the socket in the recessed housing.



Installation (continued)

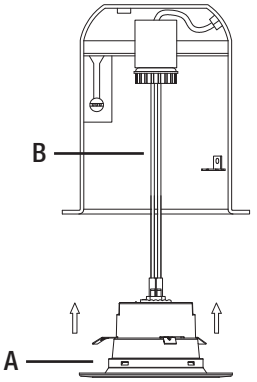
5 Connecting the cables

- Insert the orange female connector on the LED downlight (A) into the orange male connector on the socket adapter (B) screwed into the compatible housing.



6 Finishing the installation

- Push the LED downlight (A) up into the housing until the trim ring is flush with the ceiling.



Care & Cleaning

CAUTION: Before attempting to clean the fixture, disconnect the power to the fixture by turning the breaker off or removing the fuse from the fuse box.

- Clean the fixture with a soft, dry cloth.
- Do not use cleaners with chemicals, solvents, or harsh abrasives.

Troubleshooting

WARNING: Before doing any work on the fixture, disconnect power to the light fixture by turning the breaker off or removing the fuse from the fuse box.

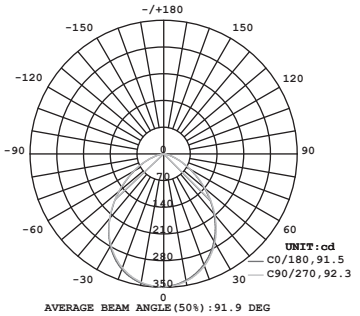
Minor problems often can be fixed without the help of an electrician.

Problem	Possible Cause	Corrective Action
The fixture will not light.	The power is off.	Ensure the power supply is on.
	The circuit breaker is off.	Ensure the circuit breaker is in the on position.
	There is a bad connection.	Check to ensure proper wire connections are made. Contact a qualified electrician.
	There is a defective switch.	Contact a qualified electrician.
The fuse blows or the circuit breaker trips when the light is turned on.	The wires are crossed or the power wire is grounding out.	Check the wire connections. Contact a qualified electrician or call Commercial Electric customer service 1-877-527-0313.

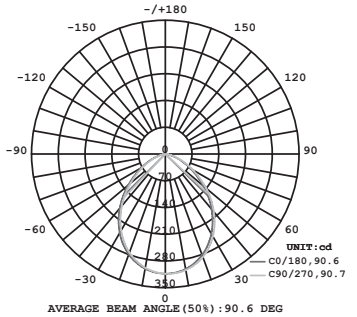
Please contact 1-877-527-0313 for further assistance.

Light Distribution

Model	Input Volts (V)	Input Frequency (Hz)	Input Watts (W)
NS01dA09ER2-259	120	60	8.5
NS01dA07ER1-259	120	60	7.2



NS01dA09ER2-259



NS01dA07ER1-259

Compatibility

FOR USE WITH HOUSING MODELS:
COMMERCIAL ELECTRIC - HBR2000B,HBR2000R,HBR2000BICAT; ALLPRO -ET400RATSB,ET400ATSB,EI400ATSB; CAPRI - CM4-A300,R4,RR4; CORDELIA - X2000LICAT,X2000LRICAT,X2000LICATB; DMF - DH4RT-ATQ,DH4ICATQ; ELCO -EL99A,EL99RA,EL99ICA; ELITE-B4,B4R,B4RIC; JUNO - TC1,TC1R; HALO - H99T,H99RT,H99ICT,H99ICAT, H99RTAT,H99TAT;LIGHTOLIER - P4,P4R,P4ASIC; LITHONIA - L3,L3R; NORA - NS-401QAT,NSR-404QAT,NSIC -401QAT; PROGRESS - P832-TG,P830-TG; SEA GULL - 1115,1105; THOMAS - PS4, PS4RM;

DIMMING
Dimming performance may depend on the dimmer, the dimmer range adjustment setting (for dimmers with brightness range adjustments), the wiring method, and/or the number of LED modules installed onto the dimmer circuit.

- For dimmer selection, it is recommended to use one of the following dimmers: Leviton Decora SureSlide® - 6672, 6631,6674(Universal); Lutron Ariandni®/Toggler®-TGCL-153P,TG600P; Lutron Diva®-DVWCL-153P,DVCL-153P; Lutron Maestro®-MACL-153M; Lutron Skylark Contour®-CTCL-153P, S-600P,SCL-153P.
- For best results, it is recommended to install a minimum of four LED modules onto one dimmer.
- Before turning on the LED lights, set dimmer position at maximum before adjusting to a lower light level.
- Please follow the dimming control manufacturer's instructions for the installation, of all dimming controls.

FCC compliance information is listed as below:
Responsible party: Leedarson America, Inc.
Responsible party address: 300 Technology Court SE Suite 100, Smyrna, GA 30082
Telephone number: (678) 293-8382

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Questions, problems, missing parts? Before returning to the store,
call Commercial Electric Customer Service
8 a.m. - 7 p.m., EST, Monday - Friday
9 a.m. - 6 p.m., EST, Saturday

1-877-527-0313

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Retain this manual for future use.

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

Meeting 4/24/2023 7:00 PM
Department: Administration
Department Head: Mark Franz
Category: Ordinance
Prepared By: Mark Franz

AGENDA ITEM (ID # 2023-456)

DOC ID: 2023-456

Motion to Approve Ordinance No. 7032, An Ordinance Approving the Village of Glen Ellyn 2023 Comprehensive Plan Update

Statement of the Issue:
The Village began the process of updating the 2001 Comprehensive Plan in July 2018. The Village conducted a robust public engagement process beginning in August 2018 and continuing through June 2021. Over the last few months, the Village Board has engaged in a thorough review of the draft Comprehensive Plan that was recommended by the Plan Commission in March 2021. The Board has reviewed Chapters 1-3 and a portion of Chapter 4, as well as Chapters 5-8 in detail. In addition, the Village Board has agreed to some modifications to the recommended Vision, Values, Objectives, and Goals. In January, our consultant, Brandon Nolin, from Houseal Lavigne and Associates reviewed the final sections of the draft plan and offered a final opportunity for public and board feedback. Over the last few months, Trustee Christiansen, with input from staff and the consultant, completed a final edit of the overall plan. The Plan is attached and has been shared on the dedicated Comprehensive Plan website for public review.

Analysis:
Background
Over the last few years, the Village has embarked on updating the 2001 Comprehensive Plan. For a little context, below is a description of what a plan is and is not:

a. Vision of what the community wants to become
b. Includes plans and recommendations to reach vision
c. Guiding document, not regulatory
d. Lays foundation for zoning codes (legal tool)
e. Flexible and adaptive
f. Intended to last 15-20 years
g. Can be amended as needed (3-5 years)
h. The Comprehensive Plan is not zoning
i. Zoning is a tool to implement the goals of the Comprehensive Plan
j. Often the Comprehensive Plan includes recommendations that require Zoning Ordinance updates to implement
k. Comprehensive Plan is a guide, while zoning provides the "teeth"

To effectively develop a Comprehensive Plan, the public needs to have input and a voice in the

process. The Village incorporated much public engagement as illustrated by the list of meetings and processes below:

Meeting List	Date
Workgroup Meeting (Kick-off)	7/19/2018
Stakeholder Meetings (3 meetings)	8/21/2018
Workgroup Meeting (I & O Memo)	10/3/2018
Plan Commission Meeting (I&O Memo)	10/25/2018
Village Board Workshop – Discussion Item – Building Height Research	3/19/2018
Village Board Special Workshop Meeting	11/15/2018
Workgroup Meeting (Downtown Sub-Area)	3/19/2019
Plan Commission Meeting (Downtown Sub-Area)	5/30/2019
Village Board Workshop (Downtown Sub-Area)	6/17/2019
Village Open House on Catalyst Sites	6/26/2019
Workgroup Meeting (Draft Comp Plan)	8/6/2019
Village Open House on Draft Comp Plan	11/19/2020
Village Open House on Draft Comp Plan – Zoom (Village Staff Only)	11/18/2020
Plan Commission Public Hearing (Draft Comp Plan)	12/10/2020
Plan Commission Public Hearing (Draft Comp Plan)	1/7/2021
Plan Commission Public Hearing (Draft Comp Plan) Approved	3/11/2021
Environmental Commission Presentation	2/1/2021
Village Board Pre-Adoption Workshop #1 (Draft Plan)	4/19/2021
Village Board Pre-Adoption Workshop #2 (Draft Plan)	6/7/2021
(Post-Covid Regroup) After Village Board member feedback....	
Village Board Workshop (Chapters 1-4)	5/16/2022
Village Board Workshop - (Chapter 4-Catalyst Sites)	6/6/2022
Village Board Workshop (Chapters 5-8)	7/18/2022
Village Board Workshop (Chapter 4-Subarea Plans-Downtown)	10/3/2022
Final Review by the Village Board	1/30/2023
Public Hearing and Consideration of 2023 Comprehensive Plan	4/24/2023

In addition, the consultant conducted a public survey between August and October 2018 to kick off the engagement process. The following responses were received :

1. Adult residents survey (853 respondents)
2. Youth residents survey (837 respondents)
3. Business owners survey (34 respondents)

Last year, the Village Board decided to allow additional input from the public as a way to provide an opportunity for the new Village Board to review and better understand all aspects of the Plan. The Village Board discussed the draft Comprehensive Plan at multiple occasions over the last two years and one final review in January 2023. Comments were received previously from four Trustees in April 2021, June 2021, and January 2022. The comments were compiled into categories by topic and

organized by chapter and shared with the Village Board at the May 16, 2022 Village Board Workshop. At that meeting, the Village Board discussed Chapters 1-3 and provided comments and edits to the draft Plan. At the June 6 Village Board Workshop, the Village Board reviewed a portion of Chapter 4, specifically the catalyst sites in the Central Business District (CBD) and the Roosevelt Rd. corridor. In July, the Village Board discussed Chapters 5-8 and reviewed edits to the Vision, Goals, and Objectives that incorporated feedback from the first review. Most recently, in October, the Village Board discussed Chapter 4, the downtown district and finalized the revised Vision, Goals and Objectives. January 30, 2023 was the final review of the draft Plan. Trustee Christiansen completed a final edit of the overall document and provided comments to the consultant for inclusion in the final plan. Staff has published for a public hearing on April 24, 2023 and is asking the Village Board to approve the plan on Monday night.

As the Comprehensive Plan is a guiding document, there are several steps that need to occur following adoption of the Plan in order to bring it to fruition. The Zoning Code is the primary means by which the Comprehensive Plan is implemented. The Code will need to be updated to ensure its regulations reflect the goals of the Comprehensive Plan. This includes documents supplemental to the Zoning Code, such as the Village's Architectural Appearance Guidelines. Other regulations within the Municipal Code may also require modification in order to align them with the goals of the Comprehensive Plan. Adoption of the Comprehensive Plan is a significant first step in helping the community achieve its vision for Glen Ellyn's future. Many of these goals will be incorporated into future Strategic Plans as the Village Board priorities and directs staff to begins implementing the 2023 Comprehensive Plan.

Remaining Updates

There are a few items that remain to be updated in the draft before it is finalized. These are noted below. As they are not material to the Plan contents, staff recommends proceeding with adoption of the draft Plan and these updates will be made prior to finalizing the draft.

- Pg. 14 - Code violation citations for 2023
- Pg. 24 - Numbers and hours for parking information
- Pg. 46 - Public transit figures and text to reflect post-pandemic numbers (additional time needed to pull these statistics which were only recently released)
- Pg. 51 - Current total number of police officers
- General Comment - All population counts, data, statistics, and other figures need to be updated with 2023 numbers

In addition, a few trustees have reviewed the Vision Statement and would like to see this revision included in the final version of the plan:

> *In the year 2035, the Village of Glen Ellyn is dedicated to providing a secure, diverse, and thriving community environment that fosters cultural, educational, recreational, and economic prosperity while preserving and maintaining the Village's historic downtown, unique residential neighborhoods, and viable commercial and business culture, while embracing forward-thinking public amenities, generating community pride, and spirit, and encouraging active citizen participation.*

Staff would like to thank the consultant team and Trustees Christiansen and Kalinich for their hard work on this as well as all the residents, businesses, intergovernmental groups, and other stakeholders that have been involved over the last five years.

Budget Impact:

Contribution to Strategic Plan (if applicable)

Strategic Initiative: Development: a) Implement an Economic Development strategy focused on overall commercial vitality, EAV growth and sales tax growth. Action Item: Update Comprehensive Plan to assist in guiding future development, revise codes and regulations as appropriate and identify catalyst sites in the downtown and Roosevelt Rd. corridor

Action Requested:

Motion to Approve Ordinance No.____, An Ordinance Approving the Village of Glen Ellyn 2023 Comprehensive Plan Update

Attachments:

1. Ord -- Adopting comprehensive plan 4858-8104-4830
2. Draft-Glen Ellyn Comprehensive Plan 2023-REV 4-19-23 (2)

Village of Glen Ellyn

Ordinance No. _____

AN ORDINANCE APPROVING THE VILLAGE OF GLEN ELLYN 2023 COMPREHENSIVE PLAN UPDATE

Passed and Approved 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 APPROVING THE VILLAGE OF GLEN ELLYN 2023 COMPREHENSIVE PLAN UPDATE

WHEREAS, the Village of Glen Ellyn ("Village") is a home rule unit of local government organized and operating in accordance with the Illinois Constitution of 1970 and the Illinois Municipal Code (65 ILCS 5/1-1-1, *et seq.*) ("Code"); and

WHEREAS, the Code (65 ILCS 5/11-12-6 and 65 ILCS 5/11-12-7) authorizes the Village to adopt an official comprehensive plan; and

WHEREAS, the Village previously adopted comprehensive plans including an official comprehensive plan in 2001 ("2001 Plan"); and

WHEREAS, the Village Board of Trustees found and determined that a comprehensive update to the 2001 Plan was in the best interests of the Village and its residents; and,

WHEREAS, beginning in 2018 and continuing through this Ordinance's date, the Village engaged in extensive analysis and public outreach to identify and refine goals and objectives to include in the comprehensive plan update; and

WHEREAS, since 2018, the Village, including, without limitation, the Plan Commission, Village Board, and Environmental Commission, has conducted at least public 20 meetings to discuss the comprehensive plan update; and

WHEREAS, pursuant to prior notice, the Plan Commission conducted public hearings to consider the plan update on December 10, 2020, January 7, 2021, and March 11, 2021, and the Village Board conducted an additional public hearing on April 24, 2023; and

WHEREAS, in 2021, the Plan Commission recommended the Village Board approve the comprehensive plan update; and

WHEREAS, the Village Board hereby finds and determines that it is in the public

interest that the Village of Glen Ellyn 2023 Comprehensive Plan Update attached as Exhibit 1 ("2023 Plan") be adopted.

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 1: RECITALS. The foregoing recitals and all exhibits attached to this Ordinance are incorporated as though fully set forth in this Section One.

SECTION 2: ADOPTION. The Village President and Board of Trustees of the Village of Glen Ellyn hereby approve and adopt the 2023 Plan attached as Exhibit 1, copies of which are on file in the office of the Village Clerk. The 2023 Plan will be available for public inspection during the regular business hours of the Village in the office of the Village Clerk. The Village Clerk is authorized and directed to cause notice of the adoption of the 2023 Plan to be recorded in the office of the DuPage County Recorder.

SECTION 3: REPEALER. All ordinances and resolutions in conflict herewith, including, without limitation, the 2001 Plan, are hereby repealed to the extent of such conflict.

SECTION 4: SAVING CLAUSE. If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance, which are hereby declared to be separable.

SECTION 5: EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

[Signature page follow]

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois this ____ day of 2023.

Ayes: _____

Nays: _____

Absent: _____

Approved by the Village President of the village of Glen Ellyn, Illinois, this ____ day of 2023.

_
_____
Village President

Attest:

_____
Village Clerk

AFFIX VILLAGE SEAL

Exhibit 1

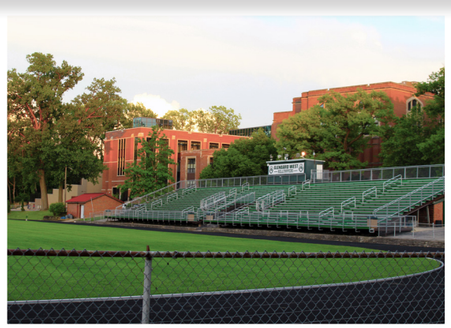
Village of Glen Ellyn 2023 Comprehensive Plan

[Attached]

VILLAGE OF GLEN ELLYN

COMPREHENSIVE PLAN

DRAFT FOR PUBLIC HEARING | APRIL 2023 | PREPARED BY HOUSEAL LAVIGNE WITH ASSISTANCE FROM KLOA



WITH ASSISTANCE FROM

DRAFT
FOR PUBLIC HEARING

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CHAPTER 1

INTRODUCTION

The Village of Glen Ellyn's last Comprehensive Plan was adopted nearly two decades ago in 2001. Since then, significant efforts have been made to maintain and enhance the Village as a thriving, desirable place to live and visit. Because the community is predominantly built out, the Village has focused on growth through redevelopment, reinvestment, and placemaking in its established districts. The 2023 Comprehensive Plan presents recommendations to strengthen Glen Ellyn's existing residential neighborhoods, commercial corridors, and central business district (Downtown) while looking at opportunities for new development. The Plan serves as a guide for planning and land use decisions and policy formation over the next ten to twenty years.

Purpose of the Comprehensive Plan

The purpose of the Comprehensive Plan and its related planning process is to establish a shared vision for the future of Glen Ellyn and identify the strategies, policies, and recommendations necessary to achieve that vision. The Glen Ellyn Comprehensive Plan is the Village's primary guiding document that assists with decision-making and directs official policy in the community for both short-term and long-term issues. Further, the Plan is a unified resource that can be used to coordinate the efforts of Village elected officials, boards, and commissions, staff, public officials, and other community stakeholders. Ultimately, the Comprehensive Plan is a path forward, ensuring that the Village can address critical issues while continuing to provide a high quality of life for all residents and a strong business climate.

Planning Area

The Illinois State Statue (65 ILCS 5/11-12-5) grants municipalities the authority to plan for the area 1.5 miles surrounding their current corporate boundary. This area is known as the extraterritorial jurisdiction (ETJ). This excludes land already incorporated by other municipalities, areas claimed through a formal boundary agreement, or the ETJ of another community. The Comprehensive Plan considers Glen Ellyn's ETJ throughout the chapters and addresses ways to prepare the area for future incorporation into the Village's official limits if so desired by the Village Board.

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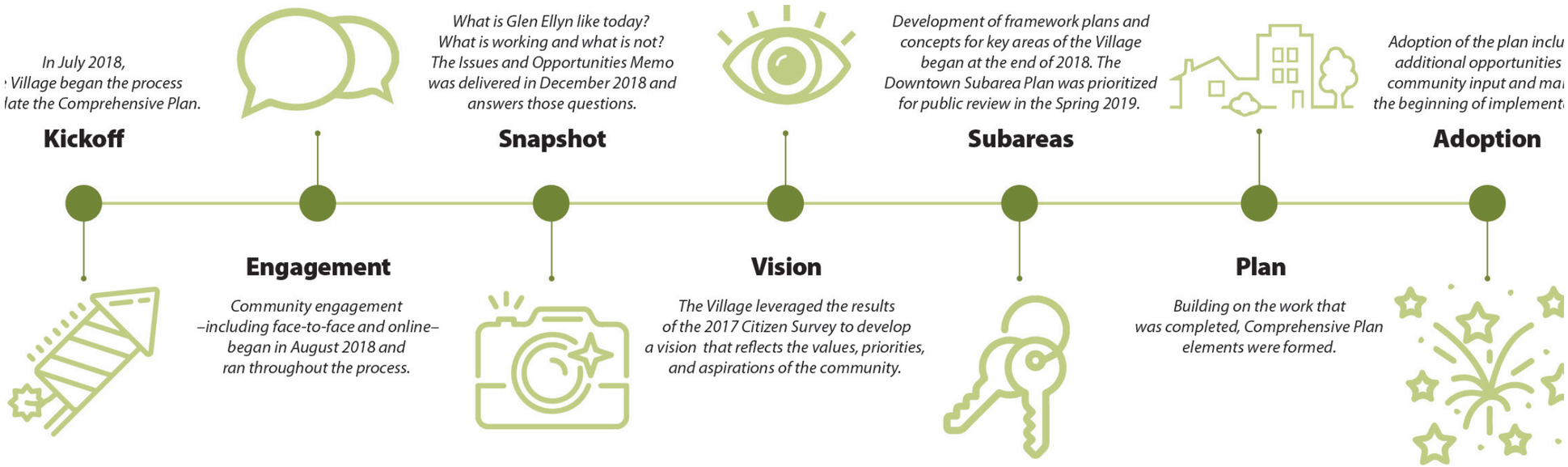

Planning Process

The Glen Ellyn Comprehensive Plan is the result of an inclusive planning process that engaged a wide range variety of stakeholders in crafting a vision for the Village's future. The process identified and addressed key concerns within the Village while setting a precedent for planning in the community. The Comprehensive Plan was developed and adopted using the following six steps:

Step 1: Project Initiation–This phase consisted of meetings with Village staff as well as elected and appointed officials to begin the planning process and create a framework for development of the Comprehensive Plan.

Step 2: Community Outreach & Engagement–This phase consisted of in-person events and online tools to engage the Glen Ellyn community. This included outreach designed to facilitate feedback and discussion with residents, business owners and managers, developers and property owners, officials, and other key community stakeholders. Prior to the public adoption process, more than 1,700 stakeholders participated in online questionnaires, and more than 100 individuals participated in face-to-face interviews, focus groups, and open houses.

Step 3: Data Collection & Existing Conditions Analysis–This phase consisted of research, reconnaissance, and analysis to establish a clear understanding of existing conditions within Glen Ellyn. This step concluded with the development of the Issues & Opportunities Memorandum (IOM), which summarizes the findings of the first three steps of the planning process.

To view the IOM, click here.

Step 4: Subarea Plans–This phase consisted of the development of plans for three specific areas within the Village: Downtown, Roosevelt Road, and Stacy's Corners. These framework plans consider unique concerns within each area and provide detailed recommendations and strategies to address those issues. Development concepts for key catalyst sites are also provided to highlight potential for redevelopment that could influence and encourage reinvestment in surrounding properties.

Step 5: Communitywide Plans & Policies–This phase consisted of the development of communitywide plans that address all aspects of the Village. This includes plans, policies, and recommendations regarding land use; neighborhoods and commercial areas; parks, open space, and environmental features; transportation; and community facilities, as well as a detailed implementation strategy.

Step 6: Comprehensive Plan Documents & Adoption–This phase consisted of the presentation of a draft Comprehensive Plan to Village staff, residents, and officials. Based on feedback, the Plan was amended and presented to the Plan Commission and Village Board for final adoption.

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Community Outreach

Community outreach and efforts that facilitated discussion with a diverse range of community stakeholders was foundational to the creation of the Glen Ellyn Comprehensive Plan. This included in-person events and online tools to engage and gather input from residents, the business community, property owners, developers, service providers, officials, and other groups with a vested interest in the Village's future. Together, this feedback helped guide the direction of the Comprehensive Plan and ensured recommendations and policies are responsive to the needs of the community.

Outreach Completed

The Village utilized multiple outreach events and tools to gain insight on local perspectives regarding concerns, opportunities, strengths, and weanesses of Glen Ellyn. The feedback received was used as a guiding force in identifying issues and was critical in addressing opportunities for improvements within the community. The following outreach opportunities have been completed during the planning process:

Business Community Workshop

On August 29, 2018, the Village hosted a workshop with prominent business stakeholders to discuss community issues from a business standpoint. Participants included the Alliance of Downtown Glen Ellyn, Glen Ellyn Chamber of Commerce, Glen Ellyn Historical Society, Metra, and Union Pacific Railroad.

Local Service Provider Workshop

On August 29, 2018, the Village hosted a workshop at the Glen Ellyn Civic Center to gain input from local service providers. Participants included representatives from DuPage County Department of Transportation, Glen Ellyn Public Library, Glen Ellyn Park District, DuPage County Forest Preserve District, Glen Ellyn Volunteer Fire Company, Glen Ellyn Police Department, and School Districts 41, 87, and 89.

Boards & Commissions Workshop

On August 29, 2018, the Village hosted a workshop with Glen Ellyn's commissioners and board members, including representatives from Plan Commission, Historic Preservation Commission, Zoning Board of Appeals, Fire and Police Commission, Environmental Commission, Recreation Commission, Building Board of Appeals, and Capital Improvements Commission.

Project Website

A project website was developed to support the planning process. It included background information about the plan, project news and announcements, meeting dates, documents, and online engagement tools. The website remained active throughout the development of the Comprehensive Plan and acted as a 'hub' for information and engagement opportunities.

Online Surveys

Three online surveys were made available on the project website, designed to gather detailed feedback from residents, business owners, and youth in Glen Ellyn. More than 1,700 responses were received between July and November 2018.

Social Media & Outreach Material

The following social media and outreach material were released to keep the public updated with the planning process:

- Press releases
- E-news
- Social media posts
- Alliance/chamber emails
- Posters with QR codes placed throughout the community
- Quarterly newsletters
- Flyers in monthly water bills
- Information displayed on Village-operated electronic message boards in Downtown and at the Village Links

Community Survey Snapshot

The following is an overview of results from the resident, youth, and business surveys conducted during the outreach process.

75% of adults ranked residential neighborhoods as an advantage.

24% of community members expressed a desire for more single family homes,
42% for townhomes,
38% for condominiums, and
44% for mixed use.

Top three least desired development types:
63% Gas stations
50% Industrial
47% Apartments

42% of youth surveyed want better public transportation options.

2/3 of adults desire more restaurants.

Over 40% of respondents thought the following needs improvement:
Regional arterials
Community infrastructure
Cultural facilities
Municipal permitting
Local streets
Data & Technology

50% of adults would like to see more entertainment.

3/4 of adults would like more retail options.

62% of adults and 73% of youth gave schools a positive rating.

Businesses surveyed are most concerned about their taxes and they would like more governmental support and better infrastructure (parking).

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Plan Organization

The Comprehensive Plan is composed of the following seven sections:

- The Vision, Goals & Objectives section establishes a long term vision for each Comprehensive Plan element and identifies complementary goals and planning objectives. The following sections are charged with establishing recommendations and strategies that the Village can implement to attain these goals.
- The Land Use & Development section includes land use recommendations and policies for all areas in the Village's planning jurisdiction.
- The Subarea Plans section presents the vision for Downtown, the Roosevelt Road Corridor, and Stacy's Corners. It identifies specific issues, improvements, and catalyst development opportunities for each subarea.
- The Transportation section includes a series of strategies that address transportation and infrastructure issues within the Village.
- The Community Facilities section identifies and inventories all community facilities in the Village and includes recommendations and policies for new facilities, as well as governmental coordination and cooperation.
- The Parks, Recreation & Open Space section provides recommendations to promote the preservation, enhancement, and accessibility of parks, open space, and valuable natural areas.
- The Implementation section defines actions required to carry out the policies contained in the Comprehensive Plan such as capital improvements, funding sources, coordination with partners, and community priorities.

Using the Plan

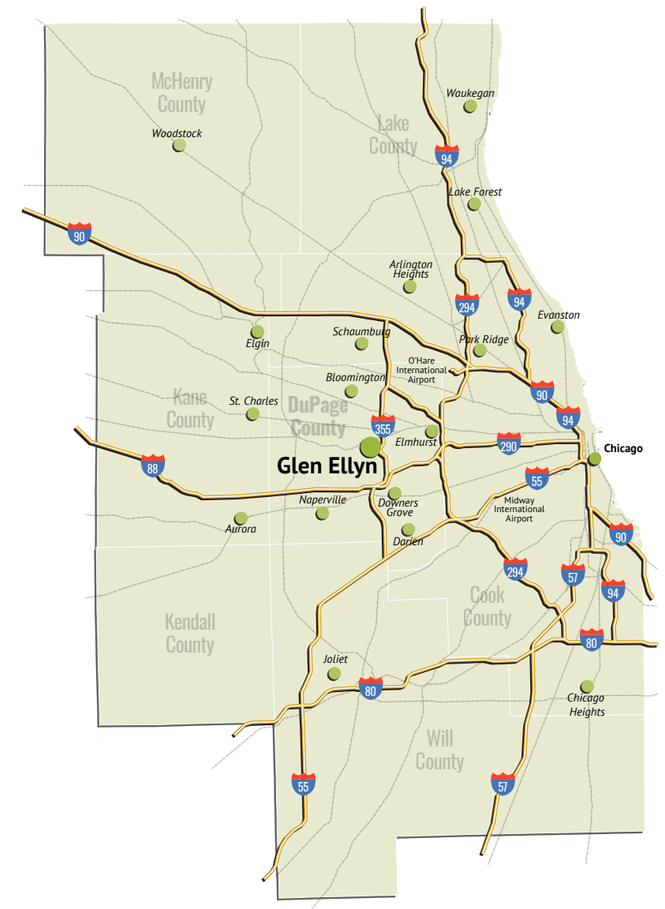
The Glen Ellyn Comprehensive Plan should be used for the following:

- A basis for regulatory actions. Village planning decisions including zoning regulations, subdivision regulations, land use development, and annexations should generally follow the recommendations of the Plan.
- A basis for community programs and decision-making. The plan should be used to steer capital budget and program recommendations, community development programs, and other local initiatives such as attainable housing, recreation and open space development, and historic preservation.
- A source for planning studies and grant funding pursuits. Future studies may need to be conducted to further develop recommendations of the Plan into actionable projects. The Village may also choose to pursue grant funding or technical expertise to assist with future improvements or studies. The Plan should be used as a primary resource to initiate future studies or support such grant pursuits.
- A resource for planning at a local, County, and State Level. The Plan should be used to coordinate not just local, but also intermunicipal and state-wide programs including transit programs, economic development initiatives, and regional trail networks.
- A source of information and marketing. The Plan is a powerful marketing tool to promote the Village's unique assets and draw investment for development opportunities. Local boards, commissions, organizations, citizens, and businesses can also utilize the plan as a valuable source of information to guide future development and planning projects related to land use, transportation, community facilities, and parks and recreation.
- A long-term guide. The plan is a long-term guide by which to measure and evaluate public and private proposals that affect the physical, social and economic environment of the community.
- The plan should be amended as necessary, so it is a living, breathing document that evolves.

Regional Setting

The Village of Glen Ellyn is a suburban community of approximately 28,000 residents located 25 miles west of Downtown Chicago at the center of a diverse region that includes more than 9 million residents. Glen Ellyn is within DuPage County, the second most populous county in the state of Illinois, and shares borders with Wheaton to the west, Lombard to the east, Carol Stream to the northwest, and unincorporated areas to the north and south. Glendale Heights and Lisle lie beyond these unincorporated areas to the north and south respectively.

Interstate access to the surrounding region is provided by Interstate 355, which runs along the Village's eastern boundary, connecting Glen Ellyn to Chicago and to larger national destinations via O'Hare Airport to the northeast and Midway Airport to the southeast. Glen Ellyn is positioned along the Union Pacific–West railroad line, offering Metra commuter rail access to Chicago and other adjacent suburban communities.



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CHAPTER 2

VISION, GOALS & OBJECTIVES

The vision, goals, and objectives set the framework for the community-wide plans and recommendations of the Glen Ellyn Comprehensive Plan. Together, they provide a flexible guide for decision making and establish direction for new projects and policies. For the purpose of the Plan, the vision, goals, and objectives are defined as follows:

Vision – The vision describes the desired outcome to be achieved through the implementation of the Plan. It is forward-looking and describes what the community could be like if the goals and recommendations are achieved.

Goals – The goals describe desired results toward which planning efforts should be directed. They are broad and long-range. They represent the Village's planning ambitions to be sought and require the culmination of many smaller actions in order to be fully achieved.

Objectives – The objectives contained herein are intended to be specific and measurable. They quantify the goals and set expectations for their achievement.

Our Mission

Our mission is to support a high quality of life in Glen Ellyn. We do this through the equitable delivery of reliable, cost-effective services and by promoting a community of trust, respect, and citizen involvement.

Our Values

Respect

Honor each person, treat everyone with dignity and value their individuality.

Accountability

Commit to action and accountability to achieve successful results.

Leadership

Guide and facilitate others to make a positive difference in the community.

Principles of Service

Serve the needs of the community with professionalism and courtesy.

Diversity, Equity, and Inclusivity

Provide equal opportunities for participation in all community activities and initiatives.

Best for The Community

Work on behalf of community, rather than individual, interests.

Trust

Earn trust through reliability, honesty, and effectiveness.

Vision Statement

Glen Ellyn is a safe, attractive, and thriving community that offers a living, working, and leisure environment that distinguishes the Village from neighboring communities. Glen Ellyn is characterized by attractive and well-maintained residential neighborhoods; viable commercial and business districts; quality parks, schools, and public facilities; and responsive public services. It is home to a diverse population and is desirable to people of all ages, races, and social economic statuses.

Looking Forward to the 2030's and 40's

Glen Ellyn will remain primarily a residential community, still comprising attractive and desirable residential neighborhoods that include a variety of housing types, styles, and prices and offering a unique combination of quality and affordability.

Glen Ellyn remains diverse with well-maintained housing stock consisting of single-family homes as well as compatible and appropriately located townhomes, duplexes, condominiums, apartments, and accessory dwelling units. Housing opportunities for senior citizens, young families, and those in need of assisted living have increased during the past ten years.

Although some older homes will continue to be replaced, the Village will retain neighborhood characteristics and charm, homes with historic interest will have been preserved, and housing improvements and new construction will continue to be compatible with Glen Ellyn's history and traditional neighborhood scale and character.

Commercial areas are active and economically sustainable, offering a variety of goods and services to local residents and the surrounding region. Substantial public improvements and new private developments have occurred , that complement the existing architectural styles, within each of the Village's commercial areas during the past decade, which have significantly enhanced the Village's non-residential tax base.

Glen Ellyn's historic Downtown has been enhanced as an active, pedestrian-oriented area containing an exciting mix of shopping, entertainment, dining, public, and residential uses. Although Downtown continues to be small and compact, residential density has increased, and the mix of stores and the variety of businesses has expanded. An office sector including medical offices in Downtown bring daytime business to the Village's shops and restaurants.

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The Roosevelt Road corridor has been substantially improved. Several older, marginal properties have been redeveloped for new retail and business uses, and new multi-family developments have replaced underutilized buildings behind the commercial uses fronting the corridor. The appearance of the corridor has been enhanced, including improvements to private properties and the public right-of-way.

Through an area-wide program of historic preservation and compatible new construction, the Stacy's Corners area has emerged as an attractive northern gateway to the community. Marginal and vacant properties have been replaced with a mix of new neighborhood commercial, residential, and public uses.

Glen Ellyn continues to benefit from a superb regional location and is easily accessible via the interstate highway system, arterial streets, and public transportation. Through continued improvements to the Village's multi-modal transportation network, including enhancements to the Metra station, bus service lines, and bicycle paths/lanes, the Village remains safe and convenient for pedestrians, bicyclists, and those using alternate forms of transportation.

During the past decade, traffic operational conditions have been enhanced along several arterial streets. In addition to traffic enhancements, Route 53 and Roosevelt Road are now safer and more inviting for pedestrians and bicyclists.

A new commuter rail station has been constructed within Downtown, and compatible new transit-oriented development has been undertaken within walking distance of the new station. Roadway and traffic operational improvements have been implemented to address the lengthy delays caused by rail traffic within Downtown, and a vehicle and two pedestrian underpasses have improved pedestrian safety.

Glen Ellyn is served by public and private schools that not only provide top-quality educational services, but also serve as focal points for community life and activity. College of DuPage has continued to prosper and now offers even more special facilities, services, cultural activities, and programs to local residents. The Village and College continue to work cooperatively to enhance economic development opportunities and to foster entrepreneurship in Downtown.

Glen Ellyn maintains a rich variety of parks, open spaces, and recreational facilities, and is characterized by tree-lined streets and neighborhoods. During the past ten years, existing parks have been upgraded, facilities and services for teens have been expanded, and new pocket parks and gathering spaces have been created in Downtown. The Village has strengthened its partnership with the Park District in support of its mission.

Glen Ellyn is known for its outstanding municipal facilities and services. Fire and police protection remain highly rated. Village facilities have been modernized and upgraded. Glen Ellyn Public Library incorporates the latest technological advancements and continues to respond to the informational needs of area residents.

During the past decade, substantial improvements have been made to the public infrastructure, particularly with regard to stormwater management, drainage facilities and street surface conditions. Additional utility lines within the Village's commercial and residential areas continue to be located underground.

The Village has continued to work with unincorporated residents and businesses to devise a long-range plan and program for annexation.

While it continues to be comprised of several diverse and recognizable neighborhood areas, a number of programs, services, and facilities have been implemented to unite all geographic areas and demographic sectors of Glen Ellyn into a single, unified community. As always, community spirit and volunteerism remain hallmarks of the Village.

The improvements and developments that have occurred within Glen Ellyn during the past decade have been the result of significant citizen participation, excellent leadership from Village officials, and a strong partnership between the public and private sectors.

Residents continue to play an active role in formulating planning policies. The Village has undertaken a number of public improvement projects and has utilized a variety of creative techniques to assist the private sector in the implementation of innovative development and redevelopment efforts.

Goals & Objectives

Community Appearance & Character

Goal

An attractive and distinctive community image and identity that builds upon and enhances Glen Ellyn's unique qualities and characteristics, and distinguishes it from surrounding communities.

- **Objective 1:** Protect, maintain, and enhance the Village's historic "small town" atmosphere and character.
- **Objective 2:** Preserve sites and buildings with local historic, architectural, and cultural interest and value.
- **Objective 3:** Maintain the attractive tree-lined streets, pedestrian scale and other distinguishing qualities of Glen Ellyn's existing residential neighborhoods.
- **Objective 4:** Upgrade the image and appearance of existing commercial areas, including buildings, parking lots, signage and the public rights-of-way.
- **Objective 5:** Minimize the visual impact of surface parking areas through perimeter and interior landscaping and placement of parking lots at the rear of buildings.
- **Objective 6:** Screen parking lots from streets using native plants, shrubs, low walls, berms or a combination of eco-friendly materials.
- **Objective 7:** Reinforce and strengthen the traditional role of the Village's historic Downtown as its central, multi-purpose focal point with unique charm, appeal, and character.
- **Objective 8:** Undertake design and appearance improvements along the major thoroughfares that pass through the community.
- **Objective 9:** Continue to coordinate with utility companies to move overhead utilities underground in order to reduce interference with natural elements and to enhance service predictability, improve aesthetics, and protect the Village's tree canopy.
- **Objective 10:** Continue to improve and enhance the community gateways through the use of special signage, landscaping and other entry design features.
- **Objective 11:** Design, locate, and maintain public sites and buildings so that they become focal points and landmarks within the community.
- **Objective 12:** Emphasize Glen Ellyn's numerous parks and open spaces as distinguishing features of the community.
- **Objective 13:** Continue the "greening" of Glen Ellyn by maintaining existing trees planning reforestation and creating new, native landscape plantings using native plants where possible.
- **Objective 14:** Promote high standards of design and construction that are consistent with the Village's historic character, scale, and charm for all development within the Village.
- **Objective 15:** Promote continuous collaboration and cooperation among the various districts and agencies serving the Village in order to better unite all parts of Glen Ellyn.
- **Objective 16:** Establish and update boundary agreements with neighboring communities where appropriate.
- **Objective 17:** Sponsor and promote programs, activities, events and celebrations that can stimulate public involvement and participation, foster a strong and unified community spirit and identity, and bring together residents from the various neighborhoods on a regular basis.
- **Objective 18:** Leverage economic incentives to encourage redevelopment and site improvements, including, but not limited to, tax Increment Financing (TIF) incentives, Special Service Areas (SSAs), sales tax incentives, and the Village awards program.
- **Objective 19:** Consider economic incentives to support adaptive reuse of buildings and to support business reinvestment to preserve the character and charm of Glen Ellyn.
- **Objective 20:** Create Downtown greenspace that can serve as a community gathering space.

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Housing & Residential Areas

Goal

A housing inventory and living environment that supports the local population, attracts new residents, and enhances the overall quality and character of the Village.

- **Objective 1:** Update Village codes to encourage development of a variety of housing types including townhomes, duplexes, condominiums, apartments, and accessory dwelling units.
- **Objective 2:** Increase the number of dwelling units within half-mile walking distance to the Metra station.
- **Objective 3:** Maintain the scale, quality, and character of existing single-family neighborhoods.
- **Objective 4:** Undertake public infrastructure improvements within residential areas as needed.
- **Objective 5:** Minimize adverse impacts of adjacent activities on residential areas through adequate buffering and screening.
- **Objective 6:** Preserve existing housing stock through effective code enforcement and by encouraging preventive maintenance.
- **Objective 7:** Promote the improvement and rehabilitation of deteriorating residential properties.
- **Objective 8:** Incentivize the restoration and maintenance of older homes and multi-family buildings and encourage landmarking of residential properties to protect historically significant homes.
- **Objective 9:** Encourage repurposing of salvageable building materials in place of complete demolition when restoration of older buildings is not possible.
- **Objective 10:** Encourage new residential development that provides for a variety of housing types and costs.
- **Objective 11:** Encourage Leadership in Energy and Environmental Design—Neighborhood Development (LEED—ND) strategies in neighborhood redevelopment efforts, specifically in Planned Unit Development proposals.
- **Objective 12:** Ensure that adequate stormwater management provisions are included in all new residential developments.
- **Objective 13:** Ensure that development regulations and requirements are proportional and appropriate and work in partnership with developers.
- **Objective 14:** Update the Village's Zoning Ordinance to be reflective of the policies and objectives of the Future Land Use Plan.
- **Objective 15:** Evaluate options to provide inclusive housing suitable for all income ranges and population types.
- **Objective 16:** Encourage tree preservation in residential development.
- **Objective 17:** Revisit zoning codes and encourage builders of properties in Glen Ellyn to incorporate traditional architectural features and elements into new construction projects so they are historically sensitive and fit with the historic character and charm of the surrounding neighborhood.
- **Objective 18:** Encourage new, large-scale multi-family developments that include space for recycling and composting.

Commercial, Retail & Office Development

Goal

A system of commercial, retail, and office development that provides local residents with employment opportunities and needed goods and services, increases the Village sales and property taxes, and enhances the image and appearance of the community.

- **Objective 1:** Expand the variety of retail, commercial, and office establishments within the Village.
- **Objective 2:** Promote Glen Ellyn as a desirable, accessible, and viable location for new commercial property investment and development.
- **Objective 3:** Improve access, parking, traffic circulation, signage. and other operational conditions within all existing office, retail, and commercial areas.
- **Objective 4:** Improve and strengthen Downtown as the historic, pedestrian-oriented retail, commercial, service. and entertainment focal point within the Village.
- **Objective 5:** Improve and upgrade Roosevelt Road as a retail and business area serving the Village and surrounding region.
- **Objective 6:** Improve Stacy's Corners as a mixed-use focal point with a historic flavor and as an attractive northern gateway to the community.
- **Objective 7:** Encourage the corrective maintenance and rehabilitation of older commercial properties in poor condition and consider developing related incentives.
- **Objective 8:** Promote the redevelopment of marginal, obsolete, and vacant commercial properties and consider developing related incentives.
- **Objective 9:** Encourage compatible new office, retail, and commercial development in selected locations.
- **Objective 10:** Encourage developers to provide enhanced views of plans and designs (e.g., computer-generated graphics) to better depict proposed buildings or changes in relation to the surrounding context.
- **Objective 11:** Promote high-quality design and construction for all new office, retail, and commercial developments.
- **Objective 12:** Promote creative site and building design and development solutions that can help off-set the small site sizes and other constraints present within Glen Ellyn's commercial areas.
- **Objective 13:** Encourage new office, retail, and commercial uses that will utilize the local labor force.
- **Objective 14:** Minimize and mitigate any negative impact of office, retail, and commercial activities on neighboring land-use areas.
- **Objective 15:** Consider the introduction of new, compatible, light industry and high-tech uses within select commercial areas.
- **Objective 16:** Consider the desirability of annexing nearby commercial and business areas, as well as vacant and underutilized properties with commercial development potential.
- **Objective 17:** Discourage additional strip-mall commercial development within the Village.
- **Objective 18:** Encourage the combination and consolidation of small commercial lots to enhance opportunities for coordinated improvements and new developments.
- **Objective 19:** Enhance the high-speed communications capacity, including fiber optic connections, available to businesses within the community.
- **Objective 20:** Ensure that adequate stormwater management and infrastructure provisions are included in all new commercial developments.
- **Objective 21:** Update the Village's Zoning Ordinance to be reflective of the policies and objectives of the commercial areas framework.
- **Objective 22:** Encourage minority-owned businesses to invest in and/or relocate to the Village.
- **Objective 23:** Encourage eco-friendly components of developments and redevelopments, including dark-sky compliance lighting, repurposing reclaimed building materials, green roofs, native-plant landscaping, etc.

Transportation

Goal

A balanced transportation system that provides for safe and efficient movement of vehicles and pedestrians, reinforces surrounding development patterns, and enhances regional transportation facilities.

- **Objective 1:** Maintain and improve the condition of street surfaces throughout the Village.
- **Objective 2:** Consolidate access in large parking areas, including cross-easements in shopping centers and between commercial properties and reduced curb cuts to major arterial roadways.
- **Objective 3:** Create a comprehensive system of bicycle facilities and pedestrian walkways that enables safe and convenient movement within the Village and connects with nearby regional systems and facilities.
- **Objective 4:** Pursue opportunities with neighboring communities and agencies to create pedestrian and bicycle connections to nearby trails and recreation areas.
- **Objective 5:** Encourage the development of a complete sidewalk network, bike lanes, bicycle parking facilities, and pedestrian amenities (lighting, signage, etc.).
- **Objective 6:** Promote convenient public transportation services within the Village and between the Village and nearby communities and destinations.

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- **Objective 7:** Work cooperatively with Pace, Metra, and other agencies to assess and respond to evolving transit user needs in the Village.
- **Objective 8:** Encourage increased Metra ridership through parking accommodation and transit-oriented development surrounding the train station.
- **Objective 9:** Replace the Metra commuter station with a new station that incorporates historically sensitive design and includes a pedestrian underpass to create appropriate pedestrian connections between the north and south sides of Downtown. A plaza facing Crescent Boulevard should be included in the design.
- **Objective 10:** Encourage the inclusion of car share, electric vehicle, and bicycle facilities in new development proposals.
- **Objective 11:** Actively monitor, manage, and address on-street and off-street parking needs within the Village to ensure adequate and conveniently located parking to serve all current and future land uses.
- **Objective 12:** Study parking minimums for both commercial and residential developments within a half-mile of the Metra station, with good access to transit, walking, and biking.

Community Facilities

Goal

A system of community facilities that provides for the efficient and effective delivery of public services and promotes the Village as a desirable place in which to live and do business.

- **Objective 1:** Maintain effective fire and police protection throughout the Village.
- **Objective 2:** Cooperate with public and private schools and districts to maintain adequate school sites and facilities within the Village.
- **Objective 3:** Maintain Glen Ellyn Public Library as an important focal point and resource for the community.
- **Objective 4:** Provide adequate water supply, water distribution, and sanitary sewer systems throughout the Village.
- **Objective 5:** Where practically feasible, improve stormwater management infrastructure as part of comprehensive capital improvement projects.
- **Objective 6:** Encourage the development of consolidated stormwater management facilities that provide maximum volume control and water quality benefits and mitigate impacts of development on surrounding properties.
- **Objective 7:** Maintain adequate sites and facilities for all Village services; undertake expansion, improvement, and replacement programs as necessary.
- **Objective 8:** Promote the adaptive reuse of surplus or outdated public buildings for new uses that benefit the community as a whole.
- **Objective 9:** Ensure that all community facility sites and buildings are sound, attractively maintained, compliant with Village Codes, and compatible with surrounding neighborhoods and development areas.
- **Objective 10:** Review the policy of burying overhead cables and utility lines within the Village.
- **Objective 11:** Provide special facilities and services for teens, senior citizens, the handicapped, and other special-needs groups.
- **Objective 12:** Cooperate with and support College of DuPage as a major community amenity and attraction.
- **Objective 13:** Consider the need for and desirability of new community facilities that will serve the needs and desires of local residents and businesses.
- **Objective 14:** Emphasize facilities, services, and programs at locations that serve the entire community and can bring together and unite residents from throughout the Village.

Parks & Open Space

Goal

A park and open space system that meets the recreational and leisure needs of Village residents and enhances the overall image and character of the community.

- **Objective 1:** Promote continued cooperation between the Village and the various park and school districts to provide recreational programs and facilities.
- **Objective 2:** Encourage a local park system that complements the regional recreational and open space opportunities located within and near the Village.
- **Objective 3:** Provide and encourage recreational facilities and programs that respond to the needs to Village residents.
- **Objective 4:** Improve and expand programs, facilities, and services for teens.
- **•Objective 5:** Continue to upgrade existing parks and recreational facilities; undertake improvement and replacement programs as required.
- **Objective 6:** Encourage the provision of new open spaces throughout the community, particularly in neighborhoods with open-space deficiencies.
- **Objective 7:** Promote new plazas and other public open spaces within Downtown and other commercial and business areas.
- **Objective 8:** Explore the open-space potential of vacant lots and other underused parcels.
- **Objective 9:** Preserve the environmental corridor adjoining the East Branch of the DuPage River for aesthetic and recreational purposes, wildlife habitat, and flood plain protection.
- **Objective 10:** Encourage the inclusion of sites for future parks or green spaces as part of new, large-scale residential developments.
- **Objective 11:** Continue to preserve significant natural environmental and open space resources throughout the Village.
- **Objective 12:** Undertake more extensive native landscaping and greening programs along major street corridors and consider these corridors as integral parts of the local open space system.
- **Objective 13:** Use native plant varieties in landscaped areas throughout the Village to improve pollinator habitats.
- **Objective 14:** Expand, upgrade, and promote the use of pedestrian and bicycle paths to provide access to and connections between schools, parks, forest preserves, Downtown, and other key activity areas.
- **Objective 15:** Ensure that all parks and open spaces are adequately and attractively maintained and that reforestation is undertaken as required.
- **Objective 16:** Encourage transition of open space/parks to the Park District to improve planning, programming, and upkeep.

Diversity, Equity & Inclusion

Goal

The Village of Glen Ellyn is fully committed to Diversity, Equity, and Inclusion (DEI) in principle and in practice. The Village strives to be an inclusive and equitable community, that embraces and champions diversity and welcomes, respects, and engages all people in all aspects of Village life, including employment, commerce, housing, recreation, faith practices, access to resources, and civic engagement. Diversity, Equity, and Inclusion are central to the Village's current and future success.

- **Diversity:** Psychological, physical, and social differences that occur among any and all individuals.
- **Equity:** The guarantee of fair treatment, access, opportunity, and advancement while striving to identify and eliminate barriers that have prevented the full participation of some groups.
- **Equality:** The state of being equal, especially in status, rights, and opportunities.
- **Inclusion:** The act of creating environments in which any individual or group can be and feel fully welcomed, respected, supported, and valued in order to bring their full authentic selves to the community. An inclusive and welcoming climate embraces differences and offers respect in words, actions, and thoughts of all people.

There shall be no barriers to full participation in the Village.

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CHAPTER 3

LAND USE & DEVELOPMENT

The Land Use and Development chapter defines desired future land use and development character for all areas in the Village limits and extraterrestrial planning jurisdiction (ETJ). The Plan supports the community's desire to preserve its existing character while identifying strategic opportunities to maximize development potential. By building on the favorable qualities of the existing neighborhoods, the Village can use the Plan to further cultivate the sense of community and steer growth in an effective and beneficial manner.

The Plan strives to build on Glen Ellyn's strong single-family residential base and historic nature while opening opportunities for higher-density development that conforms to the character of surrounding buildings. This includes reevaluating height restrictions for Downtown developments, repositioning aging development along commercial corridors, and fostering additional multi-family and mixed-use development to increase diversity in housing options.

Land Use Plan

The Land Use Plan designates desired land uses throughout the Village and its jurisdiction. All parcels have been classified under one of the following categories:

Single-Family Detached

This category comprises stand-alone, single-family housing units on dedicated parcels. Comprising 62 percent of Glen Ellyn's housing, it is the predominant housing type within the Village and should continue to be so.

Single-Family Attached

This category consists of buildings with three or more dwelling units separated by common vertical walls where each unit is located on or intended to be located on its own lot and may have a direct access to the outside. Single-Family Attached dwellings are currently located along Swift Road, St. Charles Road, north of College of DuPage, surrounding Downtown, and on or near Roosevelt Road. This dwelling type should be further integrated to increase the Village's housing diversity and support higher density.

Multi-Family

This category includes buildings consisting of three or more dwelling units, including apartments and condominiums that have common building elements such as entrances, corridors, driveways, and garages. This dwelling type can be used to address the growing needs of downsizers and to increase the variety of housing options. Multi-family developments are currently located along Swift Road, north of College of DuPage (COD), surrounding Downtown, and on or near Roosevelt Road. Multi-family development should continue to be supported adjacent to COD, on the edge of single-family neighborhoods, and near major activity areas, serving as a transition between commercial and residential uses.

Neighborhood Commercial

This category provides Glen Ellyn residents with everyday retail goods and services, such as restaurants, shops, banks, and grocery stores.

The Village's main neighborhood commercial districts are Downtown and Stacy's Corners. Downtown should continue to be developed as the Village's core neighborhood commercial district, emphasizing attractive streetscapes and a pedestrian-oriented environment. Stacy's Corners should be further developed to provide desired commercial uses to adjacent residential neighborhoods.

Corridor Commercial

This category consists of a mix of large-scale commercial developments and smaller stand-alone retail and service uses located along Roosevelt Road and Butterfield Road. Examples of key corridor commercial developments include Market Plaza, Pickwick Plaza, and Baker Hill. Such uses are often characterized by parking lots fronting the right-of-way to provide easy vehicular access. This category should continue to concentrate along Roosevelt Road and to further intensify development along Butterfield Road, serving residents, visitors, and passing motorists.

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Mixed Use

This category includes buildings with two or more distinct uses vertically stacked. Developments usually contain commercial on the ground floor and residential or office uses above. All mixed use developments are currently located within Downtown. Mixed use development that complements the architecture and historic character and scale of existing buildings should be encouraged within Downtown to support street-level commercial activity while providing residential or office space above.

Office

This category consists of buildings dedicated to professional office spaces, including corporate headquarters, legal firms, and professional service providers. Medical establishments are also included in this land use category, including family physicians, eye care professionals, and medical campuses. Office uses should continue to be concentrated within Downtown and the Roosevelt Road Corridor, particularly along Taft Avenue, while encouraging the consolidation and comprehensive redevelopment of out-of-date office properties.

Public/Semi-Public

This category consists of institutions and community facilities that serve the residents of Glen Ellyn and contribute to quality of life and local culture. This includes the Village's highly esteemed schools, Glen Ellyn Public Library, government buildings, police and fire facilities, historic centers, religious institutions, and non-profit organizations. Public/semi-public land use and policies are discussed in more detail in *Chapter 6: Community Facilities*.

Parks & Open Space

This category includes designated park spaces, nature reserves, golf courses, cemeteries, trails, playgrounds, and land used for sports recreation. The Village should continue to coordinate with local park districts and other partner organizations to preserve the community's large inventory of dedicated parks and open space and should pursue opportunities to expand recreational amenities including trails and smaller neighborhood parks to ensure access for all residents. Components of the parks and open space category and relevant environmental features are discussed in *Chapter 7: Parks & Open Space*.

Light Industrial

This category includes light industrial businesses that have minimal impacts on adjacent uses. There are few light industrial uses in Glen Ellyn, the most prominent being Nicor Gas located off Finley Road, and on Hill Avenue near Interstate 355. This category should continue to be maintained to support the Village's industrial base, while enhancing sites by providing proper screening from adjacent residential uses.

Utility & Transportation

This category focuses on land dedicated to transportation infrastructure or the production, storage, and maintenance of utilities, including the Union Pacific railroad right-of-way that passes through the center of Glen Ellyn. The Village should continue to ensure utility services meet the needs of the community. Unattractive facilities should be screened from neighboring uses to enhance the Village's appearance. Utilities and transportation are discussed in more detail in *Chapter 5: Transportation* and *Chapter 6: Community Facilities*.

Parking

This category includes land used for the parking of automobiles, including surface parking, parking structures, and garages. Properties identified within this category provide standalone parking and are not tied to a specific business or residence. Additional discussion of policies affecting parking areas, including areas of focus for the expansion of public parking and improvements to screening and landscaping, is located in *Chapter 4: Subarea Plans*.

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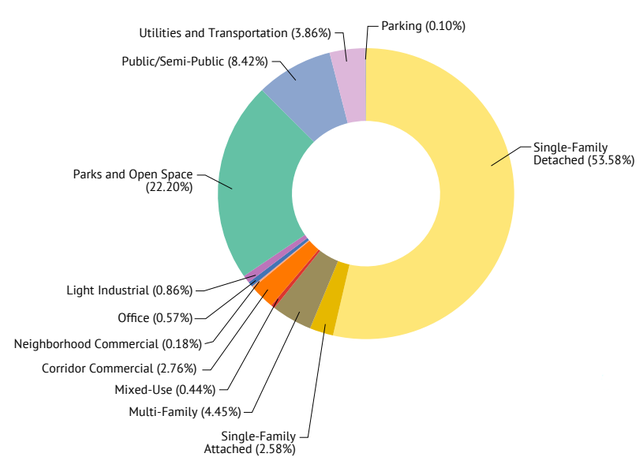
Future Land Use Plan Distribution

The recommendations outlined in the Land Use Plan focuses on the diversification of housing options by increasing single-family attached and multi-family uses. The accompanying Future Land Use Distribution graph displays the projected composition of future land use based on the Plan. As with the existing land use distribution, single-family detached housing will continue to be the predominant use within Glen Ellyn, comprising over 50 percent of the Village's land area (51 percent existing compared to 54 percent proposed). Commercial uses are projected to make up approximately 3 percent of the Village's area, and mixed-use development is expected to increase throughout Downtown as a mixed-use district. Other land use categories are projected to remain relatively the same.

Future Land Use Plan

- Single-Family Detached
- Single-Family Attached
- Multi-Family
- Mixed-Use
- Neighborhood Commercial
- Corridor Commercial
- Office
- Light Industrial
- Parks and Open Space
- Public/Semi-Public
- Utilities and Transportation
- Parking

Future Land Use Plan Distribution



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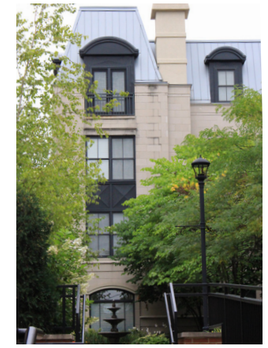
Residential Areas Framework



Gen Ellyn is known for high-quality housing and has a strong reputation as a great place to live and to raise a family. The Residential Areas Framework addresses key issues affecting the Village's neighborhoods and identifies strategies to diversify the housing stock. The primary goal of the Residential Areas Framework is to provide policies to enhance existing neighborhoods while expanding housing opportunities and diversity.

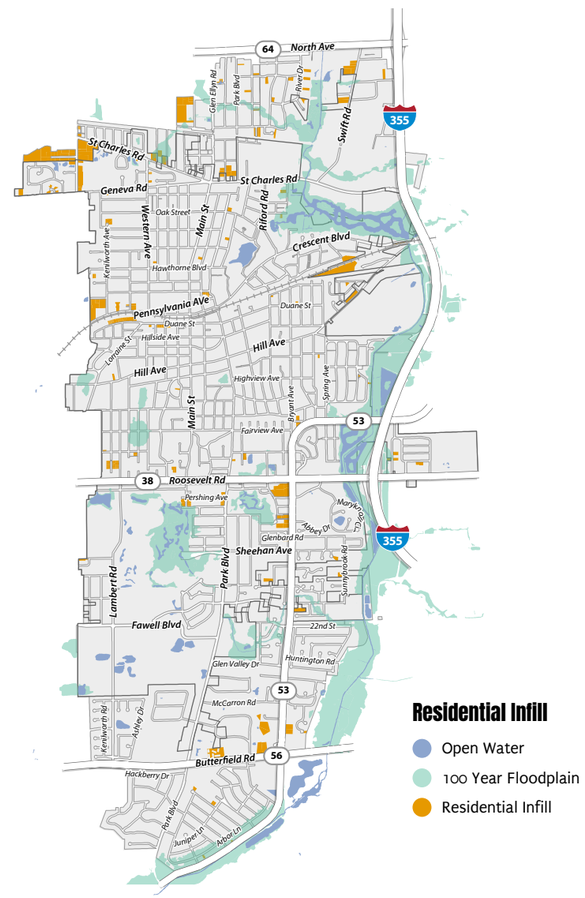
Context Sensitive Infill

The 2008 recession led to reduced investment and left a handful of vacant or underutilized properties within Glen Ellyn that exist in prime development locations. The following vignette identifies infill opportunities for both underutilized lots and vacant lots outside the 100-year floodplain. Opportunities for single-family detached development are scattered, primarily as individual lots located throughout the Village and within its ETJ. Vacant lots appropriate for single-family attached units are located along higher trafficked roads, including St. Charles Road, Butterfield Road, and IL Route 53.

In addition to vacant infill sites, there are several areas where redevelopment of existing properties could accommodate more intense residential development and will be further informed by the completion of a Housing Study in 2023. These include the following:

- The ten sparse single-family detached properties located directly outside Village limits along St. Charles Road should be developed into higher density single-family detached units.
- Existing single-family detached properties along Swift Road in the northern ETJ could be redeveloped into single-family attached units to establish a higher density residential neighborhood off North Avenue.

These properties should be prioritized for high quality infill development that complements the character, scale, and use of surrounding buildings. Infill can be used as an effective tool for maximizing the use of available land in the Village as well as existing resources and infrastructure in established neighborhoods. Any development adjacent to Churchill Park should be sensitive to potential runoff impacts to the park's wetland areas.



Transition Areas

Single-family attached and multi-family housing should be used as a transition between more intense commercial areas and single-family residential areas. This also allows a greater number of residents to be located close to desirable retail, services, and offices while maintaining the residential nature of the adjacent neighborhoods. Such transition areas are particularly important surrounding Glen Ellyn's main commercial areas—Downtown, Roosevelt Road, and Stacy's Corners—which are discussed in further detail in Chapter 4: Subareas.

Quality Architecture

As reinvestment in existing neighborhoods occurs, the Village must ensure that new developments complement surrounding single-family homes with high-quality architecture. Attention should be given to design elements such as scale, building materials, fenestration, detailing, and façade articulation to support the development of attractive housing that enhances the Village's character.

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Housing Diversity

Glen Ellyn has a larger proportion of young adults compared to DuPage County and has a senior population that is projected to follow regional and national trends. Community input received during the planning process underscored a desire for a broader variety of housing options to better serve residents at all stages of life. Providing for additional single-family attached and multi-family development opportunities in addition to single-family detached will be key to addressing the community's long-term housing needs. The 2023 Housing Study will identify housing needs and should serve as a resource in addressing housing needs in the community.

Senior Housing

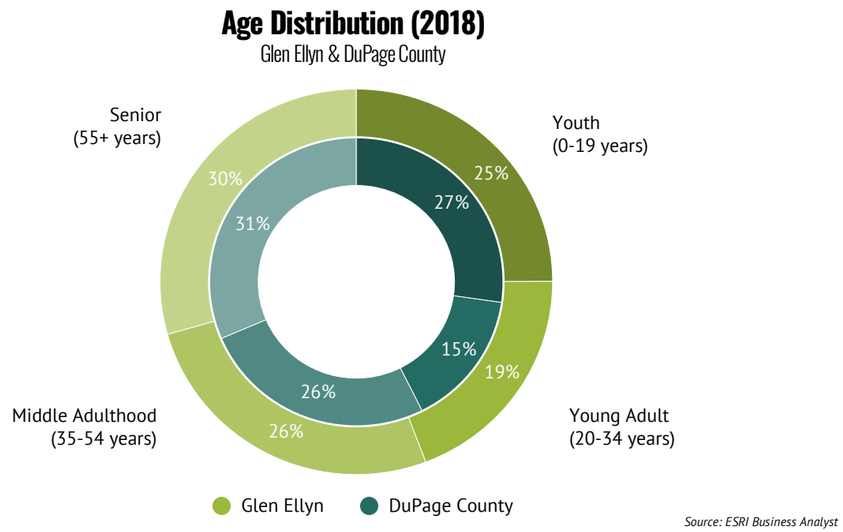
Community members have expressed support for the development of housing that would enable Glen Ellyn's increasing number of senior householders to downsize and age in place. Multi-family housing is often an appealing alternative for those looking for smaller, more affordable residential options that require less maintenance compared to single-family homes. Housing targeted at older age cohorts, including senior housing, should be located in Downtown or in other neighborhoods that are ideally located in proximity to commercial centers with convenient access to transit routes.

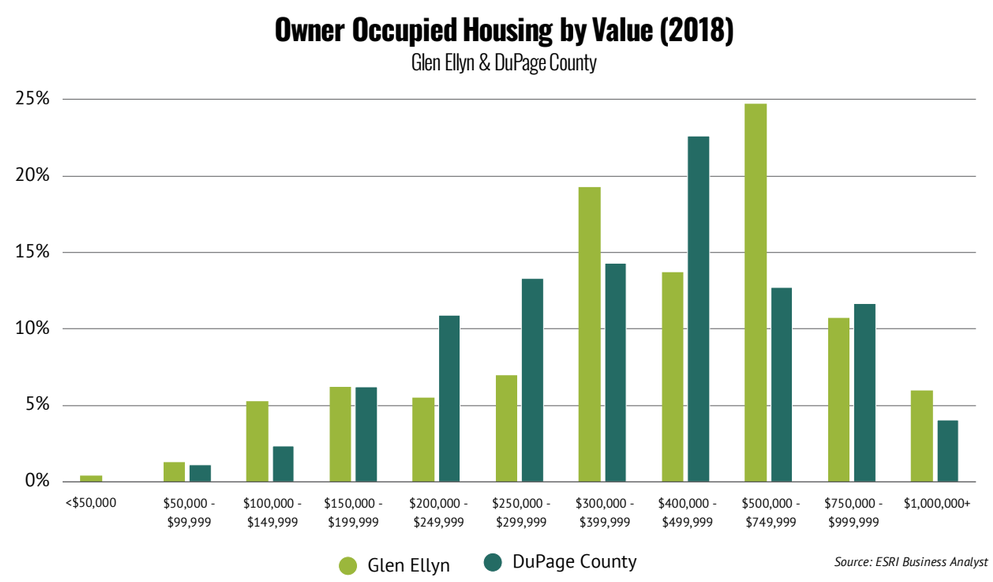
The provision of single-level floor plans and ADA-compliant amenities should also be encouraged to make housing more attractive and accessible to seniors.

Young Professionals & Families

Glen Ellyn is well regarded for the quality of its single-family neighborhoods and schools; however housing prices appear to be limiting the number of young households and first-time home buyers able to live in the community. Homes valued at less than $300,000 make up 25.7 percent of Glen Ellyn's housing stock, which is approximately half the rate of DuPage County's (48.2 percent). The number of younger households in Glen Ellyn has decreased in recent years and this trend is projected to continue.

Community input received during the planning process indicates a desire for additional single-family attached and multi-family housing in Glen Ellyn, with many comments higlighting a need to support middle income households and first-time buyers. Single-family attached and multi-family development should be encouraged to provide for smaller, more affordable housing units. Such development should be located close to Downtown and in transition areas along commercial corridors.





Attainable Housing

The community should foster greater housing diversity that provides housing choice at various income levels. In general, housing is considered affordable if 30 percent or less of a household's gross annual income is spent on housing costs. According to the US Census Bureau American Community Survey, approximately 25 percent of owner-occupied housolds in Glen Ellyn have housing costs that exceed 30 percent of their household income. This is similar to the proportion of DuPage County households (26.7 percent) paying more than 30 percent of their income to housing costs.

There is particular need for additional housing opportunities among Glen Ellyn's lower- and middle-income households. It is estimated that households earning between $55,000 and $75,000 could generally afford a home valued between $200,000 and $250,000. Over 39 percent of households in Glen Ellyn earn less than $75,000 per year; however, houses valued at less than $250,000 in Glen Ellyn account for only 18.7 percent of the total housing stock. As of 2022, approximately 16 percent of the overall housing stock in Glen Ellyn is considered affordable. This means that demand among households earning less than $75,000 is more than double the available housing stock those households can afford.

The following strategies should be considered by the Village as it strives to increase diversity in its housing stock:

- **Encourage increased density in select areas of the Village.** More than 62 percent of the housing in Glen Ellyn's housing stock consists of single-family detached homes. Although single-family neighborhoods are an essential element of the community's identity, a greater diversity in housing options is increasingly important to accommodate residents during every stage of life and at every income level. Single-family attached and multi-family developments support greater housing diversity and can be used strategically to buffer existing and future single-family detached neighborhoods from commercial areas. Multi-family and single- family attached housing also make more efficient use of infrastructure and generate increased tax revenue. The Village should encourage increased housing density in select areas, including Downtown, along key corridors, and in areas with access to transit in accordance with the Land Use Plan and Residential Areas Framework map.

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- **Allow accessory dwelling units.** Accessory dwelling units (ADUs), sometimes referred to as granny flats, can provide for greater density in existing single-family neighborhoods without negatively impacting community character. ADUs also provide opportunities for multi-generational housing where parents downsize and continue to live with their children and grandchildren. The Village should consider allowing ADUs as a special use in the R2 and R2B Single-Family Residential districts. The Village should ensure that certain conditions are met in the approval of the special use, including the availability of sufficient parking and high-quality design that would have little to no impact on the appearance of the primary residence and character of development as seen from the adjacent street.

- **Promote missing middle housing choices.** To address affordability, the Village should encourage developers and property owners to promote missing-middle housing options (e.g., duplexes, triplexes, multiplexes, courtyard apartments, and townhouses) to increase density and maintain neighborhood character.

- **Promote mixed income development.** To provide for affordable attainable housing as future development occurs, the Village should consider promoting higher-density residential development that provides housing for a variety of income levels. Such mixed-income development allows lower-income families to be included within and among higher-income residents, rather than concentrating into one area. This is supportive of an inclusive, stable, and diverse community and creates desirable attainable housing options that blend into the Village's urban fabric. Incentives such as fee waivers, tax abatements, and expedited approval that encourage developers to incorporate a percentage of below-market rate, workforce, or affordable units should be reviewed.

- **Protect and support existing housing stock.** The Village should continue to encourage housing diversity and to preserve the historic charm and scale of existing neighborhoods.

Downtown Housing

Mixed-use development should be prioritized within Downtown to allow residents to live within the central business district close to regional public transportation. Multi-family units should be developed above ground-floor retail to provide housing in Downtown while maintaining commercial activity at street level. Additionally, higher-density single-family attached and multi-family housing are recommended to serve as a transition between Downtown commercial uses and the surrounding single-family detached neighborhood. For more information about Downtown housing, visit the Downtown section of Chapter 4: Subarea Plan.

Historic Neighborhoods

The Village of Glen Ellyn has three historic districts registered with the National Register of Historic Places (NRHP): the Glen Ellyn Main Street Historic District, Downtown North Historic District, and Downtown South Historic District. In addition, Stacy's Tavern Museum at Stacy's Corners is NRHP-registered, and the Village is sensitive to the historic nature of the site. With more than forty historically landmarked properties dispersed throughout the community, the Historic Preservation Commission (HPC) should continue its efforts to ensure proper preservation and maintenance of historic structures.

In addition to existing annual awards for historic preservation, the Village should work with the HPC to further encourage rehabilitation and re-use within the community through available state and federal incentives. An example is the federal Historical Tax Credit (HTC), which provides a 20 percent tax credit for the rehabilitation of eligible historic, income-producing buildings or a 10 percent tax credit for eligible non-historic buildings placed in service before 1936.

The Illinois Historic Preservation Tax Credit Program (IL-HTC) is also available to provide a state income-tax credit equal to 25 percent of rehabilitation expenses below $3 million to owners of eligible historic structures that are income-producing. Furthermore, administered by the Illinois Department of Natural Resources, the Property Tax Assessment Freeze program freezes the assessed value of historic owner-occupied residences for eight years that have been sensitively rehabilitated. The freeze is followed by a four-year period during which the property's assessed value is incrementally increased until it reaches its current value on the 12th year. Together with numerous municipalities in the region, such as River Forest, Rockford, and Plainfield, Glen Ellyn has an approved certified local government ordinance for the program, which encourages rehabilitation and strengthens the local housing stock.

The HPC strives to encourage historic preservation in the community by mailing annual letters to property owners of potentially historically significant homes with an invitation to an informational meeting. The Village should continue to support the HPC with such efforts. In conjunction with such incentives, homeowner consideration for local landmarking, placement on the National Registry, and application for property tax freeze available for restoration projects should be promoted through the Village's website and newsletter and via distribution of pamphlets at the Civic Center and Stacy's Corners History Center.

The historic character of certain parts of the Village must be considered by the Village Board when reviewing development projects. The Village should encourage remodeling, rehabilitation, and/or repurposing historic properties, even if those properties are not landmarked.

Code Enforcement & Maintenance

It is important that the Village continue to enforce its building codes and property maintenance regulations to ensure quality development and upkeep of the community's appearance. In 2004, the Community Development Department began issuing citations for code violations, totaling 335 citations as of 2020. Overseen by the Administrative Adjudication Hearing Officer, the Administrative Adjudication process for property owners in violation of the code includes court hearings, which expedite resolutions and reduces litigation expenses. The adjudication process has increased code compliance and assessed fines for violating Village regulations.

Presently, residents can file a complaint regarding code enforcement violations through the Village website by filling out an online form. The Village should raise awareness of the form to residents through promotion on water bills, property tax forms, and social media platforms. In addition, the Village currently uses SeeClickFix, but is transitioning to another application. The application allows residents to report non-emergency issues such as potholes, graffiti, and sidewalk condition. The Village should consider expanding topics covered by the platform to address property maintenance issues.

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Appearance Review Guidelines

The Village launched the Architectural Review Commission in 2023 in order to promote quality architectural and landscape design that is reflective of the unique identity of the Village. The Commission's intent is to promote attractive, cohesive, and architecturally compatible design of new principal buildings and associated landscaping for non-residential, multi-family residential, and townhome developments throughout the Village.

The Appearance Review Guidelines, adopted in 2006, provide recommendations for desirable architecture and landscape design within the Village. The guide should be evaluated to ensure that recommendations remain reflective of community appearance priorities. Including some local architects in the review group would be beneficial. Updates also should be considered (e.g., providing guidelines to remove invasive species).

Residential Areas Framework

The following items identify key residential infill areas of focus where higher-density residential development should be encouraged in the future.

1. **Swift Road.** Currently semi-rural detached single-family housing occupies areas on the east side of Swift Road. Provided that infrastructure can be enhanced to accommodate additional density, the area is appropriate for additional single-family attached and smaller lot single-family detached housing, with higher density along Swift Road frontage.

2. **Ice Arena.** Located within the Village's planning area, the properties surrounding the Center Ice of DuPage ice arena are home to single-family detached homes or open space. There is opportunity to develop this area into higher density residential uses, such as single-family attached units.

3. **Bloomingdale Road.** The large-lot single-family detached properties and vacant, wooded areas at the southeast corner of Bloomingdale and St. Charles roads have the potential to be redeveloped into single-family attached units. Such development should be mindful of the wetlands in the adjacent Churchill Park. The aging single-family detached properties along Trails End Road also present an opportunity to be comprehensively redeveloped into single-family attached units.

4. **Stacy's Corners.** The vacant lots and large lot single-family detached property along Forest Avenue should be considered for single-family attached units that fit the character of the surrounding residential neighborhood. This would benefit the diversification of housing types and provide a buffer from the adjacent neighborhood commercial uses fronting Main Street. Properties along the north side of St. Charles Road between Main Street and Forest Avenue could be zoned for commercial.

5. **Hill and Golf Avenue.** Currently a vacant, wooded site, this site would be appropriate for attached or detached single-family development.

6. **West Downtown.** Currently a mix of multi-family. Although some of the housing is dated and may be subject to replacement, potential exists to renovate existing multi-family. Multi-family development that matches the character and scale of nearby development would be appropriate.

7. **Western Duane Street.** Aging homes and multi-family development currently exist that are susceptible to replacement. Encourage single-family attached and multi-family housing that would complement the Downtown. New housing should be of a similar scale and character to nearby development.

8. **Scripture Press Property.** The former Scripture Press facility (part of Wheaton College) and adjacent vacant land could be designated for single-family detached or attached housing in the event the property becomes available in the future.

9. **Western Roosevelt Road**. In line with the Roosevelt Road Subarea Framework, if expansion of the nearby auto dealership does not occur, properties along Lambert Road that are currently used for commercial parking and outdoor storage could either remain commercial or be considered for multi-family housing. This would be desired to further diversify the housing stock and act as a buffer between Roosevelt Road and the adjacent residential neighborhood.

10. **Nicoll Way and Roosevelt Road.** Currently inhabited by an aging office building complex, this site's generous lot depth should be leveraged to develop a mix of single-family attached and multi-family units while preserving Roosevelt Road frontage for commercial development. For further discussion regarding this catalyst site, see the Nicoll Way and Roosevelt Road section in *Chapter 4: Subarea Plans*.

11. **Nicoll Way and Abbey Drive.** This site comprises vacant and single-family detached properties. With close proximity to Roosevelt Road and its amenities, the site presents an attractive opportunity for single-family attached homes similar in scale to the existing development to the north. Single-family homes also may be acceptable.

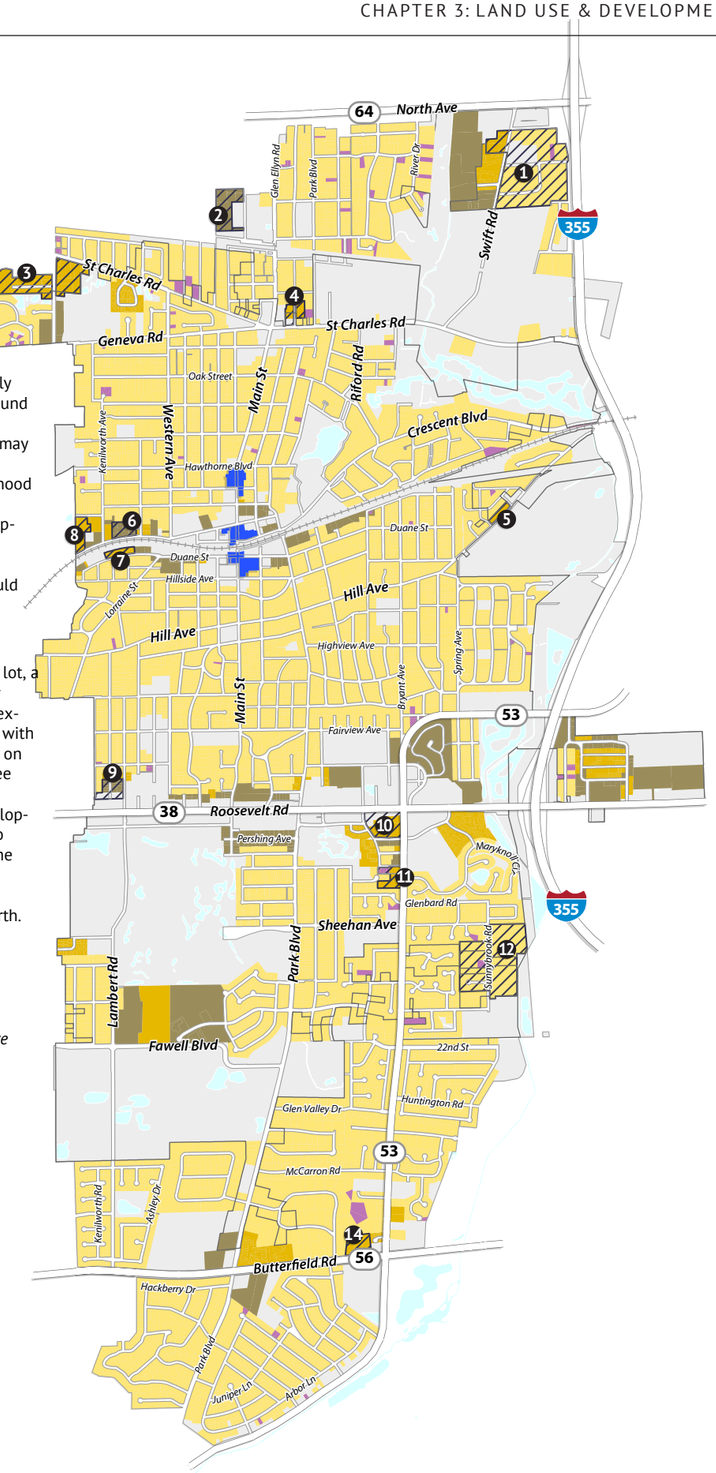
12. **Sunnybrook Road.** Single-family residential that is generally sound and well maintained currently exists. Larger lots in this area may be subject to resubdivision or redevelopment. The neighborhood should continue to consist of detached single-family development with compatible new single-family development. Stormwater management should be monitored and improved.

13. **Butterfield Road.** This area currently made up of a vacant lot, a single-family lot, and an older townhome development. Annexation agreements are in place with the single-family lots fronting on Butterfield Road that guarantee large lot single-family zoning. Single-family attached redevelopment should be encouraged to provide as a buffer between the Butterfield Road commercial corridor and the single-family detached properties to the north.

Legend

Note: The below items present future land uses and not zoning.

- Historic District
- Residential Infill
- Single-Family Detached
- Single-Family Attached
- Multi-Family
- Residential Infill Area



Commercial Areas Framework

The Commercial Areas Framework provides guidance and policy recommendations for commercial areas within Glen Ellyn and its extraterritorial jurisdiction (ETJ). The goal of the framework is to explore opportunities for economic development and expansion of Glen Ellyn's tax base. Glen Ellyn is a built-out community with limited opportunities to expand and diversify its tax base. Residential development comprises 76 percent of Equalized Assessed Value (EAV) in DuPage County and commercial and industrial development make up 17 percent and 8 percent of EAV respectively.

In Glen Ellyn, 89 percent of EAV is residential and just 11 percent is commercial with no industrial EAV. Correspondingly, residential uses make up about 58 percent of total land area, while commercial uses make up about 3 percent (it should be noted that non-taxable uses such as educational and public/semi-public uses make up a considerable portion of the Village area, but do not contribute to EAV). It is within this constrained context that the Comprehensive Plan identifies key design principles as well as opportunities to grow the Village's tax base through more intense use of the existing commercial property inventory.

Note: Four recently annexed industrial parcels are not reflected in this summary.

Neighborhood Centers

Neighborhood centers are intended to serve surrounding residential neighborhoods by providing day-to-day goods and services within a short walk or drive. When planned well, they also become centers of activity, gathering, and socializing. Glen Ellyn's main neighborhood center commercial area is Stacy's Corners.

New neighborhood center development should be scaled appropriately to respect and contribute to the character of surrounding residential areas. Given their location within a more residential setting, buffering and attractive screening should be encouraged to minimize impacts on nearby residences. As new development and reinvestment occurs in these established areas, opportunities to install and enhance landscaping and pedestrian infrastructure should be identified. A more detailed discussion of the Stacy's Corners area is provided in *Chapter 4: Subarea Plans*.

Commercial Corridors

Commercial corridors are major commercial districts located along high traffic, arterial roadways that offer a mix of local and regional retailers and service providers to meet the needs of both local residents and visitors traveling through the community. Roosevelt Road is the Village's primary commercial corridor, stretching nearly three miles between Glen Ellyn's eastern and western boundaries. The small portion of North Avenue within the Village's planning area also functions as a commercial corridor along with adjacent commercial areas in Lombard and Glendale Heights. In addition, several commercial corridor properties are located along Butterfield Road at the IL Route 53 and Park Boulevard intersections.

Commercial corridors have limited opportunities for expansion due to proximity to Glen Ellyn's residential areas. As such, more intense use of existing commercial corridor properties should be encouraged to strengthen the Village's commercial base. This should include assembling and repositioning aging commercial properties with larger scale development to make more efficient use of available land, reducing the number of access drives and the size of parking lots to maximize development potential, and encouraging multi-story development.

The Village should also coordinate with property owners to improve commercial corridor connectivity and appearance as redevelopment and reinvestment occurs. While corridors should continue to function as auto-oriented areas, improvements should be made to enhance traffic flow and safety, provide additional opportunities for bicyclists and pedestrians, including better access to transit and transit-oriented accommodations, and improve the aesthetic appeal of the corridors.

Access drives should be consolidated and shared parking opportunities between businesses should be encouraged to reduce curb cuts and impervious parking lots. Private property owners should also provide on-site improvements, such as landscaping, the addition of pedestrian street furniture, and screening of mechanical equipment and garbage enclosures.

Chapter 4: Subarea Plans provides detailed discussion of Roosevelt Road and illustrates how such improvements can be implemented to improve the function and appeal of the corridor as a local and regional destination.

Downtown Glen Ellyn

Commercial uses within Downtown currently exist primarily as single-story buildings, some with adjacent surface parking areas, exhibiting potential for higher-density development. To expand the Village's commercial base and increase Downtown activity, underutilized commercial properties could be redeveloped or expanded into mixed-use developments to maximize commercial space at street level while allowing space for residential and office uses above. Innovation DuPage should also be leveraged to support small business and startup business development while fostering the development of coworking spaces elsewhere in Downtown to provide expansion opportunities. Commercial development within Downtown is discussed in further detail in Chapter 4: Subarea Plans.

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Office

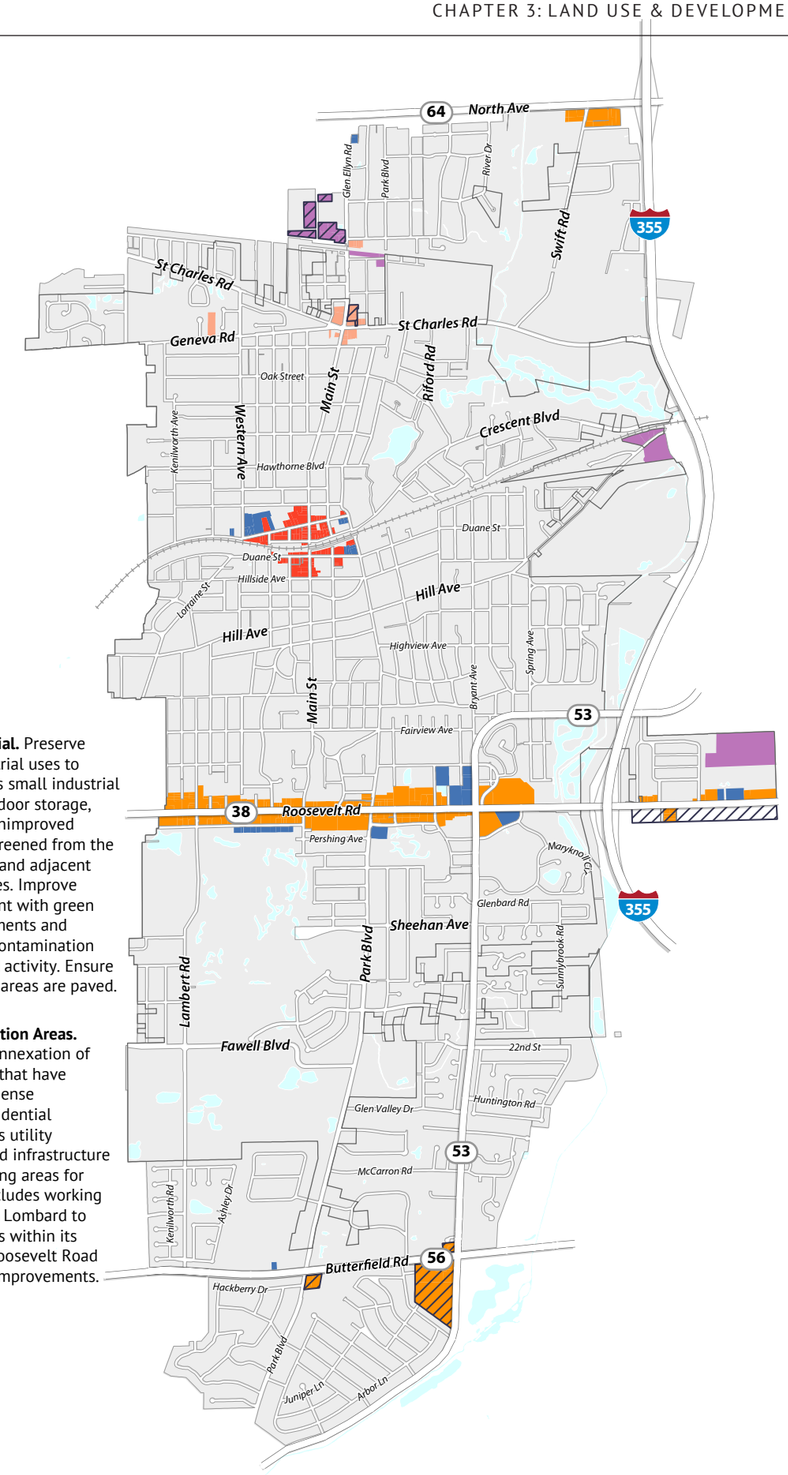
Office uses in Glen Ellyn are generally concentrated within Downtown and along Roosevelt Road. The maintenance and expansion of office development should continue to be supported. Identification and gateway signs can be used to demarcate clusters of office development, whether they exist as a planned business park such as the Glen Hill North development at Roosevelt Road and IL Route 53, or as a concentration of individual office properties such as along Taft Avenue west of Main Street. Signage will also help to brand office districts that can then be referenced in economic development marketing materials and coordinated with real estate listings. The Village could also coordinate with office users in identified clusters to gauge support for shared services such as landscape maintenance, shared garage facilities, or a unified building sign program. Such improvements could be funded by a special service area if there is adequate support among property owners.

Hill Avenue Light Industrial

Light industrial uses currently exist on Hill Avenue adjacent to the floodplain of the East Branch of the DuPage River. Properties on the north side of Hill Avenue have been annexed. While the Hill Avenue area provides valued services and is a source of employment, the presence of outdoor storage and service areas on unimproved surfaces presents potential for contamination of the adjacent river. The Village should consider coordinating with DuPage County and Hill Avenue business owners to evaluate solutions to mitigate potential contamination and enable businesses to continue to operate. For example, areas adjacent to the creek could be improved with landscaped buffers to filter and slow stormwater runoff into the DuPage River. Existing development could also be improved with green infrastructure treatments such as bioswales and pervious pavement systems.

Commercial Areas Framework

- **Office Clusters.** Unify clusters of office development through coordinated identification and gateway signs. Work with office users to evaluate potential for shared services such as a landscape maintenance, shared garbage facilities, or a building sign program. Maintain office uses concentrated within Downtown and along Roosevelt Road and Taft Avenue.
- **Mixed Use Downtown.** Higher-density mixed-use development and adaptive reuse could be developed within Downtown to allow for ground-floor commercial activity and top-floor residential and office use. By designating commercial use at street level, commercial space is maximized, supporting the vitality of the local economy and activating the Downtown shopping environment.
- **Neighborhood Commercial.** As neighborhood commercial properties continue to develop, ensure that building designs are reflective of the historic charm, character, and scale of surrounding residential neighborhoods. Identify opportunities to install and enhance landscaping and pedestrian infrastructure, including the integration of public gathering spaces.
- **Corridor Commercial.** Reinvestment in commercial corridors should be prioritized to increase the intensity of existing commercial properties. Coordinate with property owners for on-site improvements, such as landscaping and internal pathways for pedestrians. Improve circulation and access by consolidating curb cuts and increasing cross-access between properties. Flexibility in use should be maintained along the corridors.
- **Maintaining Industrial.** Preserve existing light industrial uses to support the Village's small industrial base. Ensure all outdoor storage, service areas, and unimproved surfaces are fully screened from the public right-of-way and adjacent residential properties. Improve existing development with green infrastructure treatments and mitigate potential contamination caused by industrial activity. Ensure all unpaved vehicle areas are paved.
- **Intensifying Annexation Areas.** Consider strategic annexation of underutilized areas that have potential for more dense commercial and residential development. Assess utility service provision and infrastructure costs when evaluating areas for annexation. This includes working collaboratively with Lombard to redevelop properties within its jurisdiction along Roosevelt Road and provide utility improvements.



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Annexation Framework

As a built-out community with limited opportunities to expand and diversify the tax base, the Village should continue to evaluate opportunities for strategic annexation. The Village should continue efforts to incorporate property in its planning jurisdiction as opportunities arise.

While much of the surrounding unincorporated areas has already been developed, opportunities exist to promote more intense residential and commercial development of underutilized parcels. Some unincorporated and commercial areas with the greatest potential for annexation include the North Avenue corridor near Swift Road, the northeast corner of Stacy's Corners, and portions of the Butterfield Road corridor.

The Village should consider undertaking an annexation study to evaluate the most beneficial areas to incorporate. Service provision and infrastructure costs must also be considered when evaluating areas for annexation. Additional discussion of annexation and service needs are discussed in *Chapter 6: Community Facilities.*

Annexation Areas

- Incorporated Area
- Future Annexation Area
- Recently Annexed Area

1 2 3 **Areas 1 to 3:** These properties on the Village's north east side are wholly surrounded and could be annexed by the Village at any time. The properties in Area 1 are now served by Village water and sanitary sewer and should be encouraged to connect to the utilities and annex. Areas 2 and 3 have had pockets of interest in annexation and contributing to a utility extension project. The Village should continue to periodically evaluate these areas for interest and extend utilities in partnership with the residents in these neighborhoods. (Note the area outlined in blue was recently annexed.)

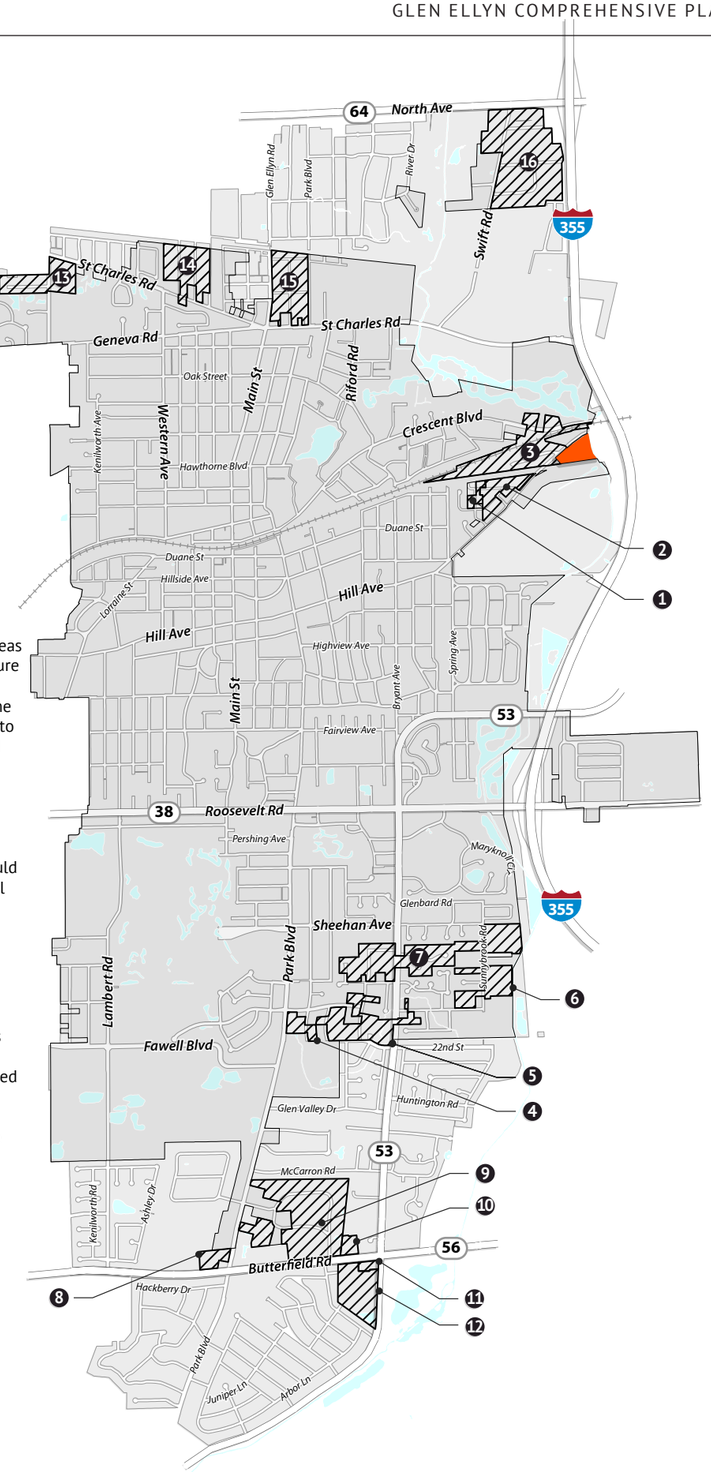
4 5 6 7 **Areas 4 to 7:** Many of the properties within Areas 4-7 have Village water and/or sewer available in the adjacent right-of-way. The properties that are adjacent to Village utilities should be encouraged to annex and connect to Village water and sewer if available. All the lots within Area 4 and Area 6 are wholly surrounded and could be annexed by the Village at any time. As individual lots continue to annex within these areas, the Village should evaluate whether it would be beneficial to annex those areas that are wholly surrounded.

8 9 10 11 12 **Area 8 to 12:** The Village has annexation agreements with most of the properties in Areas 8 and 9. These lots should be annexed as soon as possible, but certainly before the end of the annexation agreement term. Because there is redevelopment potential in Area 10, the Village should work toward annexing these properties, which will be contiguous after Area 9 is annexed. The annexation of Area 10 would allow the Village to gain contiguity to Area 12, which consists of desirable commercial properties. Area 11 has an annexation agreement with the Village and should be annexed as soon as feasible.

13 **Area 13:** The property within Area 13 has the potential for residential redevelopment. The Village should encourage annexation in this area, especially as part of a redevelopment plan.

14 15 **Areas 14 and 15:** These two areas are earmarked as potential future service areas for Village water and sanitary sewer. At such time that utilities may be extended to these areas, the Village should collaborate with the property owners to get them connected and annexed to the Village. Within Area 15, fronting along Main Street, there are several commercial properties that could add to the Village's commercial tax base. Area 15 also shows promise for redevelopment opportunities.

16 **Area 16:** The Village should annex as much of this area as possible. The single family lots on the east side of Swift Road have potential to be redeveloped with attached single family or multi-family housing. The properties along North Avenue would add to the Village's commercial tax base, many of which show promise for redevelopment.



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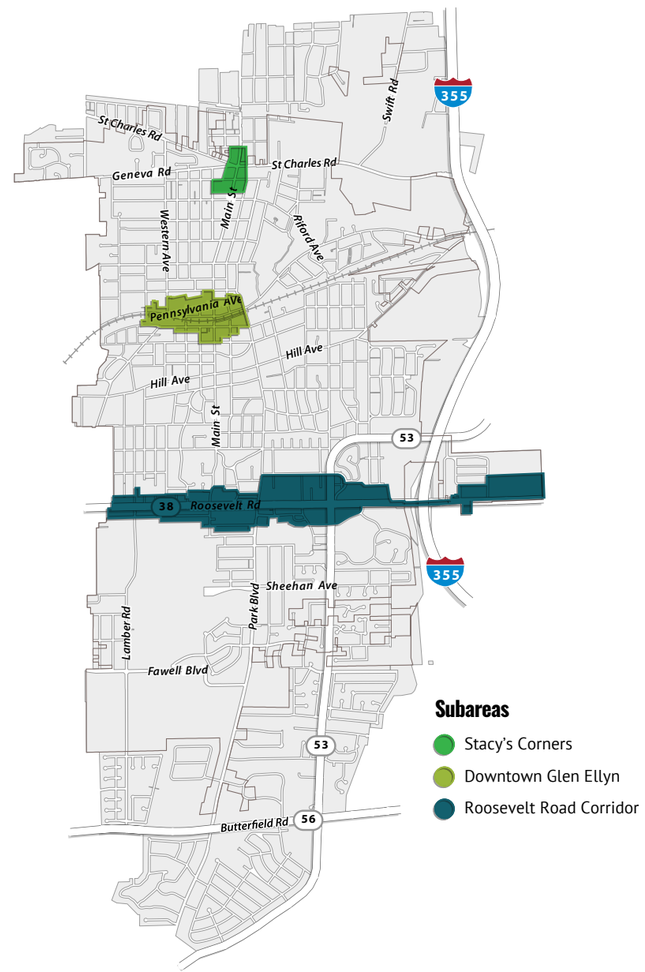
CHAPTER 4
SUBAREA PLANS

This chapter of the Comprehensive Plan includes subarea plans for three areas of the Village of Glen Ellyn community. The subarea plans provide more specific recommendations for target areas in the Village that are most susceptible to redevelopment and have the potential to greatly affect the character of the community. These plans address the desired mix of land uses, access and mobility, as well as image and character. The following target areas are included in the subarea plans: Stacy's Corners, Downtown Glen Ellyn, and Roosevelt Corridor.



Stacy's Corners

This subarea plan highlights opportunities to further the development of the intersection as an attractive neighborhood commercial center and northern gateway into the Village.

Downtown Glen Ellyn

This subarea plan highlights opportunities to provide additional amenities that enhance the pedestrian experience while promoting development that expands Downtown Glen Ellyn as a mixed-use district with activity throughout the day and evening. The plan also provides illustrative concepts for several sites to demonstrate how subarea plan recommendations could be accommodated within new development.

Roosevelt Road Corridor

This subarea plan highlights opportunities to promote reinvestment along Glen Ellyn's main commercial corridor by maximizing development potential, providing multi-modal access and mobility, and promoting public realm and private onsite improvements to beautify the corridor. The plan strives to boost the corridor's economic vitality and improve the Village's image. The plan also provides illustrative concepts for several sites to demonstrate how subarea plan recommendations could be accommodated within new development.

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Downtown Glen Ellyn

Vision for Downtown

Downtown is the heart of Glen Ellyn and is established as the Village's central business district. The area is home to dozens of businesses from retailers and service providers to restaurants and professional offices, as well as several multi-family properties. Emphasis should be placed on maintaining the unique charm, scale, and character while facilitating more intensive development that increases the number of people living and working in Downtown. Downtown includes two historic districts that must be preserved and should be used to help protect the area's historic charm.

Although the area has numerous one-story commercial buildings, multi-story mixed-use redevelopment that includes ground-floor commercial uses complemented by residential or office on the upper floors should be encouraged. Ground-floor uses that add to activity at the street level, such as retail, restaurants, and entertainment, should continue to be prioritized. The Village and its partners should also continue to implement streetscaping and other public realm improvements that enhance the overall curb appeal in Downtown while ensuring that new development contributes positively to the pedestrian experience. In addition, the existing Tax Increment Financing (TIF) District should be leveraged to its fullest extent until its expiration in 2035.

Downtown is the heart of Glen Ellyn and an emphasis should be placed on maintaining existing character while facilitating more intensive development that increases the number of people living, working, shopping, and dining in Downtown.

Hallmarks of a Great Downtown

Whether they serve a community of 10,000 or 100,000, great downtowns share several common characteristics that can be used as a barometer for success.

- **Pedestrian-oriented environment (safe, attractive, easy).** Successful downtowns provide a comfortable atmosphere where strolling among businesses, wandering between local attractions, or walking to work is a safe, enjoyable, and convenient experience. Downtown and the surrounding area fall within a pedestrian shed, a quarter-mile radius in which people can, rather than drive a car, walk five minutes to numerous shops and activities for daily living. A pedestrian-oriented environment helps a downtown function as a complete unit. Simply put, the less you have to park or drive once you arrive in a downtown, the more likely you are to stay there and spend time and money at multiple destinations.

- **Mix of uses in close proximity.** A mix of retail and office spaces, restaurants, service providers, and residential development contribute to activity in a downtown throughout the day and evening. Vibrant downtowns benefit from a steady flow of commuters coming and going during rush hour, employees keeping an area active during the workday and lunch hours, and visitors and residents keeping things active during the evenings and weekends. Compact development that includes easy-to-walk blocks and a collection of uses within a small area further concentrates the sense of activity within Downtown and creates an atmosphere that is attractive to visitors and new investors alike.

- **Available, easy-to-access parking that doesn't dominate the visual landscape.** The best downtowns have parking that you know is there as a driver but don't notice as a pedestrian. They reserve their main streets for buildings and people, and place off-street parking to the rear or interior of the block or off side streets. Clear signage directs visitors to parking, and landscaping is used to soften parking edges and breakup paved areas. Parking areas that can be shared by multiple users (residents, employees, visitors) are key to providing a park-once downtown that supports street life.

- **Continuous street edge.** Buildings located side by side along a corridor form a street edge that frames and activates the public realm. A consistent street edge along a downtown's primary streets establishes the level of visual interest along a block and provides desirable sense of enclosure and helps foster a comfortable, inviting, and pedestrian friendly atmosphere.

- **Increased residential densities.** Downtown residents play a key role in reaching a critical mass of potential patrons for local retailers and restaurants. Higher-density residential development complements retail and office uses, providing a 24-hour customer base to support downtown amenities.

- **Multi-story buildings.** The mix of uses and increased density that successful downtowns require is not possible without multi-story buildings. Multiple floors are needed to provide for vertical integration of uses and allow for more development in a more compact, more vibrant environment. The streetwall of buildings, doorways, entrances, and interaction points that forms along popular main streets also interacts with the pedestrian environment, providing a sense of enclosure, comfort, and visual interest.

- **Convenient access to transit.** While not a universal requirement, many great downtowns are built upon a solid transit network. In suburban downtowns, regional transit provides potential to generate commuter traffic that bolsters downtown business. The key to capturing this potential lies in providing local access points to commuter parking facilities and a compact street grid in the surrounding area, functioning like capillaries between the regional traffic and local businesses.

The Village of Glen Ellyn has an attractive downtown that checks many of these best-planning boxes. Yet, there is room for growth and improvements that capitalize on and highlight the unique and historic architecture, charm, character, and scale of Downtown. Continued effort should be made to improve Downtown as it relates to successful downtown planning attributes.

DRAFT
FOR PUBLIC HEARING

Subarea Framework

DOWNTOWN GLEN ELLYN

The framework plan identifies overarching recommendations that should play a significant role in guiding investment in existing structures and streetscape and in guiding the character of future redevelopment. The following pages illustrate recommended improvements and identify development considerations for specific sites throughout Downtown.

Legend

Key Intersections. *Enhance existing median features and install bump-outs, monument signage, enhanced lighting, landscaping, and decorative pavers or stamped concrete at key intersections along Main Street and Crescent Blvd.*

Intersection Improvements. *Install decorative surfacing or crosswalk art at key locations that complement adjacent streetscaping. Install bump-outs, masonry seatwalls, landscape planters, and enhanced crosswalks.*

Gateway Features. *Per recommendations of the Community Signage and Wayfinding Plan, install Historic Downtown Glen Ellyn signs on heavily trafficked roads to identify prominent entry points into the downtown. Such signs should be complemented by streetscape components, such as intersection treatments and hardscape and landscape features.*

Alleyscape/Pedestrian Corridor Improvements. *Install signage and wayfinding to promote safe vehicular and pedestrian circulation patterns, especially where alleys open to active pedestrian streets. Screen loading docks and trash receptacles where alleys intersect with public walks.*

Transition Areas. *Promote residential development in areas surrounding the mixed-use core of Downtown. Consider reduced setbacks and increased density in areas of adjacent downtown development and increase density.*

Catalyst Sites. *Redevelop these vacant or underutilized sites to act as catalysts for further development and investment within Downtown.*

Residential Screening. *Screen parking, loading, and utility areas from adjacent residential properties and, where feasible, public rights-of-way. Apply Dark Sky Village lighting standards in transition areas to minimize glare and decrease light trespass in adjacent single-family areas.*

Perimeter Landscaping. *Provide landscaping and decorative, low-profile fencing or knee walls to delineate public rights-of-way and screen parking areas. Perimeter landscaping should be designed to maximize stormwater management and improve water quality through the implementation of Best Management Practices (BMP's), such as bioretention areas.*

Parking Enhancements. *Buffer and screen parking areas to separate and delineate parking and walking areas. Like the Duane & Glenwood parking lot, embrace sustainable surface parking lot practices for new and existing lots, such as through pervious paving, electric charging stations, and stormwater-fed landscaping and planters.*

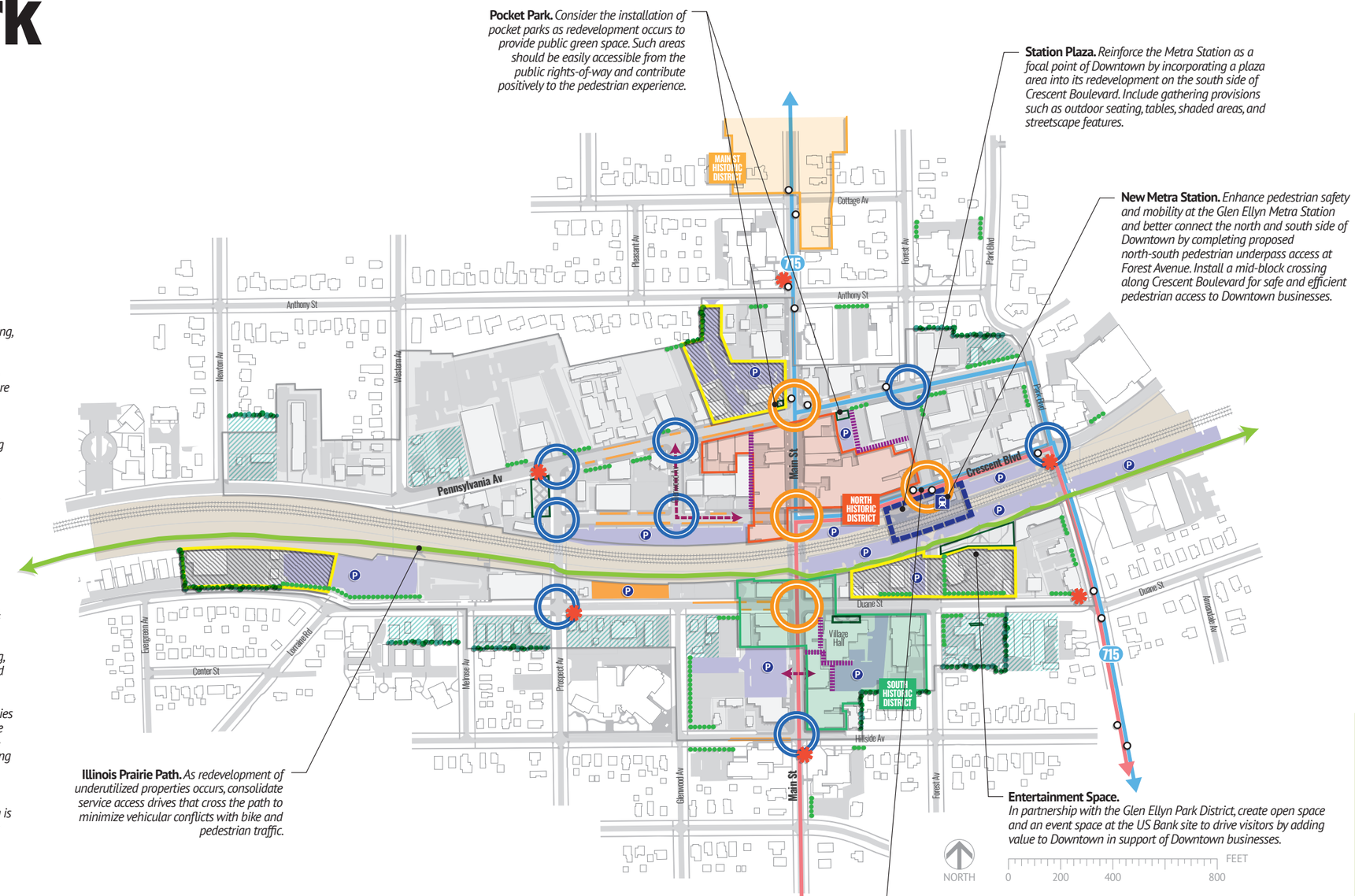
Leverage Existing Parking. *Investigate policies that encourage parking turnover, such as time restrictions, and maximize usage of underutilized parking inventory through shared parking agreements. Purchase additional property to enhance parking supply.*

Public Parking. *As Downtown public parking is in high demand, incorporate parking into the site design of future redevelopment of underutilized properties where appropriate.*

Maintain Access. *Ensure that vehicular and pedestrian access is maintained along Glenwood Avenue and Crescent Boulevard as redevelopment occurs at the former McChesney & Miller grocery property.*

Pace Bus Route 715.

Proposed Shuttle Bus to College of DuPage.



Pocket Park. *Consider the installation of pocket parks as redevelopment occurs to provide public green space. Such areas should be easily accessible from the public rights-of-way and contribute positively to the pedestrian experience.*

Station Plaza. *Reinforce the Metra Station as a focal point of Downtown by incorporating a plaza area into its redevelopment on the south side of Crescent Boulevard. Include gathering provisions such as outdoor seating, tables, shaded areas, and streetscape features.*

New Metra Station. *Enhance pedestrian safety and mobility at the Glen Ellyn Metra Station and better connect the north and south side of Downtown by completing proposed north-south pedestrian underpass access at Forest Avenue. Install a mid-block crossing along Crescent Boulevard for safe and efficient pedestrian access to Downtown businesses.*

Illinois Prairie Path. *As redevelopment of underutilized properties occurs, consolidate service access drives that cross the path to minimize vehicular conflicts with bike and pedestrian traffic.*

Entertainment Space. *In partnership with the Glen Ellyn Park District, create open space and an event space at the US Bank site to drive visitors by adding value to Downtown in support of Downtown businesses.*

Shuttle Bus to College of DuPage. *The shuttle would enable COD students and faculty to utilize Downtown Glen Ellyn as a hub with access to both campus and regional transit via Metra and could help promote student-friendly transit-oriented development.*

Mid-block Crossing. *Add a mid-block pedestrian crossing on Crescent Blvd to increase accessibility to the new Metra station.*

DRAFT
FOR PUBLIC HEARING

Development Regulations

The geographic extent of the Downtown Subarea is contiguous with the boundaries of the Village's C5A–CBD Core and C5B–CBD Service zoning districts. The original intent of the C5A zoning district was to maintain primarily retail and restaurant uses with lower building heights and no onsite parking requirements within Downtown, while the intent of the C5B zoning district was to allow service uses with greater height, bulk, and density on the periphery of Downtown.

Development interest has increased in Downtown Glen Ellyn since the 2008 recession and downturn in the real estate market. Since adoption of the two districts, C5A and C5B have experienced construction of a few mixed-use and stand-alone attached single-family and multi-family structures (e.g., Apex 400 in C5A and Avere in C5B). The Village should continue to evaluate zoning regulations to determine appropriate density and height guidelines that promote development that complements the historic architecture, character, charm, and scale of Downtown.

Current Downtown Zoning

Currently, within the C5A district, the maximum height allowed is 45 feet or four stories. Several parcels within the C5A district also have additional height restrictions that further limits building height to a maximum of three stories. The height limit applies to most C5A parcels fronting Main Street with the exception of several parcels on the west side of Main Street and south of the tracks, and all parcels fronting Crescent Boulevard east of Main Street.

Within the C5B district, the maximum height allowed is 55 feet with a required step back of at least 15 feet for any portion of a structure above 45 feet in height.

While new development and some additions trigger the Planned Unit Development (PUD) process within both the C5A and C5B districts, the underlying zoning of each is limiting. The Village should consider the development economics and building challenges of new construction when considering new development in C5A and C5B.

Preserving older buildings through adaptive reuse should be encouraged through incentive agreements or award programs.

Downtown Height Restrictions in Peer Communities

The Village's Downtown zoning is not entirely unique; however, it is more typical to allow for greater height and density in a downtown core. A 2018 study of other area downtown districts indicated an average maximum allowable building height of 53 feet. Additional follow-up analysis of peer communities conducted in relation to the Downtown subarea planning process underscores the fact that many other downtowns, which ultimately compete for new investment with Downtown Glen Ellyn, permit taller buildings.

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Accommodating Modern Development

It is important that height maximums within Downtown respond to modern building practices. Typical floor heights for ground-floor commercial, offfice, residential, and parking will affect the minimum height needed for a modern mixed-use building without impacting function.

- **Commercial (Ground Floor).** While many older commercial and mixed-use buildings in Downtown Glen Ellyn were constructed with 8- to 10-foot ground floor ceiling heights, current day retail and restaurant tenants typically desire higher ceilings to facilitate tenant build-outs; accommodate modern mechanical, lighting, and sprinkler systems; and provide greater visibility into the space from the street. Higher ground-floor heights also provide for greater flexibility when marketing to potential tenants with varied needs. A ground-floor height of 15 to 18 feet is recommended for commercial uses.
- **Office (Upper Floors).** Office uses require clear ceiling heights of at least 9 feet (10 to 12 feet total floor height) to accommodate suspended ceilings and modern mechanical, lighting, and sprinkler systems.
- **Residential (Upper Floors).** Modern residential development also requires clear ceiling heights of at least 9 feet (10 to 12 feet total floor height). This responds to market demand for high ceilings and open, naturally lit space in higher-quality apartments and condominiums.
- **Parking.** To accommodate vertical circulation, parking decks typically require floor heights ranging from 10 to 12 feet.
- **Parapet Wall.** A parapet wall of 3 to 5 feet is desirable to hide rooftop mechanical and HVAC equipment from view and provide attractive architectural elements.
- **Architectural Style.** Larger developments need to breakup large expanses with architectural techniques.

Using these height ranges, a new 4-story mixed use development with 3 stories of residential (or 2 stories of residential and one parking level) would require a minimum building height of 48 feet but could be up to 59 feet if constructed at the higher end of current floor height ranges. Under current C5A standards, erecting such a building would be possible only if adhering to the minimum floor height range specified and without providing for a parapet wall. Within the C5B district, a 5-story building would also not be possible within the 55-foot maximum without the granting of deviances and variances.

Taking into account the considerable grade change in Downtown, design elements such as sense of enclosure and building height should be measured using the building frontage along the primary roadway. More height may be achievable in the back of the structure; however, maintaining the historic character and scale along the front of the building should be prioritized. Where there is a significant grade change, flexibility for the maximum height of buildings should be allowed.

Sense of Enclosure

The combination of building separation (distance between facing building facades) and building height determines the sense of enclosure experienced by pedestrians passing through an area. Establishing a desirable sense of enclosure helps foster a comfortable, inviting, and pedestrian friendly atmosphere in Downtown and creates a more intimate character throughout Downtown.

A minimum building height to street width (between building facades) ratio of 1:2 is recommended to establish a desirable sense of enclosure throughout Downtown Glen Ellyn. This will achieve a balance between providing for a sense of spatial definition, visual interest, and sense of openness.

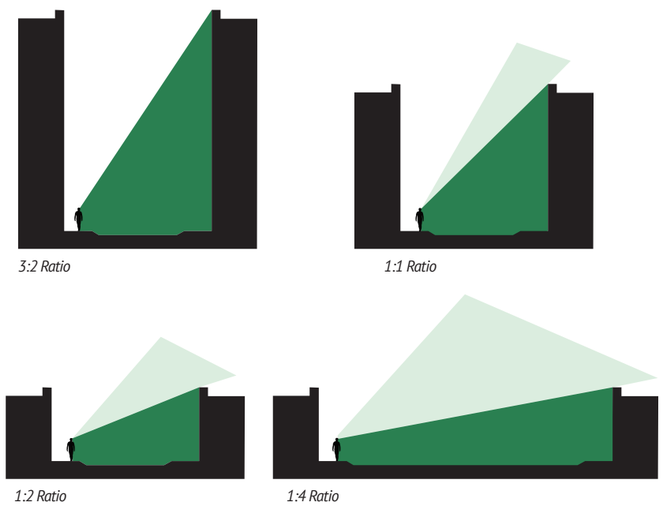
With few exceptions, all streets in Downtown have a 66-foot right-of-way between building faces. This means that a consistent streetwall of buildings within a minimum height of 30 to 35 feet is recommended to provide for the desired sense of enclosure. The Village must consider how taller buildings will affect the historic character and scale of Downtown as well as how new developments will affect the National Register of Historic Places status in Downtown. The Village should consider how to provide for increased densities and opportunities for reinvestment while maintaining and enhancing the desired character of Downtown Glen Ellyn.

Total Building Height Required to Accommodate Modern Development

	Minimum Floor Height	Maximum Floor Height
3-story Mixed Use	15'+10'+10'+3'=38'	18'+12'+12'+5'=47'
4-story Mixed Use	15'+10'+10'+10'+3'=48'	18'+12'+12'+12'+5'=59'
5-story Mixed Use	15'+10'+10'+10'+10'+3'=58'	18'+12'+12'+12'+12'+5'=71'

Source: Houseal Lavigne Associates

Sense of Enclosure



Recommended Height

The Village desires to retain the current C5A and C5B height maximums of 45 feet and 55 feet, respectively. The Village will consider on a case-by-case basis variances as part of a PUD process. The PUD process also can be used to address detailed design considerations, such as upper-floor step-backs and façade articulation.

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Parking

Parking in Downtown should be adequate to support the needs of all Downtown users, including business patrons, employees, residents, and commuters. Within Downtown, there are currently 1,805 public parking spaces located within 13 parking lots and along 8 of the public streets.

The parking available on the south and north sides of the railroad tracks is more evenly allocated (56 percent on the south side and 44 percent on the north side) since the completion of the Main Street and Civic Center parking garages. The Village should look for opportunities to partner on a redevelopment north of the tracks that could incorporate a public parking component, as was done for the Apex 400 project. The proposed pedestrian underpass at Forest Avenue would also help balance parking between the north and south sides of the railroad by improving connectivity between parking and Downtown destinations.

The Village employs many strategies to manage the parking supply, including permits, meters and pay kiosks, time regulations, dedicated employee parking, dedicated "customer only" parking, and free patron parking. On weekdays, the parking spaces are typically utilized in excess of 80 to 90 percent of capacity on Main Street, the streets east of Main Street, and in the non-commuter lots east of Main Street.

On Saturday evenings, the parking spaces are also typically utilized in excess of 80 to 90 percent of capacity along Main Street and the lots immediately east and west of Main Street. The Duane & Lorraine lot and Park & Montclair Avenue lot are not as heavily utilized (though there is some usage on weekend evenings) due to their distance from the center of Downtown.

Off-Street Parking Supply

There are 1,410 public parking stalls in Downtown Glen Ellyn in off-street parking lots that serve Metra commuters, customers of Downtown businesses, and Village employees. Some of these lots require permits for parking or include meters for collecting revenue. This includes 57 dedicated three-hour parking stalls; 226 daily fee parking stalls; 349 commuter permit parking stalls available for customer parking after 11:00 am and on weekends; 166 permit parking stalls available for customer parking after 2:00 pm and on weekends; 63 metered parking stalls; 94 employee parking stalls; and a number of parking stalls with mixed availability. Additional customer, commuter, and employee permit parking is available resulting from the completion of the Main Street and Civic Center parking garage projects.

On-Street Parking Supply Section

The vast majority of the on-street parking supply is located on the north side of the railroad tracks (72 percent). While there is more total public parking available on the south side of the tracks, the on-street parking spots tend to be the most convenient and therefore the most heavily used.

Downtown Retail Public Parking Summary

OFF-STREET VS. ON-STREET

	Existing Capacity	Percent of Total
Total Off-Street Spaces	1,018	72%
Total On-Street Spaces	393	28%
Total Spaces	**1,411**	**100%**

NORTH VS. SOUTH

	Existing Capacity	
	Spaces	Percent of Total
Total Spaces North of R.R.	625	44%
Total Spaces South of R.R.*	786	56%
Total Spaces	**1,411**	**100%**

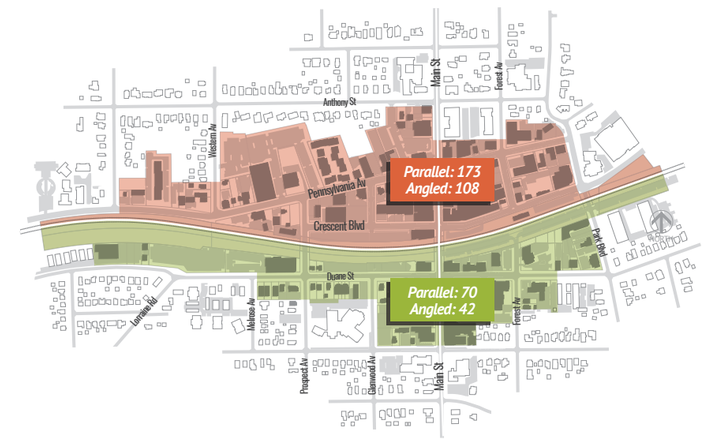
Source: KLOA, Inc.
**Not including the Duane & Lorraine and Park & Montclair parking lots.*

Downtown Public Parking Lots

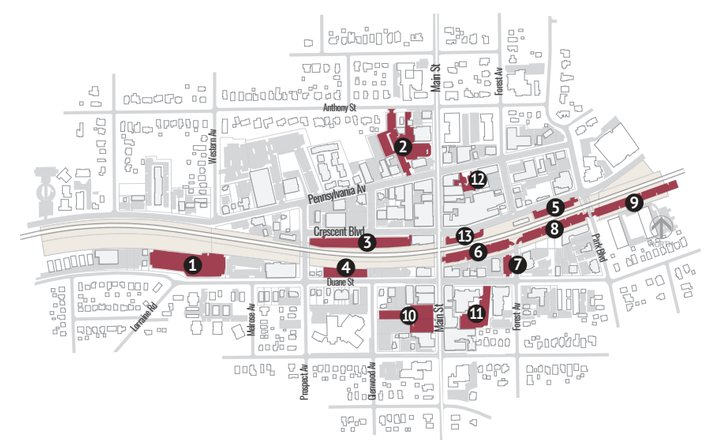
Lot Number	Lot Name	Total Number of Spots	Type of Parking Available
1	Duane & Lorraine	226	Daily Fee Parking, Permit Parking
2	Pennsylvania West	156	Employee Permit Parking, 3 Hour Free Customer Parking
3	Crescent & Glenwood	123	Commuter Permit Parking, Free Customer Parking (after 11 AM & on Weekends), 3 Hour & 6 Hour Metered Parking
4	Duane & Glenwood	47	Commuter Permit Parking, Free Customer Parking (after 11 AM & on Weekends)
5	Crescent & Park	32	Commuter Permit Parking, Free Customer Parking (after 11 AM & on Weekends)
6	Main & Prairie Path	86	Commuter Permit Parking, Free Customer Parking (after 11 AM & on Weekends)
7	Duane & Forest	27	3 Free Hour Customer Parking
8	Park & Prairie Path	91	Commuter Permit Parking, Customer Parking (after 11 AM & on Weekends)
9	Park & Montclair	166	Permit Parking, Free Customer Parking (after 2 PM & on Weekends)
10	Main Street	136	3 Hour Free Customer Parking
11	Civic Center	287	Employee Permit Parking, Commuter Permit Parking, 3 Free Hour Customer Parking
12	Pennsylvania East	10	3 Hour Free Customer Parking
13	Main & Crescent	23	3 Hour Metered Parking
	Total Parking Supply	**1,410**	

Source: Village of Glen Ellyn

Existing On-Street Public Parking



Downtown Public Parking Lots



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FOR PUBLIC HEARING

Parking Supply Improvements

The Village should consider the following to maximize and enhance Downtown's parking supply:

- The Village should continue to allow for flexible use of parking lots whereby parking is shared by different kinds of users (commuters, customers, etc.)
- The Village has recently installed wayfinding signage throughout Downtown to highlight and maximize the exposure of the off-street parking lots. The Village should monitor and continue to update signage as parking demand and usage within the public parking lots changes.
- The Village should do an annual assessment of fees for the lots so that all collection, enforcement and administrative costs are covered.
- Structured parking should be constructed on the north side of the tracks in partnership with a private development.
- Improve existing surface lots with lighting, landscaping, perimeter screening, and pavement markings so that they are more fully utilized.

North-South Parking Comparison

While high utilization rates point to a general need for additional parking in Downtown, all of the studies of Downtown parking supply that the Village has conducted over the years have indicated that there is adequate public parking. There is over 255,000 square feet of commercial space in Downtown Glen Ellyn, but 175,000 square feet or nearly two-thirds of that space is located north of the railroad tracks. By contrast, approximately 56 percent of public parking spaces are located south of the tracks. However, the on-street parking supply on the north side of Downtown is more than double what is provided south of the railroad. The on-street spaces tend to be occupied more often than the parking spaces in the off-street lots, as they are most adjacent to Downtown businesses and restaurants.

The Village should pursue opportunities for public/private partnerships to increase the public parking supply, particularly on the north side of Downtown. This might be accomplished by incorporating a public parking component into any redevelopment plans for key redevelopment sites on the north side, including the Pennsylvania Avenue and Main Street site discussed in the final section of this Downtown Subarea Plan.

The Village intends to relocate some employee and commuter parking spaces from behind Downtown fire station (the Pennsylvania West lot) to the upper levels of the Civic Center parking garage. This should further address the parking supply distribution by increasing the number of customer parking spaces available on the north side of Downtown. When considering the parking supply available for business patrons, the Duane & Lorraine and Park & Montclair lots should be excluded due to their distance from the core of retail businesses and restaurants Downtown.

The Village is finalizing a Streetscape Plan for Downtown, which recommends maintaining angled parking on Main Street (Crescent Boulevard to Pennsylvania Avenue) and Crescent Boulevard (Main Street to Forest Avenue). Angled parking on Pennsylvania Avenue (Forest Avenue to Main Street) and Duane Street (Main Street to the Civic Center) is proposed for parallel parking conversion. It should be noted that as the Streetscape Plan is implemented, the total supply of Downtown parking spaces is expected to shift.

Employee Parking

In managing Downtown public parking supply, the Village must balance the parking needs of customers, commuters, and employees. While street parking in proximity to the retail businesses has been prioritized for customers, and the parking lots adjacent to the rail line are primarily dedicated to commuters, the Village has taken consistent steps to strategically accommodate parking for Downtown employees within a short walk of most areas of Downtown.

Within Downtown core, employees may obtain a special parking permit to park in dedicated employee spaces in the Pennsylvania West lot at Pennsylvania Avenue/Main Street, along the south side of Crescent Boulevard between Prospect Avenue and Glenwood Avenue, and previously along the south side of Hillside Avenue just west of Main Street. Employees may also park in the daily fee lot at Duane Street/Lorraine Avenue or in the three-hour or six-hour metered spaces in the Crescent & Glenwood lot. Additional employee permit parking will be available in the Civic Center parking garage once complete.

On the fringe of Downtown core, the Village has instituted the Blue Dot permit program which allows Downtown employees to purchase a parking permit at a reduced rate and park on designated streets, which are exempt from the posted time regulations. Current Blue Dot street assignments include sections of Anthony Street, Forest Avenue, and Hillside Avenue.

With development of the former McChesney Grocery site on the north side of the rail line, and new projects like the Apex 400 development on the south side of the rail line, the demand for employee parking will continue to grow. The Village should maintain an ongoing dialogue with Downtown business owners and their employees to ensure that adequate parking for the employees continues to be accommodated while minimizing impacts to customer and commuter parking.

The Village should also regularly monitor the utilization of the dedicated employee parking zones and continue to modify the zones as needed. Options could include reserving additional areas for employees, expanded Blue Dot parking zones, or identifying additional private parking lots that may offer shared parking opportunities.

Residential Parking

Downtown is also a transit-oriented district (TOD) due to its proximity within one-quarter mile of the Metra station. US Census data indicates that auto ownership is lower in multiple-family dwellings within a TOD. Many communities have adjusted their zoning codes to reduce the parking requirements for multiple-family dwellings in TODs or have granted parking variances for development projects within TODs.

Recent apartment developments within and surrounding Downtown Glen Ellyn, and in the downtowns of other nearby communities, have been approved with lower parking ratios. The Village should reevaluate residential parking requirements within the C5 CBD zoning districts and it is recommended that the following parking ratios be considered as a starting point for discussion.

Proposed Multi-family Parking Ratios by Dwelling Unit Type

	Existing Requirement	Proposed[1]
Efficiency	1 space/unit	The larger of 1.27 spaces/unit or 0.86 spaces/bedroom[2]
1 Bedroom	1.5 spaces/unit	
2 Bedrooms	2 spaces/unit	
3+ Bedrooms	2 spaces/unit	

1. Based on data published in Parking Generation, 5th Edition, Institute of Transportation Engineers for Mid-Rise Multi-family Housing (Land Use Code: 221) in a general urban/suburban location < ½-mile from rail transit station.
2. An efficiency unit should be treated as 1 bedroom using this method.

Source: KLOA, Inc.

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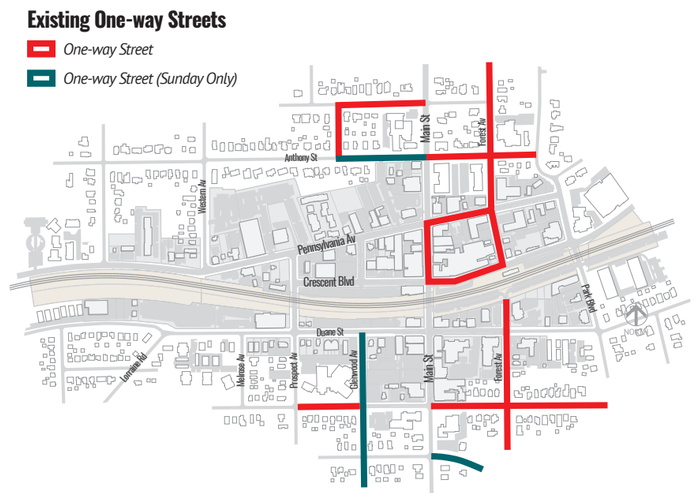
FOR PUBLIC HEARING

One-way Streets

In 2012, the Village commissioned a study to examine the one-way vs. two-way traffic pattern within Downtown as recommended by the 2009 Downtown Strategic Plan. The study presented pros and cons of each configuration, however, the Village Board decided not to take action at that time. It was found that the conversion of current one-way configuration surrounding Downtown's central commercial block to a two-way roadway system could be accommodated and would have sufficient capacity to support future traffic volumes through 2030. The roadway system would accommodate this change and vehicle circulation would operate successfully, but on-street parking spaces would be lost.

The primary disadvantage to this conversion included reduced capacity of southbound Main Street and related impacts to queuing areas and blocking use of on-street parking. Additional consideration should be given to converting one-way streets to two-way traffic throughout Downtown, especially Pennsylvania Avenue between Main Street and Forest Avenue.

Streetscape improvements, such as the installation of bump outs and sidewalk widenings, may limit the ability to convert some streets to two-way travel in the future. One-way street conversion should be reexamined in the future.



Parking Management Best Practices

Beyond development of structured parking in Downtown, the Village should continue to pursue best practices for managing the current public parking supply and explore new opportunities for shared-use of the larger private parking lots in Downtown, similar to the current informal relationship with St. Petronille Church.

The Village should pursue shared parking agreements with DuPage Medical, Citibank, 490 Pennsylvania, and local religious institutions.

Potential strategies that should be continued include:

- Shared-parking agreements for off-peak use of private lots.
- Temporary leasing of parking lots on unoccupied sites.
- Regular monitoring of effectiveness and desirability of free on-street parking policy.
- Incorporation of accessible parking in all public parking facilities compliant with Illinois Accessibility Code design standards.
- Regular monitoring of accessible parking utilization.
- Adjustments to accessible parking supply based on local need rather than minimum Federal guidance.
- Centralized valet service (piloted in 2018).
- Continued policy of evaluating and adjusting parking time durations/restrictions.
- Phase out coin-fed meters in the Main & Crescent and Crescent & Glenwood lots, in place of modern Pay-n-Display, Pay-by-Space, Pay-by-License Plate, and/or Pay-by-Phone technologies or consider free three-hour parking where feasible.
- Review of parking enforcement technologies.
- Regular monitoring of employee parking demand and adequacy of Blue Dot parking zones.
- Promotion of sustainable features (electric vehicle charging stations, car-share services, bioswales, permeable paving, etc.).
- Support ride-sharing (i.e., Uber and Lyft) by creating drop-off/pick-up zones, particularly in Main & Crescent and Crescent & Park lots.

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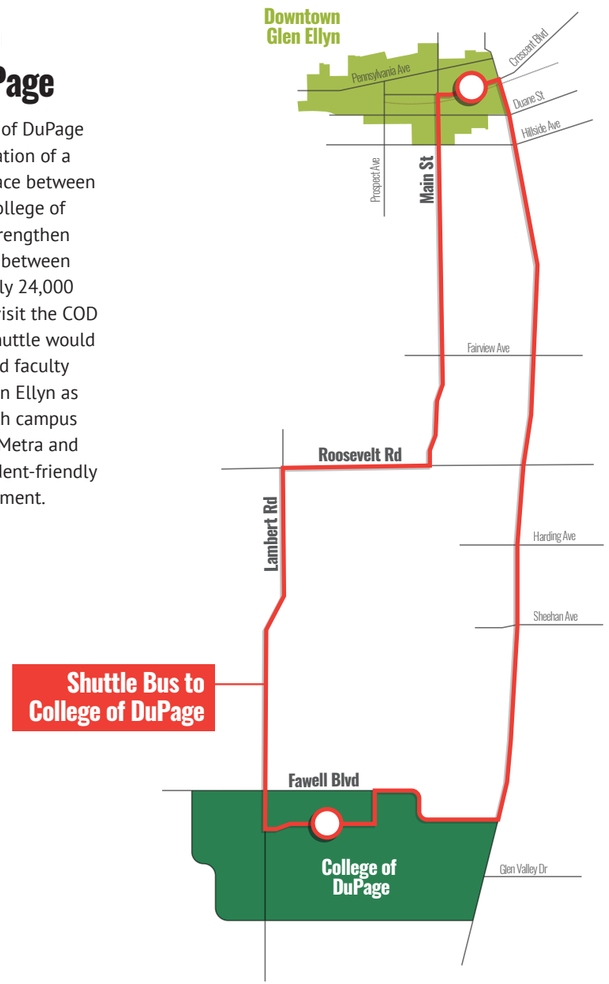
FOR PUBLIC HEARING

Shuttle Bus to College of DuPage

The Village and College of DuPage should evaluate the creation of a shuttle bus system by Pace between the Metra station and College of DuPage, which would strengthen the physical connection between Downtown and the nearly 24,000 students and staff that visit the COD campus each day. The shuttle would enable COD students and faculty to utilize Downtown Glen Ellyn as a hub with access to both campus and regional transit via Metra and could help promote student-friendly transit-oriented development.



Walkability

Downtown Glen Ellyn's compact blocks and regular street grid provide for a highly walkable environment. Every commercial property within Downtown is located within a 5-minute walk of the intersection of Main Street and Crescent Boulevard. The neighborhoods surrounding Downtown Glen Ellyn are also very walkable and position more than 6,600 people (in more than 2,500 households) within a 15-minute walk of Downtown.

Downtown Streetscape

The Village should continue to move forward with planned streetscape improvements including the enhancement and creation of mini-pedestrian plazas (or parklets) at Schock's Square, the downtown fire station, the Civic Center, and behind Main Street retail to the west of the Civic Center. The Village should also move forward withh enhancements to pedestrian connections and alleys throughout downtown as illustrated in the Downtown Subarea Framework.

Downtown Walk Times

- Walk time band of 0 - 5 minutes
- Walk time band of 5 - 10 minutes
- Walk time band of 10 - 15 minutes

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Downtown Market Demand

The residential and retail market for Glen Ellyn was analyzed to determine potential for new development in Downtown.

Housing

A market analysis was conducted to determine the potential for new multi-family development within Downtown Glen Ellyn. This analysis identified an assessment of a regional market consisting of surrounding and nearby municipalities including Downers Grove, Lisle, Lombard, Warrenville, Wheaton, and Winfield, as well as DuPage County as whole.

Consistently high multi-family occupancy rates (above 93 percent) in both Glen Ellyn and DuPage County suggest a strong multi-family market. Rents per square foot have also grown consistently between 2015 and 2019. Both factors indicate the ability to sustainably accommodate additional multi-family housing.

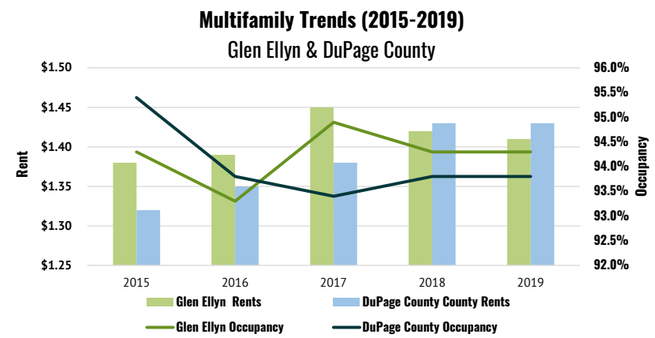
Housing Demand

An affordability analysis of the residential market was conducted separately for owners and renters to determine more direct needs for each householder type. This analysis compares the number of existing occupied housing units within different home value/rental ranges, with the number of households within corresponding income ranges. It applies a benchmark of 30 percent allocation of income toward housing and then analyzes the number of housing units in the area that meet the criteria.

Based on these criteria, the rental market exhibited the greatest potential for both lower and high-end product. Given the development economics of new construction, market rate Downtown development may cater to the need at the high end of the market unless affordable housing is supported or incentivized by the Village. Per the Residential Areas Framework (*Chapter 3: Land Use & Development*), additional housing opportunities should be encouraged elsewhere in the Village to help meet market demand for lower income groups.

The Village is well positioned to capture a proportionate share of regional demand for higher-end apartment units. The current under supply of this product type may be limiting potential for new households to move to Glen Ellyn; however, there is also a general under supply within the larger market area and development could provide the Village with the opportunity to capture additional households. In addition to addressing growing demand from young professionals, singles, and empty-nesters, the addition of higher-priced product will benefit the Village in additional tax revenue generation and expenditures on dining and shopping, sustaining downtown businesses. Furthermore, the Village's growing reputation as a dining and entertainment destination enhances the desirability of living Downtown.

The Village of Glen Ellyn should encourage the development of attainable and supportive housing units in Downtown in order to serve various residents. The Village should work with people with disabilities and their family members in decision making about creating supportive housing in Downtown that is close to public transportation.



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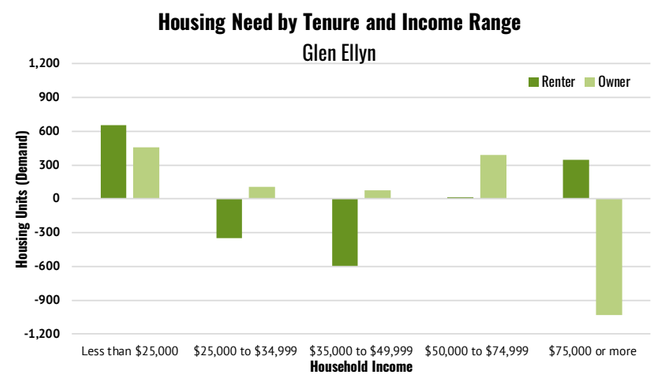
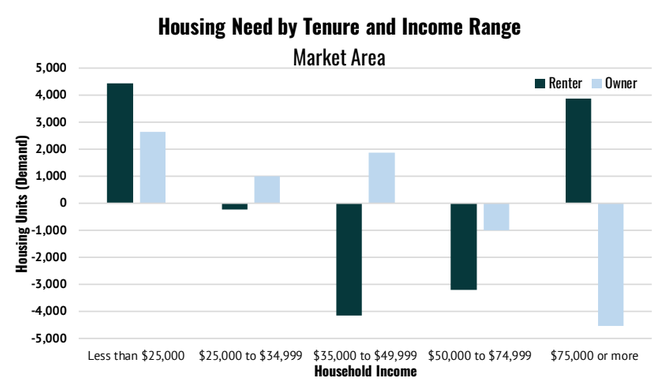


Source: Houseal Lavigne and American Community Survey



Source: Houseal Lavigne and American Community Survey

Retail & Restaurant

The retail market was analyzed in two parts: a gap analysis of drivetimes from Downtown Glen Ellyn and an overall trend analysis comparing the Village, DuPage County, and the Chicago Region. The 10-minute drivetime depicts a reasonable market area for a suburban downtown in a competitive developed region. The gap analysis indicates potential for retail as well as dining and drinking establishments, with postitive values indicating opprtunity and negative values indicating surplus. These uses can build off of existing development as well as complement the recommended additional Downtown residential uses.

Within the ten-minute drivetime, the gap analysis indicates strong retail potential for all sectors except building materials and supplies, office supplies and stationary, and used merchandise. This leaves a wide array of options available for new retail stores or existing store expansions in Glen Ellyn, including significant opportunity for restaurants and drinking establishments. These types of businesses would complement the recommended additional multi-family development in Downtown Glen Ellyn.

Grocery stores also have nearly 26,000 square feet of potential, which would greatly benefit additional residential development in Downtown, particularly with the closing of McChesney & Miller Grocery Store in 2014.

While the gap analysis highlights great potential for many uses, it should be noted that large retail areas, including Roosevelt Road, are located within 15 minutes of Downtown Glen Ellyn and currently compete for the same potential. The 15-minute drivetime market area has a large retail supply that results in a surplus, indicating that many potential Downtown customers currently satisfy their retail needs elsewhere. This imbalance within the market area retail gap data signals competition for Downtown businesses, but also potential demand that could be recaptured if Downtown businesses are properly positioned to take advantage of downtown amenities or draw from a local market of patrons.

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Retail Rent & Occupancy Trends

General retail trends indicate a fluctuation in occupancy and rents for both the Village and DuPage County. Occupancy has been above 90 percent since 2015 for the Village, and rents have remained above $15 per square foot. Only in the past year have rents in Glen Ellyn been lower than those for all of DuPage County. Even with fluctuation, occupancy and rental rates indicate a fairly stable market that could accommodate additional retail such a boutiques and restaurants that can leverage downtown pedestrian traffic. Additionally, when not including the McChesney & Miller site and Apex 400 development, vacancy in Downtown Glen Ellyn is less than three percent.

Office

Based on the same factors, the office market shows potential, but not as strong as the retail sector. Occupancy rates are between 80 and 90 percent; however, rents in Glen Ellyn are also significantly lower than those of the entire County. Development of additional office uses in Downtown Glen Ellyn could likely only be supported as part of a larger mixed use development. Speculative, standalone office development is not likely to be supported.

Retail Gap Analysis Summary - 5-, 10- & 15-Minute Drivetime from Downtown Glen Ellyn (2018)

	5-Minute Drivetime	10-Minute Drivetime	15-Minute Drivetime
Summary Demographics			
Population	15,254	103,020	263,851
Households	5,459	37,642	97,376
Median Disposable Income	$87,579	$59,269	$60,004
Per Capita Income	$59,407	$40,583	$39,749
Total Retail Trade and Food & Drink			
Retail Trade	$291,187,493	$671,909,011	-$408,450,576
Food & Drink	$26,580,936	$79,397,400	-$378,020,638
Total	**$317,768,428**	**$751,306,411**	**-$30,429,938**

Source: ESRI Business Analyst; Houseal Lavigne Associates

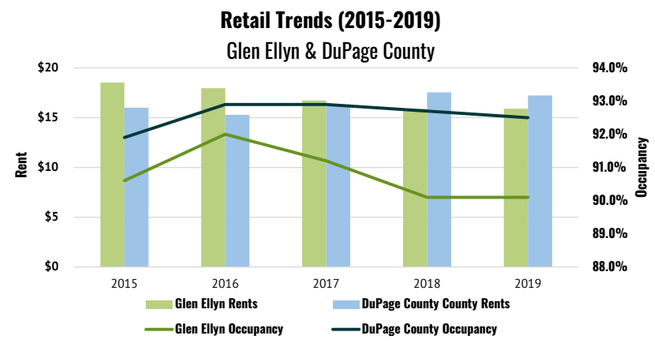
Retail Gap Analysis Detail: 10-Minute Drivetime from Downtown Glen Ellyn (2018)

	10-Minute Drivetime
Total Retail Trade and Food & Drink	
Retail Trade	$671,909,011
Food & Drink	$79,397,400
Total	**$751,306,411**

Industry Group[1]	Retail Gap ($)	Potential Sq. Ft.[2]
Furniture & Home Furnishings Stores	$20,156,624	50,392
Electronics & Appliance Stores	$23,031,415	57,579
Bldg Materials, Garden Equip. & Supply Stores	-$9,155,827	(22,890)
Food & Beverage Stores	$16,903,837	42,260
Grocery Store	*$10,262,732*	*25,657*
Health & Personal Care Stores	$77,810,270	194,526
Clothing & Clothing Accessories Stores	$70,556,294	176,391
Sporting Goods, Hobby, Book & Music Stores	$7,928,745	19,822
General Merchandise Stores	$263,363,539	658,409
Miscellaneous Store Retailers	$14,880,763	37,202
Food Services & Drinking Places	$79,397,400	198,494

1. Excludes auto dealers, gas stations, and nonstore retailers.
2. Square footage potential based on an average annual sales per-square-foot of $400.

Source: ESRI Business Analyst; Houseal Lavigne Associates



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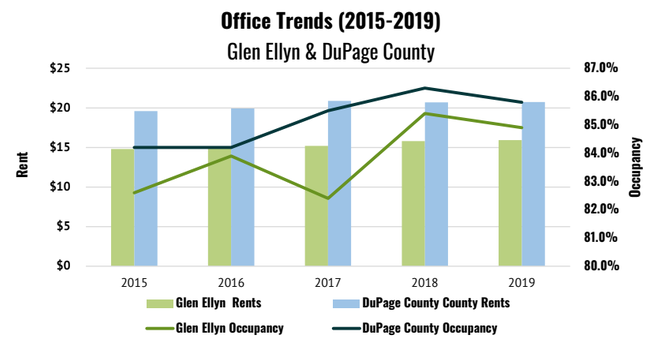

Source: CoStar

Redevelopment Opportunities

These sites represent vacant or underutilized parcels that can be consolidated with adjacent properties to facilitate more intense redevelopment that is in line with the community's vision of Downtown as a vibrant, 18-hour mixed use district as defined in the Land Use Plan.

Catalyst Sites

Catalyst sites are vacant and/or underutilized parcels where redevelopment could have a significant positive effect on Downtown Glen Ellyn. These proposed catalyst site concepts illustrate the redevelopment and repositioning of three sites:

- Northwest corner of Pennsylvania Avenue and Main Street;
- North side of Duane Street and Forest Avenue; and
- North side of Duane Street west of Lorraine Street including a portion of a Village-owned parking lot.

As currently utilized, the catalyst sites do not substantially contribute to the walkable, historic character of Downtown Glen Ellyn. Existing development also predominantly consists of one-story structures and surface parking areas that represent potential missed opportunities to accommodate more intense, mixed use development that can generate tax revenue, increase pedestrian activity, and improve the viability of Downtown.

Concept as a Guideline

Each catalyst site could be redeveloped in a variety of ways, and the proposed catalyst site concepts are intended to serve only as a guideline and an illustration of a possible or likely redevelopment scenario. They illustrate development potential with a mix of uses that is supported by the community's vision. Future development proposals should be considered on their own merit.

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Potential Reinvestment and Redevelopment Sites

The following list identifies reinvestment or redevelopment opportunities within the Downtown subarea. These sites present the opportunity to increase desirable uses within Downtown in line with the Village's vision:

1. **Commercial and office uses, vacant land.** This property in whole or in part would be appropriate for single-family attached development. As an alternative, the northerly two lots could be developed with single-family attached units and the frontage along Pennsylvania Avenue could be redeveloped with commercial uses.
2. **Office uses and detached single-family homes.** This area should be redeveloped in whole or in part to include commercial and office development. Some of the office buildings are in good condition and could remain. Medical and dental offices could be encouraged due to proximity to DuPage Medical Group's office building.
3. **AT&T office/facility.** If this site becomes available, it should be redeveloped into an office or commercial building.
4. **Small commercial buildings.** This site, while small would be appropriate for a mixed use building with commercial on the first floor and residential units above. The site could also be redeveloped for a commercial or office use.
5. **Detached single-family structures.** These properties should be assembled and redeveloped as a small single-family attached development similar to the property directly east.
6. **A single-family home and an office building.** This site would be appropriate for a mixed use development including first floor commercial use with office or residential use on the upper levels.
7. **Commercial buildings in the National Register District.** These buildings should be maintained and either repurposed or adapted for new uses.
8. **Village owned parking lot on Duane west of Forest and properties to the west.** This site could be a commercial or mixed-use development that benefits from the pedestrian underpass and new park on US Bank Site.
9. **Funeral home with large surface parking lot, detached single-family home and an office use.** The site could be combined with the multi-family residential housing to the east to create a multi-family residential development or a mixed use building.
10. **Pennsylvania West Lot, a single-story commercial building, and Station 61.** Redevelopment would provide an opportunity to expand the downtown commercial base while improving the image of the district. Primary vehicular access should be provided from both Main Street and Pennsylvania Avenue with secondary access to surface parking in the rear. Redevelopment of this catalyst site should only be considered in partnership with the Glen Ellyn Volunteer Fire Company.
11. **Glen Ellyn Post Office and small commercial building.** The small commercial site and the historic Post Office could be redeveloped for commercial use.
12. **Village Parking Lot, and various office and commercial uses.** This site could accommodate a mixed use development or could be an appropriate location for a structured parking garage on the north side of the tracks
13. **Multi-tenant buildings containing office and service uses.** This site would be appropriate for a commercial or mixed use redevelopment.
14. **Automotive and office uses.** This site would be appropriate for a commercial or mixed use redevelopment.

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Duane St & Lorraine St Concept Plan

DOWNTOWN GLEN ELLYN CATALYST SITE

This catalyst site is currently occupied by a roofing company, a single-family residence, and the western portion of the Village-owned Duane & Lorraine parking lot. Adjacent to the site on the west are several multifamily residences with a mix of single-family and multi-family residences to the south. The Illinois Prairie Path runs along the north edge of the site. The concept illustrates a potential four-story multi-family residential building along with a three-story parking garage that would accommodate resident parking on the upper levels and replace public parking spaces on the ground level. As an alternative, townhomes could be considered in lieu of multi-family development and the entire parking lot could be incorporated.

Design Considerations

- Primary entrance to the multi-family structure should be provided on Duane Street with secondary access from the parking garage.
- Access to the Illinois Prairie Path should be encouraged with open space amenities located along the trail corridor.
- Proximity to the Glen Ellyn Public Library and the downtown make this site an attractive location for senior housing, supportive, or other attainable housing needs.
- Parking spaces taken from the Glen Ellyn Duane & Lorraine parking lot should be accommodated in the parking garage structure.
- Redevelopment of this site should consider the impact of accommodating a future grade-separated crossing across the railroad tracks.

Site Details

Overall property area:
71,000 s.f., 1.63 acres

Current Land Use:
Commercial, Single-family, and Surface Parking

Current Zoning:
(C5B) CBD Central Service

Existing Parking:
52 Metra spaces

Building Details

Multi-family:
4 floors, 66 units total
1st-3rd floor / 19,330 s.f. per floor
4th floor / 7,780 s.f.

Parking Garage:
2 above ground floor level
18,700 s.f per level

Recommended Parking:
*Parking Required: 52 Metra spaces, 98 residential spaces**
Parking Provided in deck: 150 spaces

**Parking requirements for each catalyst site may be changed during the PUD process on a case-by-case basis.*

NOTE: This catalyst site consists of vacant and/or underutilized parcels where redevelopment could have a significant positive effect on the surrounding area. The concept is for illustrative purposes only and is indicative of desired intensity of development and mix of uses supported by the Comprehensive Plan.

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Roosevelt Road Corridor

Vision for Roosevelt Road

The Roosevelt Road corridor is a significant economic engine for the Village and serves as a major east–west corridor for both Glen Ellyn and the surrounding region. The corridor includes a mix of retail, service, office, medical, lodging, and residential uses. As a heavily traveled arterial and prominent access point, Roosevelt Road has a significant influence on the image of the community and a variety of improvements should be made to better reflect the character of Glen Ellyn. While vacancies exist in some areas, the corridor has also witnessed redevelopment of aging properties and renovation and reuse of existing development. The subarea plan identifies strategies to maintain this reinvestment momentum and strengthen the corridor's position as an economic asset and source of community pride.

Roosevelt Road is Glen Ellyn's main commercial corridor and the Village should seek opportunities to maximize development potential, improve multi-modal access, and promote public realm and private on-site improvements to beautify the corridor.

Maximizing Development Potential

Most properties along Roosevelt Road are impacted by limited lot depth and abutting residential areas with limited or no screening and buffering. Roosevelt Road is also under the jurisdiction of the Illinois Department of Transportation (IDOT) which means the Village does not control decisions regarding property access or use of adjacent right-of-way. Within this constrained context, it is important that the Village and property owners work together to make strategic improvements to reposition outmoded commercial properties. This should include strategies that increase buildable area and enable the Village to increase the tax base on existing commercial properties.

Promote Lot Consolidation & Cohesive Redevelopment

Development along the Roosevelt Road corridor primarily consists of one- and two-story structures with surface parking. Shopping centers such as Baker Hill, Market Plaza, and Pickwick Plaza are interwoven with older, freestanding businesses that often make inefficient use of the underlying parcels. These properties are typically sited to accommodate single-sided, front-loaded parking with multiple access drives and poorly located service/loading areas that impact productive use of the site. While it is desired that commercial uses remain the predominant land use along the corridor, the Village should promote the consolidation and comprehensive redevelopment of older commercial properties to accommodate larger scale development and more efficient site layouts. The Village could also consider reducing setback requirements to accommodate redevelopment provided that adequate landscaping and pedestrian amenities can also be provided.

Site Constraints

In some instances, inefficient development is related to site constraints that should be addressed as redevelopment occurs. The presence of a utility line that bisects commercial properties south of Roosevelt Road and west of Main Street pushes development to occupy either the northern or southern portions of a parcel, with the utility lines marking transition to parking lots. In addition, adjacent but divided parking lots increase the land area needed to accommodate access lanes and parking that could be utilized by multiple businesses. The Village should coordinate with property owners and developers to bury utility lines and develop shared parking arrangements.

Low Impact Development

The DuPage County Stormwater and Floodplain Ordinance and Village amendments currently mandate the type of low impact development (LID) techniques required when there is an increase in impervious area with redevelopment.

While Lambert Lake and Panfish Park serve as regional stormwater facilities for the Roosevelt Road corridor, the LID approach could be used to minimize stormwater flow to these facilities. This includes incorporating permeable pavers in parking areas to feed underground detention areas or stormwater chambers. As a result, the need for detention ponds is minimized or eliminated, which would otherwise consume areas adjacent to the building and parking areas.

Similarly, landscaped areas, including perimeter landscaping, parking lot islands, and medians can be designed to include native plants, rain gardens, and bioswales. Such techniques enable development to capture and retain stormwater on-site and either allow for that stormwater to naturally filter into the ground or control its release to the Village's storm sewer.

The Roosevelt Road corridor, however, currently consists of mostly impervious surfaces, and as a result LID techniques are not often required by the ordinance for redevelopment. The Village should consider an additional stormwater ordinance or zoning code amendments to require LID measures and/or green space requirements along the Roosevelt Road corridor during redevelopment (and other areas, such as Downtown) to reduce runoff, as well as improve aesthetics.

Multi-family Reinvestment

Roosevelt Road is a desirable location for multi-family development that places residents in proximity to retail areas, transit, and several parks and natural areas. Several of the multi-family residential properties adjacent to Roosevelt Road's commercial areas are characterized by deferred maintenance, excessive land coverage, a lack of open space, and physical separation from other residential areas. These properties should either be substantially improved or redeveloped.

Corridor Image

The Village has made many improvements along Roosevelt Road to improve pedestrian infrastructure, streetscaping, and wayfinding along public rights-of-way. Complementary improvements are needed on privately owned commercial properties to ensure that Glen Ellyn's heavily traveled corridors reflect positively on the image of the community. Existing development can be enhanced through the consolidation of access drives, use of cross-access easement and shared parking, and installation of eco-friendly landscaping and pedestrian amenities In addition, 360-degree architecture that complements surrounding building designs should be promoted to reflect existing quality neighborhoods and provide for a positive community image.

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IL Route 53 Underpass

The heavily traveled IL Route 53 underpass area that cuts through the corridor is stark and unattractive, particularly northbound as it passes under Roosevelt Road. Weeds in concrete medians also diminish the area's appearance.

As adjacent properties are redeveloped, the Village should coordinate with property owners and IDOT to evaluate the potential to replace portions of the retaining wall with a sloped, landscaped embankment. Such an improvement could be accommodated on the properties located on the southwest side of the underpass without impacting the current development envelope. The site currently has a paved setback of over 20 feet that is not used for parking or access.

In the near term, the Village should also work with DuPage County to implement its 2017 Illinois Transportation Enhancement Program (ITEP) project for the JR McBride Bridge, which outlines gateway improvements for under and on the JR McBride Bridge. Improvements include a monument sign, fencing, and landscaped medians.

In addition, the IDOT medians are currently poorly maintained and the Village should consider working with IDOT to replace the concrete medians with landscaping to be maintained by the Village.

Village Gateway Features

Per recommendations of the Community Signage and Wayfinding Plan, the Village should install vertical gateway signs along Roosevelt Road at entry points to the Village. This should include signage at the south side of Roosevelt Road near Lambert Road, the north side of Roosevelt Road near Finley Road, and near the median to the west of the I-355 overpass. The plan also recommends the addition of directional signage along Roosevelt Road. Such signs should be accompanied by landscaping and lighting features. Installing the gateway features would likely require landscape easements from property owners adjacent to Roosevelt Road.

Parking Lot Landscaping

As reinvestment is made in existing commercial properties, the Village should partner with property owners to identify opportunities to improve on-site landscaping in existing parking lots. As an example, various opportunities exist at centers such as Market Plaza and Pickwick Plaza to enhance both the appearance and function of surface parking areas.

Currently, numerous parking lots are striped to prohibit parking at the ends of parking aisles or at corners, but these vacant areas are not improved and could easily accommodate landscaping enhancements.

It is recommended that the Village consider updating parking lot landscaping requirements (Code of Ordinances Chapter 10-5-8) to minimize the visual impact of parking areas. Presently, proposed parking areas with 10 or more spaces are required to provide landscaped islands at the end of every row of parking, and one interior landscaped island for every 20 spaces.

Further, any parking lot or garage that is expanded by 10 percent or more of its parking spaces is required to conform to curb, surfacing, stormwater management, and landscaping requirements outlined in the code. Additional parking is also required for any building or use that is enlarged by 20 percent or more of its gross floor area.

The regulations, however, do not include sufficient detail to ensure that every parking area is adequately landscaped and perimeter landscaping is not required unless fronting a residential district or institutional use. The Village should consider revising the zoning code to require parking lot perimeter landscaping as well as foundation landscaping to enhance the appearance of its commercial areas.

On-site Improvement Grant

In addition to changes in development regulations, incentives should also be considered in encouraging commercial property owners to make on-site improvements that improve the overall image of the corridor and enhance the pedestrian experience.

The Village currently offers a Retail Façade Improvement Award under which approved projects are eligible to receive a maximum award amount of $15,000. The program encourages businesses to make their own investment into façade improvements. While landscaping does not qualify for the award under the façade improvement program, the Village should consider making this an eligible improvement within targeted areas. Such an incentive, even at a reduced amount of $5,000 to $10,000, could be used to encourage property owners that are not legally obligated to meet recently adopted standards to make improvements that would bring their property into compliance with current regulations.

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Streetscaping

The Village's streetscaping investments including brick pavers, landscaping, decorative fencing, ornamental light poles and fixtures, and wayfinding signage, have enhanced the appearance of the corridor. IDOT, however, will not permit the replacement or new installation of brick pavers in the Roosevelt Road right-of-way due to the quick deterioration of previous installations. Therefore, the Village must develop an alternative approach to streetscape.

As development occurs, the Village should work with property owners to accommodate streetscape elements adjacent to Roosevelt Road right-of-way. This could include sidewalks that utilize decorative surfacing, as well as perimeter landscaping, low berms, masonry knee walls, and decorative wrought iron fencing to effectively screen surface parking lots from rights-of-way.

Accommodating desirable parkway treatments may require the Village to develop private/public partnerships with property owners to ensure that an easement can be acquired. The commercial property located on the northwest corner of Nicoll Way at Roosevelt Road is a quality example of perimeter landscaping with adjacent streetscape elements.

The Village should also consider providing moveable planters that could be used for rotated seasonal plantings or to host public artwork. These temporary installations would enable the Village to relocate streetscaping elements as construction or roadway improvements occurs.

Multi-modal Access & Mobility

Roosevelt Road is an auto-oriented corridor; however, there is a community desire to improve bike and pedestrian access. Opportunities exist to minimize the need for local traffic to utilize Roosevelt Road, while promoting a more attractive and safer pedestrian experience and coordinating with Pace to enhance corridor bus service.

Bike Routes

Access to businesses by all forms of transportation is crucial to the development and prosperity of the corridor. While Roosevelt Road is not appropriate for bicycle facilities based on the available right-of-way and heavy traffic counts, access can still be provided to key destinations on parallel routes. This includes utilizing a combination of Taft Avenue and Pershing Avenue as an alternative east-west bicycle route as recommended in the Move Glen Ellyn Active Transportation Plan. This route can be connected to the bike routes along Lambert Road, Park Boulevard, and Nicoll Way, and to the proposed East Branch DuPage River Greenway Trail. Sidewalk improvements along Roosevelt Road and IL Route 53 could also assist with connections these bike routes.

Pedestrian Circulation

The sidewalk network along Roosevelt Road is inconsistent, with sidewalk segments either ending abruptly, traveling through access drives, or situated as a carriage walk immediately adjacent to travel lanes, creating an environment that can be difficult to navigate and uncomfortable for pedestrians. Where the right-of-way allows, parkway sidewalks should be the preferred sidewalk treatment to provide a landscaped buffer between pedestrians and vehicles. Should carriage walks be implemented, they should be a minimum of six feet in width with a preferred width of eight feet to provide a wider buffer to the travel lanes.

Pedestrian ways should also be delineated within parking lots. At a minimum, striping or decorative paving should be used to identify pedestrian crossings within parking lots. In addition, as landscape improvements are made, pedestrian pathways could be accommodated within parking lot islands and landscaped medians between parking aisles. The Village should consider adding these requirements to the zoning code.

Transit Improvements

Pace Bus Route 301 travels along Roosevelt Road with an average weekday ridership of over 1,500 passengers. Pace plans to implement its PULSE Arterial Bus Rapid Transit along Roosevelt Road which is identified as a near-term priority project along six corridors, two of which have already been implemented (Milwaukee Avenue and Dempster Street). Station locations have not yet been determined, but in general the PULSE stations will be spaced at least one-half mile apart, and will be enhanced with bus shelters that include heat lamps, lighting, and real-time passenger information displays.

The Village should remain informed of the status of this project and proactively coordinate with Pace to identify desirable station locations that complement high activity areas identified in the Land Use Plan. This should include encouraging the location of a PULSE station near Park Boulevard to facilitate transfers from Roosevelt Road to the intersecting Pace Bus Route 715 that connects to Downtown and College of DuPage via Park Boulevard.

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Reducing Local Traffic

Some portions of Roosevelt Road are characterized by several small, isolated commercial uses that are separated from one another by landscaping, curbs, or parking lot striping. This configuration requires that businesses have separate parking lots and often multiple access drives, which increases the need for curb cuts. This has negative impacts on pedestrian mobility and safety and on-site circulation, forcing business patrons to use the heavily traveled Roosevelt Road even for short trips between adjacent properties.

Where possible, access drives should be consolidated to reduce curb cuts. This will likely require cross-access easements between neighboring property owners. The Village should work with property owners to facilitate cross-access agreements and consider incentives (such as reduced parking requirements) or requirements to provide cross-access easements as part of new developments. Where possible, redevelopment should include the creation of rear access drives that are accessible via side streets. Rear access drives facilitate shared access and curb cut reduction by providing an off-street connection between adjacent parking areas, loading zones, and storefronts.

Shared Parking

To reduce the number of access points along a corridor, the Village should consider permitting shared parking agreements between adjacent and complementary uses along Roosevelt Road. Neighboring businesses with differing peak demand times for parking or businesses with a low volume of customers are best suited to enter into a shared parking agreement.

The Village currently permits shared parking, but the current code (Code of Ordinances Chapter 10-5-8 (B)) does not define how required parking should be calculated or provide guidance on the required instrument of record if multiple parcels are involved. A common challenge in promoting shared parking is negotiating an agreement between adjacent property owners. The Village should consider developing a model agreement for property owners to utilize. An amendment to the zoning ordinance should also be considered to provide guidance regarding required parking calculations which are typically less than what would otherwise be required if uses provided independent parking facilities.

Potential Redevelopment Sites

The following list identifies redevelopment opportunities within the Roosevelt Road subarea as labeled in the following subarea framework maps. These underutilized or disinvested sites have the potential to act as catalysts for additional quality development and improvements along the corridor if redeveloped.

1. **Haggerty Chevrolet.** This is an important and viable use and the Village should continue to work with Haggerty to improve, enhance and expand their facilities. The area to the north is used for outside storage and parking. This area could be used for the expansion of the business or sold for redevelopment. Multi-family or commercial development would be appropriate. Landscape buffering between the commercial and residential development should be improved either way.

2. **Dreisilker Electric Motors.** This site includes a dated office/warehouse building and a parking field/outside storage for Dreisilker Electric. Should redevelopment occur on this site, it could make way for a larger commercial development. In that case, the Village should consider vacating the Hillcrest right-of-way between the rear parcels.

3. **Sunset Cove Apartment Buildings.** These are older single story apartment buildings, which could be redeveloped into an updated multi-story apartment complex. Buffering between the residential and commercial uses should be improved.

4. **ATI Physical Therapy.** This is a viable business and the building is in good shape. This block has a number of commercial and office uses including a physical therapy office, an automotive use, a restaurant and a bank. The area has some buildings and sites that could use improvement. If redeveloped in combination or in part, buffering to the north, parking areas and landscaping should all be improved. Similar office and service commercial type uses would be appropriate for these sites.

5. **Wintrust Bank.** This site includes a business on an improved site. Unless needed for redevelopment with the adjacent properties to the west, this is a viable business with appropriate landscaping and buffering that should remain.

6. **Advance Foreign Car Repair** This site includes a vacant building, a large parking field, and Motor World, both of which could benefit from reinvestment. The two properties could be redeveloped together for a new office or service commercial use.

7. **Malloy's Liquor, Burger King, Bank of America (vacant), and a restaurant.** This section consists of mostly viable businesses that could use site improvements and façade updates. Either individually or in some combination these sites could be redeveloped for office and service commercial uses.

8. **Dated office buildings, vacant land, and a large parking field.** These sites could be redeveloped in whole or in part to accommodate a larger office or service use. Special attention should be paid to stormwater management on these sites as they are in or near floodplain.

9. **Mix of small commercial buildings and strip commercial.** These sites could be redeveloped in whole or in part to include similar commercial uses. The utility lines bisecting the sites should be removed to accommodate new development.

10. **Outmoded retail structures and strip development.** The majority of this site is under common ownership. While individual development might take place on a few of the lots, this area has excellent visibility and should be looked at holistically for redevelopment. The building at the northeast corner of the development area toward the interior of the site should be maintained and enhanced.

11. **Auto parts store and an optometrist's office.** These lots should be consolidated and the site should be redeveloped with a commercial use.

12. **Danby Station Café.** . Danby Café is in fair to poor condition and the site could use façade and site improvements.

13. **Retail in poor condition of vacant.** Redevelopment of all sites is recommended. Retail, service, and office uses should be maintained on the Roosevelt Road frontage.

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FOR PUBLIC HEARING

Subarea Framework

ROOSEVELT ROAD—WEST

The following three framework sections of Roosevelt Road identify recommendations that encourage reinvestment in Glen Ellyn's main commercial corridor by promoting more efficient site design and circulation and increasing the development potential of existing commercial parcels. This is especially relevant in the West section of Roosevelt Road where lot depths are shallow and cross-access connections are limited. Pedestrian improvements, curb cuts consolidation, and shared access are key themes in this section to enhance mobility for both pedestrians and vehicles. As the Village's most heavily traveled gateway from the west, it is important that the aesthetic of this section is enhanced including landscaping, parking lot screening and greening, and improving key intersections.

Legend

Key Intersections. *Continue to enhance these intersections by incorporating wayfinding signage, landscaping, high visibility crosswalks, and decorative lighting.*

Gateway Features. *Install gateway signs at prominent entry points into the Village to reinforce a sense of identity. Such signs should be complemented by streetscape components such as intersection treatments and landscape features.*

Perimeter Landscaping. *Provide landscaping and decorative, low-profile fencing or knee walls to delineate public rights-of-way and screen parking areas. Perimeter landscaping should be designed to maximize stormwater management and improve water quality through the implementation of BMPs, such as bioretention areas. Screening should also be used to enclose or conceal necessary, but unsightly service areas and utilities/mechanical systems.*

Consolidate Access Drives. *Consolidate access drives along Roosevelt Road and other primary streets to improve traffic flow, reduce conflicts, and eliminate curb cuts, enhancing the pedestrian environment.*

Access Drive/Alley Reconfiguration. *Create access drives and reorient alleyways behind properties to increase cross access away and divert local trips from the main roadway.*

Onsite Landscaping. *The installation of interior landscaped parking islands and foundation landscaping should be encouraged on properties with large parking lots to enhance the area's aesthetic, foster a welcoming pedestrian environment, and provide opportunities for improved stormwater management. Lots should be landscaped with local or native species of shade trees, evergreens, shrubs, grasses, and flowers to beautify sites and connect them to adjacent parkways.*

Pedestrian Infrastructure. *Upgrade deteriorating sidewalks and where narrow, work with current property owners to increase sidewalk width to at least five feet. Provide landscape buffers between sidewalks and traffic as well as high visibility crosswalks at curb cuts and intersections to increase sense of comfort and safety for pedestrians. Other improvements include implementing sidewalk treatments, decorative fencing, and small-scale street furniture, as well as releveling brick paving.*

Residential Screening/Buffering. *Screen commercial, parking, loading, and utility areas from adjacent residential properties and public right-of-ways. Apply Dark Skyvv Village lighting standards in transition areas to minimize glare and decrease light trespass in adjacent single-family residential areas.*

Bike Path/Trail Improvements. *Construct a bike trail and pedestrian crossing to improve non-vehicular connectivity across Roosevelt Road and expand the Village's trail network. Bike path and trail improvements are discussed in further detail in Chapter 6: Transportation.*

Catalyst Sites. *Redevelop these underutilized sites to act as catalysts for further development and investment along Roosevelt Road.*

Redevelopment Opportunities. *These sites represent dated or poorly laid out parcels that can be consolidated with adjacent properties to facilitate more intense redevelopment that is in line with the community's vision of Roosevelt Road as a vibrant commercial corridor.*

Pase Bus Route 715

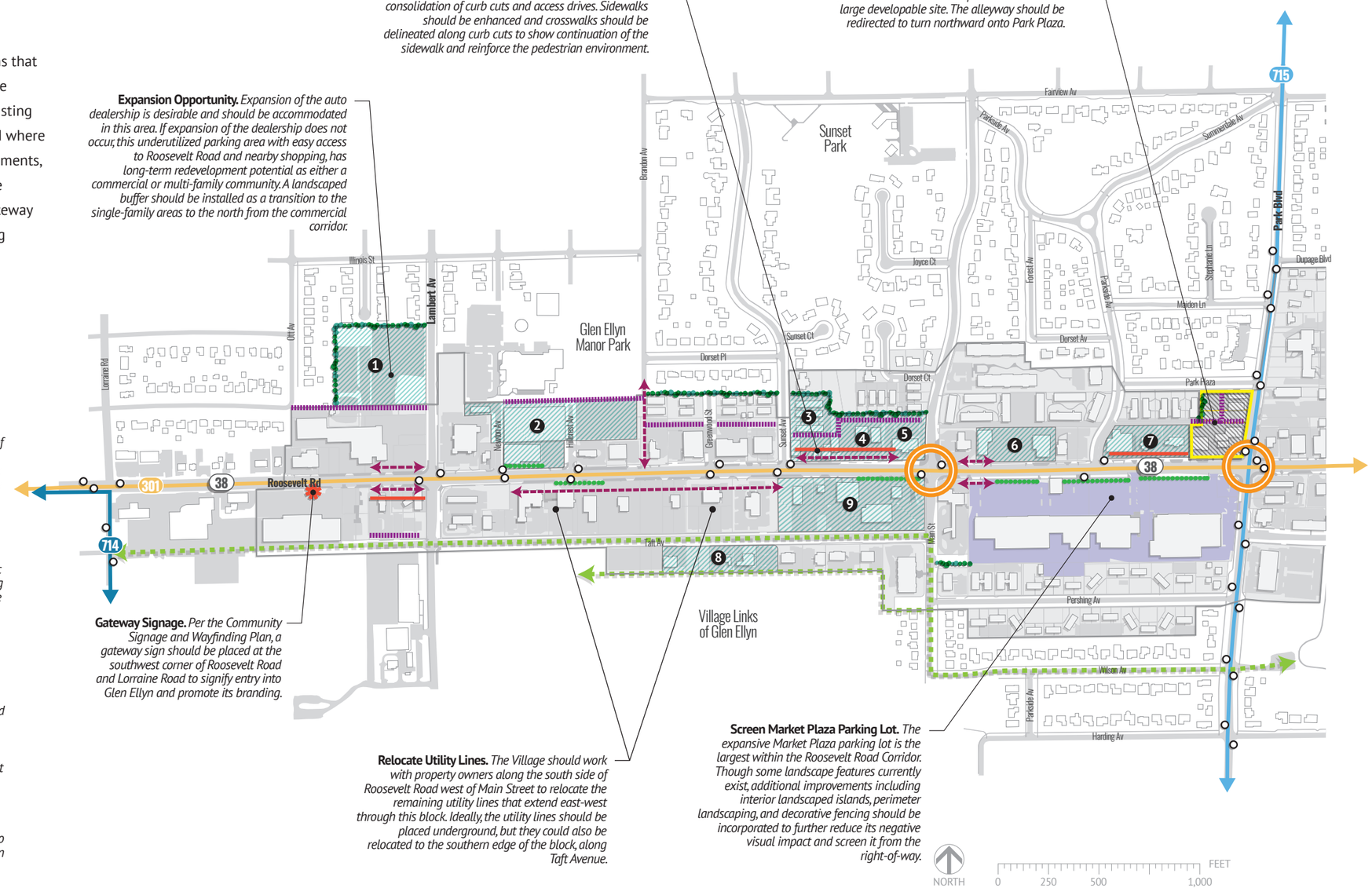
Pace Bus Route 301

Pace Bus Route 714

Consolidate Access Drives. *There is an abundance of access drives for the properties located between Sunset Avenue and Main Street. If redeveloped, parking and service areas should be configured to allow the consolidation of curb cuts and access drives. Sidewalks should be enhanced and crosswalks should be delineated along curb cuts to show continuation of the sidewalk and reinforce the pedestrian environment.*

Reconfigure Alleyway. *Reroute this alleyway to connect to Park Plaza to the north and provide an opportunity for the comprehensive redevelopment of parcels fronting Park Boulevard. This would unify the northern and southern parcels and create a large developable site. The alleyway should be redirected to turn northward onto Park Plaza.*

Expansion Opportunity. *Expansion of the auto dealership is desirable and should be accommodated in this area. If expansion of the dealership does not occur, this underutilized parking area with easy access to Roosevelt Road and nearby shopping, has long-term redevelopment potential as either a commercial or multi-family community. A landscaped buffer should be installed as a transition to the single-family areas to the north from the commercial corridor.*



Gateway Signage. *Per the Community Signage and Wayfinding Plan, a gateway sign should be placed at the southwest corner of Roosevelt Road and Lorraine Road to signify entry into Glen Ellyn and promote its branding.*

Relocate Utility Lines. *The Village should work with property owners along the south side of Roosevelt Road west of Main Street to relocate the remaining utility lines that extend east-west through this block. Ideally, the utility lines should be placed underground, but they could also be relocated to the southern edge of the block, along Taft Avenue.*

Screen Market Plaza Parking Lot. *The expansive Market Plaza parking lot is the largest within the Roosevelt Road Corridor. Though some landscape features currently exist, additional improvements including interior landscaped islands, perimeter landscaping, and decorative fencing should be incorporated to further reduce its negative visual impact and screen it from the right-of-way.*

DRAFT
FOR PUBLIC HEARING

Subarea Framework

ROOSEVELT ROAD—CENTRAL

The Central section of Roosevelt Road generally has deeper lots which has allowed for more intense development behind the buildings fronting the corridor. Two catalyst sites are located within this section (the Exmoor Avenue and Nicoll Way sites), which are discussed directly after the framework plan. The East Branch DuPage River Greenway Trail is proposed to intersect the eastern end, which underscores the need for enhancing pedestrian and bicycle infrastructure leading up to the trail system.

Legend

Key Intersections. *Continue to enhance these intersections by incorporating wayfinding signage, landscaping, high visibility crosswalks, and decorative lightina.*

Gateway Features. *Install gateway signs at prominent entry points into the Village to reinforce a sense of identity. Such signs should be complemented by streetscape components such as intersection treatments and landscape features.*

Bike Path/Trail Improvements. *Construct bike and pedestrian infrastructure to improve non-vehicular connectivity along Roosevelt Road and expand the Village's trail network. Provide access to natural assets such as the DuPage River by establishing connections to the proposed East Branch DuPage River Greenway Trail. Bike path and trail improvements are discussed in further detail in Chapter 5: Transportation.*

Bus Shelter Improvement/Installations. *Coordinate with Pace to provide additional bus stops at key locations to limit distance between bus stops to near a quarter mile (or five-minute walk). Identify high-frequency stops for the installation of new bus shelters with real-time timetables and provide benches at all stops.*

Onsite Landscaping. *The installation of interior landscaped parking islands and foundation landscaping should be encouraged on properties with large parking lots to enhance the area's aesthetic, foster a welcoming pedestrian environment, and provide opportunities for improved stormwater management. Lots should be landscaped with local or native species of shade trees, evergreens, shrubs, grasses, and flowers to beautify sites and connect them to adjacent parkways.*

Pedestrian Infrastructure. *Upgrade deteriorating sidewalks and where narrow, work with current property owners to increase sidewalk width to at least five feet. Provide landscape buffers between sidewalks and traffic as well as high visibility crosswalks at curb cuts and intersections to increase sense of comfort and safety for pedestrians.*

Residential Screening/Buffering. *Screen commercial, parking, loading, and utility areas from adjacent residential properties and public right-of-ways. Apply Dark Sky Village lighting standards in transition areas to minimize glare and decrease light trespass in adjacent single-family residential areas.*

Redevelopment Opportunities. *These sites represent dated or poorly laid out parcels that can be consolidated with adjacent properties to facilitate more intense redevelopment that is in line with the community's vision of Roosevelt Road as a vibrant commercial corridor.*

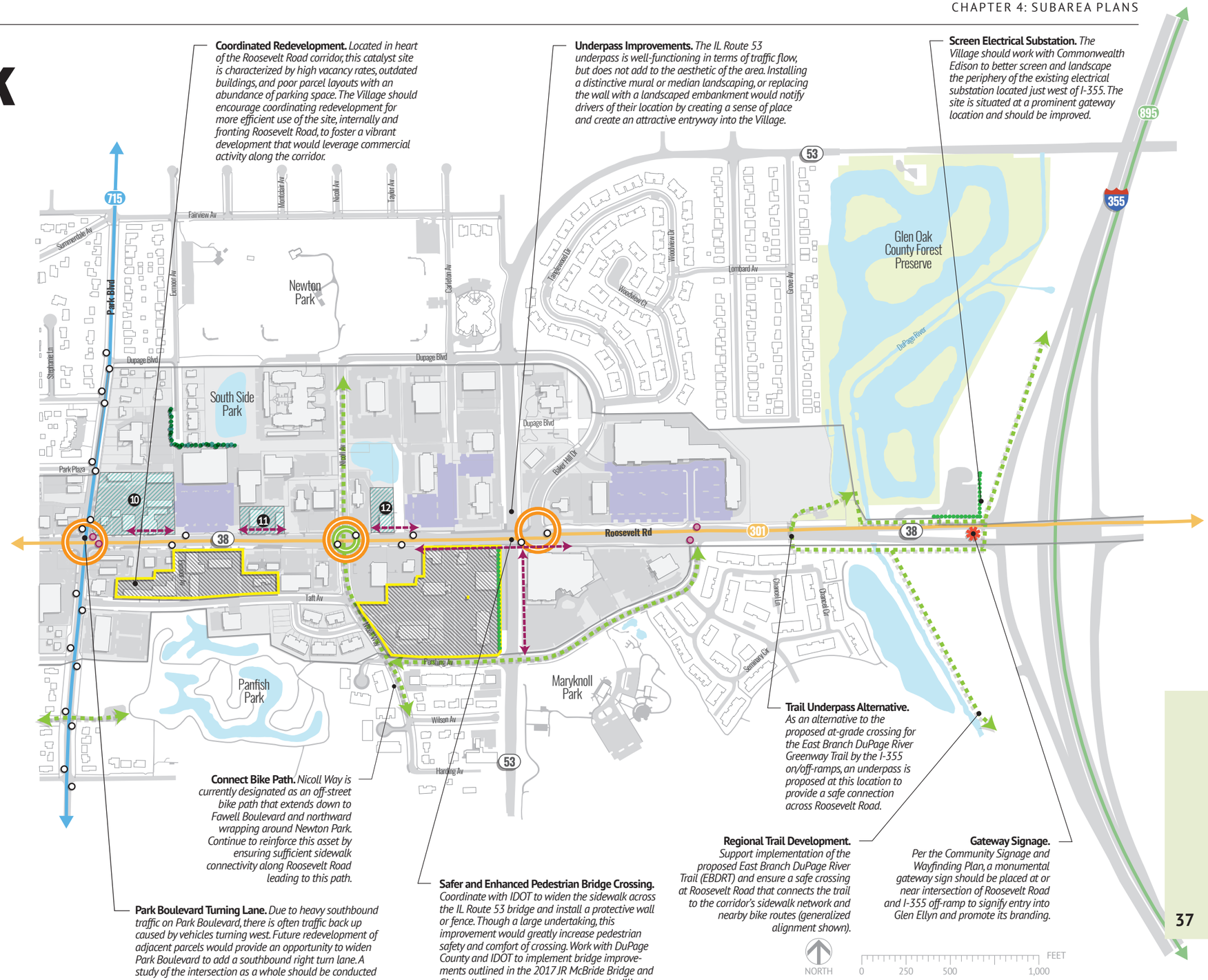
Perimeter Landscaping. *Provide landscaping and decorative, low-profile fencing or knee walls to delineate public rights-of-way and screen parking areas. Perimeter landscaping should be designed to maximize stormwater management and improve water quality through the implementation of BMPs, such as bioretention areas. Screening should also be used to enclose or conceal necessary, but unsightly service areas and utilities/mechanical systems.*

Catalyst Sites. *Redevelop these underutilized sites to act as catalysts for further development and investment along Roosevelt Road.*

Pace Bus Route 715

Pace Bus Route 301

Pace Bus Route 895



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FOR PUBLIC HEARING

Subarea Framework

ROOSEVELT ROAD - EAST

The East section of Roosevelt Road currently has a mix of single-family attached, multifamily, commercial, and office uses. Accordingly, it is important to ensure the commercial and office uses are properly screened from residential properties. With access to I-355 and Lombard abutting the eastern limit, this section acts as a gateway into the Village and gateway features should be accommodated. Streetscape improvements are also needed to visually connect this portion of the Village to areas west of I-355.

Legend

Key Intersections. *Continue to enhance these intersections by incorporating wayfinding signage, landscaping, high visibility crosswalks, and decorative lighting.*

Gateway Features. *Install gateway signs at prominent entry points into the Village to reinforce a sense of identity. Such signs should be complemented by streetscape components such as intersection treatments and landscape features.*

Residential Screening/Buffering. *Screen commercial, parking, loading, and utility areas from adjacent residential properties and public right-of-ways. Apply Dark Sky Village lighting standards in transition areas to minimize glare and decrease light trespass in adjacent single-family residential areas.*

Sidewalk Network Gaps. *Coordinate with existing property owners to fill in missing segments to ensure a complete sidewalk network throughout the subarea. New sidewalks should include a landscape buffer to separate pedestrians from drive lanes and be at least five feet in width per the Zoning Ordinance.*

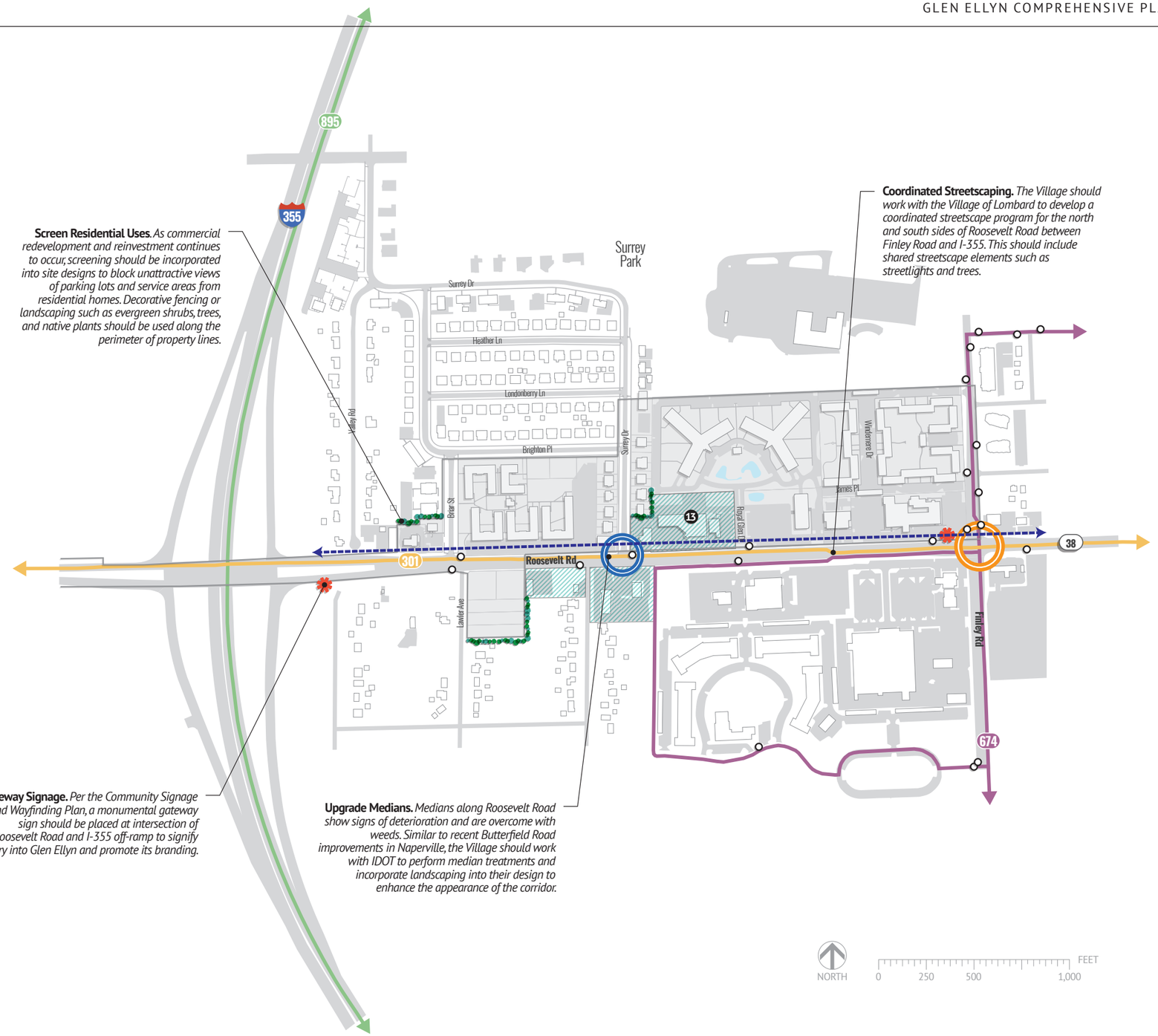
Intersection Improvements. *Coordinate with IDOT to construct a highly visible crossing at the Surrey Drive intersection with signalization and sidewalk connections to increase pedestrian accessibility.*

Redevelopment Opportunities. *These sites represent dated or poorly laid out parcels that can be consolidated with adjacent properties to facilitate more intense redevelopment that is in line with the community's vision of Roosevelt Road as a vibrant commercial corridor.*

Pace Bus Route 301

Pace Bus Route 674

Pace Bus Route 895



Screen Residential Uses. *As commercial redevelopment and reinvestment continues to occur, screening should be incorporated into site designs to block unattractive views of parking lots and service areas from residential homes. Decorative fencing or landscaping such as evergreen shrubs, trees, and native plants should be used along the perimeter of property lines.*

Coordinated Streetscaping. *The Village should work with the Village of Lombard to develop a coordinated streetscape program for the north and south sides of Roosevelt Road between Finley Road and I-355. This should include shared streetscape elements such as streetlights and trees.*

Gateway Signage. *Per the Community Signage and Wayfinding Plan, a monumental gateway sign should be placed at intersection of Roosevelt Road and I-355 off-ramp to signify entry into Glen Ellyn and promote its branding.*

Upgrade Medians. *Medians along Roosevelt Road show signs of deterioration and are overcome with weeds. Similar to recent Butterfield Road improvements in Naperville, the Village should work with IDOT to perform median treatments and incorporate landscaping into their design to enhance the appearance of the corridor.*

NORTH

0 250 500 1,000 FEET

DRAFT

FOR PUBLIC HEARING

Park Blvd & Roosevelt Rd Concept Plan

ROOSEVELT ROAD CORRIDOR CATALYST SITE

This catalyst site comprises a mix of small-scale, single story commercial properties and two vacant properties flanking a central east-west alley. Each existing structure is served by independent access drives and parking areas which limits the development potential and contributes to congestion along both Roosevelt Road and Park Boulevard. The concept below illustrates potential for redevelopment that provides for larger, more versatile commercial buildings with coordinated and shared parking and access that maximizes buildable area and reduces points of conflict along adjacent roadways. As an alternative, larger single commercial development along Roosevelt Road could be pursued that includes the same level of pedestrian amenities.

Design Considerations

- A dedicated right turn lane (westbound) should be added on southbound Park Boulevard as redevelopment occurs to reduce congestion.
- The existing alley should be examined to be incorporated into future development as a parking/access aisle to provide for efficient circulation and use of land while maintaining access for adjacent commercial and residential uses.
- Access to Park Plaza to the north can be constructed as a single drive aisle, minimizing impacts from potential traffic volume increases to residential properties across the street.
- Development should have sufficient setback and front on a landscaped parkway with pedestrian-friendly infrastructure and streetscape amenities that frame the roadway corridor.
- Utility lines should be buried underground as redevelopment occurs.
- Buildings should be constructed with quality 360-degree architecture that provides an attractive appearance from the roadway as well as the parking area and viewshed of adjacent residential development.

Site Details

Overall property area:
75,947 s.f./1.74 ac.

Current Land Use:
Commercial
Dining

Current Zoning:
(C3) Service Commercial District

Existing Parking:
67 spaces (approximate)

NOTE: This catalyst site consists of vacant and/or underutilized parcels where redevelopment could have a significant positive effect on the surrounding area. The concept is for illustrative purposes only and is indicative of desired intensity of development and mix of uses supported by the Comprehensive Plan.

DRAFT
FOR PUBLIC HEARING

Nicoll Way-Route 53 & Roosevelt Rd Concept Plan

ROOSEVELT ROAD CORRIDOR CATALYST SITE

This catalyst site consists of six office buildings and an auto body shop. Vacancy within the office buildings that comprise the majority of the site is approximately 50 percent and it may be an appropriate time to consider alternative uses for the area. The northwest corner of the block has seen reinvestment recently with the demolition and redevelopment of two office buildings into a pharmacy and a fast-casual restaurant, underscoring the area's attractiveness as a retail corridor. The concept below illustrates potential for commercial development with a modern, multi-story office building occupying the easternmost portion of the site's Roosevelt Road frontage. A mix of multi-family development (served by surface and underground parking) is shown on the southern edge of the site, providing a transition to the single-family attached residential development to the south and west. As an alternative, townhomes or a multi-story multifamily building could be considered in lieu of two-story multi-family development.

Design Considerations

- Development should maximize commercial development along Roosevelt Road frontage.
- Setbacks for development fronting Roosevelt Road should be similar to recent commercial development to the west, providing for cross access and a consistent aesthetic along the corridor.
- The west side of IL Route 53 underpass could be improved in coordination with IDOT, by replacing the retaining wall with a landscaped embankment that can be incorporated into future redevelopment.
- Through access from Pershing Avenue should be restricted for commercial businesses on Roosevelt Road, but permitted for new residences on site.
- Landscaped berms should be used to limit sight lines and screen commercial areas from the proposed multi-family.
- Internal pedestrian circulation should be uninterrupted between Roosevelt Road and Pershing Avenue, enabling residents to access nearby commercial development.

Site Details

Overall property area:
369,034 s.f./8.47 ac.

Current Land Use:
Commercial
Dining
Auto Repair
Office

Current Zoning:
(C3) Service Commercial District
(C4) Office District

NOTE: This catalyst site consists of vacant and/or underutilized parcels where redevelopment could have a significant positive effect on the surrounding area. The concept is for illustrative purposes only and is indicative of desired intensity of development and mix of uses supported by the Comprehensive Plan.

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FOR PUBLIC HEARING

Stacy's Corners

Vision for Stacy's Corners

Stacy's Corners (previously referred to as Five Corners) is located at the intersection of Main Street, Geneva Road, and St. Charles Road, and is considered to be the northern gateway into Glen Ellyn. The subarea is recognized as a community asset and is home to Stacy's Tavern Museum and the Glen Ellyn Historical Society. Forest Glen Elementary School and Glen Ellyn School District 41 administrative offices are also located within the area at the intersection of Main Street and Elm Street. The area, the northeast portion of which is unincorporated DuPage County, includes a small park, several auto repair shops, and strip commercial uses.

Stacy's Corners functions as a neighborhood commercial service area for surrounding residential areas and passing motorists. Development within Stacy's Corners, with the exception of civic and institutional uses, is auto-oriented commercial with surface parking oriented toward Main Street. The subarea plan identifies strategies to further develop the intersection into an attractive entryway and activity center, while maintaining both historic quality and local character.

Stacy's Corners should be enhanced as an attractive neighborhood commercial center and gateway into the Village.

Design Guidelines

Land Use & Development

- Development within Stacy's Corners should continue to be limited to the frontage properties along Main Street from Emerson Avenue south to Elm Street, and along St. Charles Road/Geneva Road from Forest Avenue to Stacy Court. Commercial development should not encroach into adjacent neighborhoods.
- Residential infill, including both single-family detached and attached homes, should be encouraged on vacant and underutilized sites along Forest Avenue to the north of St. Charles Road.
- New neighborhood commercial development and redevelopment should be designed in a manner that is compatible with the compact scale, appearance, and historic character of adjacent development and surrounding residential neighborhoods
- The Village should consider annexing the unincorporated properties on the northeast corner of Main Street and St. Charles Road to ensure direct control over the type, quality, and character of future development.

Image & Character

- New and redeveloped commercial properties should provide structures that are architecturally detailed on all sides. Trash receptacles, dumpsters, service areas, and outdoor storage facilities should be well maintained and attractively screened. Chain-link fencing should be prohibited.
- Building materials and architectural style should complement the historic character of Stacy's Corners. Traditional exterior building materials such as brick, shingles, limestone and wood clapboard siding and pitched roofs should be encouraged.
- A mix of architectural styles speaks to the age of the commercial district, but also provides for an inconsistent image. Updated storefronts with designs consistent with the area's historic character would improve the image and appearance of the Stacy's Corners district as a whole. Façade improvements should be encouraged and incentivized including updates to exterior surface materials, signs, colors, awnings and canopies, and related design features.
- Where possible, new development should incorporate native landscaping and pedestrian amenities that complement the extensive streetscaping that has been completed to improve the area's curb appeal.
- Distinctive decorative surfacing or crosswalk art should be considered for the remaining two untreated crosswalks along Main Street.
- Per the Community Signage and Wayfinding Plan, a gateway sign should be placed at the southwest corner of Main Street and Geneva Road to signify entry into Glen Ellyn with complementary directional signage at all four corners, providing direction to nearby assets including Ackerman Park, Downtown, and Lake Ellyn.
- Utility boxes sitting adjacent to the public right-of-way should be screened from view using a combination of decorative fencing and low-lying landscaping, such as evergreen shrubs and native plants.

Transportation & Parking

- Curb cut and parking lot consolidation should be encouraged along the east side Main Street north of St. Charles Road.
- "Drive-thru" facilities, such as fast food restaurants or banks, should be sited so that service lanes and pickup windows are located at the rear or sides of the buildings wherever possible.
- Wherever feasible, parking lots should be separated from roadways through a landscaped parkway, sidewalks, and parking lot setbacks.
- Parking areas should be improved with landscaped islands and pedestrian scale lighting that minimize light pollution, glare, and nuisance to neighboring properties.
- Bicycle and pedestrian safety should be enhanced at the Great Western Trail crossing on Main Street using measures such as overhead lighting and bicycle/pedestrian crossing signage with flashing yellow beacons.
- Coordination with the County will be critical as the trails and primary streets in this area are under their jurisdiction.

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FOR PUBLIC HEARING

Subarea Framework

STACY'S CORNER

This subarea plan highlights opportunities to further the development of the intersection as an attractive neighborhood commercial center and gateway into the Village, while respecting the historic character of the surrounding neighborhood.

Legend

Residential Screening. *Screen parking, loading, and utility areas from adjacent residential properties and, where feasible, public rights-of-way. Apply Dark Sky Village lighting standards in transition areas to minimize glare and decrease light trespass in adjacent single-family areas.*

Utility Screening. *Screen utility boxes located in the public right-of-way from view with landscaping or decorative fencing.*

Provide Cross-Access. *Create vehicular and pedestrian access between neighborhood commercial properties to allow customers to patronize multiple businesses without having to enter/exit onto Main Street. This reduces traffic conflicts as well as the need to drive to neighboring properties with provided pedestrian pathways.*

Parking Lot Screening. *Hide unattractive views of parking lots from the public right-of-way by providing screening around the perimeter of parking areas along Main Street and St. Charles Road.*

Façade Improvements. *Work with property owners to improve the aesthetic of Stacy's Corners by performing façade "facelifts." Façade improvements should be in line with the historic character of the corner with attention given to material, detailing, and color.*

Eliminate Curb Cuts. *Reduce the excessive number of curb cuts along Main Street by eliminating the driveways in front of Larry's Auto Body and one of U.S. Paving's at its northern end of the property. Both properties should share the driveway located in front of U.S. Paving considering its ample size and existing cross-access, fostering a more pedestrian-friendly environment.*

Gateway Features. *Per recommendations of the Community Signage and Wayfinding Plan, install Village gateway signs along Main Street at Emerson Avenue (smaller hanging entry sign) and at Geneva Road (monument gateway sign) as well as vehicular directional signs at all intersection points to signify entry into Glen Ellyn and strengthen sense of place. Such signs should be complemented by streetscape components such as intersection treatments and hardscape and landscape features.*

Annex Unincorporated Properties. *In accordance with the Land Use Plan, the unincorporated properties on the northeast corner of Main Street and St. Charles Road should be annexed to ensure the type, quality, and character of future development is in line with the image of surrounding neighborhoods. Incorporation of the eastern residential properties will also allow the Village to direct higher-density single-family attached development along Forest Avenue to further diversify its housing stock.*

Stacy's Tavern Museum

Pace Bus Route 715

Maintain Established Neighborhoods

Encourage Single-family Attached Housing Development

Enhance Neighborhood Commercial

Potential Development Sites

1. ***Vacant and large lot single-family detached housing.*** *Single-family attached or detached redevelopment that fits the character of the surrounding residential neighborhood should be encouraged. The Village should consider rezoning the lots fronting on St. Charles Road to Community Commercial.*

2. ***Dated commercial buildings, auto body, dry cleaner, and strip development.*** *These areas should be enhanced or redeveloped with desirable neighborhood commercial uses that follow the design guidelines outlined in the Subarea Framework. As reinvestment in the neighborhood commercial properties occurs, new development should be designed to coincide with the surrounding historic character, with attention to building scale, material and height.*

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FOR PUBLIC HEARING

CHAPTER 5

TRANSPORTATION

A well-maintained transportation network is key to promoting efficient movement within and around Glen Ellyn. A community's accessibility and mobility is closely related to business development, resident attraction, and day-to-day quality of life. While the Village has a well-established system of roadways, public transit services, and bicycle and pedestrian facilities, continued efforts to maintain and enhance these systems will improve connectivity and provide the community with greater diversity in alternative modes of transportation. This chapter addresses transportation improvements within the Village as a whole (for more detailed recommendations for Downtown, Roosevelt Road, and Stacy's Corners subareas see *Chapter 4: Subarea Plans*).

Roadway Network

Glen Ellyn is traversed by an extensive network of roadways that accommodate traffic circulation throughout the Village, maintain efficient connections between local neighborhoods and commercial corridors, and provide direct access to the Village's Downtown and the regional expressway system. Each roadway falls into the classification of an expressway, arterial road, collector road, or local road based on the function they serve and their capacity. Interstate 355 is Glen Ellyn's only expressway, and Roosevelt Road and IL Route 53 are its two primary major arterial roads, each of which convey the highest volumes of traffic through the Village. These three roadways are also the Illinois Department of Transportation's (IDOT's) designated truck routes, which are used to service commercial businesses along the Roosevelt Road corridor.

Roadway Jurisdiction

The roadways in Glen Ellyn are controlled by several jurisdictional entities including IDOT, the Illinois State Toll Highway Authority (ISTHA), DuPage County, Milton Township Highway, and the Village of Glen Ellyn. Glen Ellyn controls the arterials Downtown and all of the Village's collector and local roads. Several of the Village's arterial roads outside of Downtown are controlled by IDOT or DuPage County, which limits the Village's ability to make improvements, control access, or unify roadway character. These roadways include Roosevelt Road (IL Route 38), IL Route 53, St. Charles Road, Geneva Road, Main Street, Park Boulevard, Swift Road, and Bloomingdale Road. It is important that the Village maintains close coordination with these agencies to support future development and enhance multimodal connectivity.

Major Roadways in Glen Ellyn

Classification	Roadway	Jurisdiction	AADT[1]
Expressways	I-355 (Veterans Memorial Tollway)	ISTHA	129,500 – 131,000
Arterials	Roosevelt Road (IL 38)	IDOT	35,600 – 41,900
	Butterfield Road (IL 56)	IDOT	27,100 – 34,700
	IL Route 53	IDOT	17,400 – 23,500
	Bloomingdale Road	DuPage Co	9,550 – 14,900
	Geneva Road	DuPage Co	16,100 – 20,500
	Swift Road	DuPage Co	5,500 – 12,300
	Main Street	DuPage Co, Village	6,450 – 19,600
	Nicoll Avenue/Nicoll Way	Village	n/a
Collectors	Crescent Boulevard	Village	2,800 – 2,950
	Fawell Boulevard	Village	7,600
	Lambert Road	Village	10,000 – 11,400
	Lorraine Street	Village	3,100
	Riford Road	Village	3,050
	Western Avenue	Village	3,700 – 5,150
	St. Charles Road	DuPage Co	8,100 – 21,200
	Park Boulevard	DuPage Co, Village	13,200
	Hill Avenue	Village	4,150 – 5,300
	Pennsylvania Avenue	Village	8,400

[1] *AADT – Average Annual Daily Traffic Volume (Source: IDOT)*
[2] *n/a – Not Available*

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Roadway Capacity Improvements

Overall, the roadway network adequately manages traffic flow through the Village and no major changes to the street system are expected in the future. Congestion largely occurs along the Village's arterial roadways during rush hours and on weekends, particularly on Roosevelt Road due to the vibrancy of the commercial businesses and proximity to the I-355 interchange.

The Village should continue to regularly coordinate with IDOT in monitoring traffic flow along Roosevelt Road and adjusting the traffic signal system coordination, as necessary, to reduce congestion. Intersection capacity improvements (i.e., left- or right-turn lanes) can address spot locations of congestion, and may be needed in the future at the intersections of Roosevelt Road and Park Boulevard, Roosevelt Road and Main Street, Geneva Road and Western Avenue, and St. Charles Road and Riford Road. The Village should also endeavor to consolidate curb cuts along Roosevelt Road as opportunities arise, particularly between Nicoll Way and Lambert Road, to improve traffic flow and reduce congestion.

IL Route 53

In addition, IDOT has targeted IL Route 53 for resurfacing and ADA improvements through the Village, including the installation of traffic signals and lane channelization at the IL Route 53/Parkview Boulevard/Surrey Lane intersection. Moving forward, the Village should work with IDOT to increase the road capacity along IL Route 53 between Abbey Drive and Butterfield Road to provide a continuous three-lane cross-section as this segment is operating beyond the capacity of a two-lane roadway. This improvement project would also provide the opportunity to incorporate a side path into the design for pedestrian and bicycle mobility. Another future near-term project programmed by IDOT includes the widening of Butterfield Road from IL Route 53 to I-355.

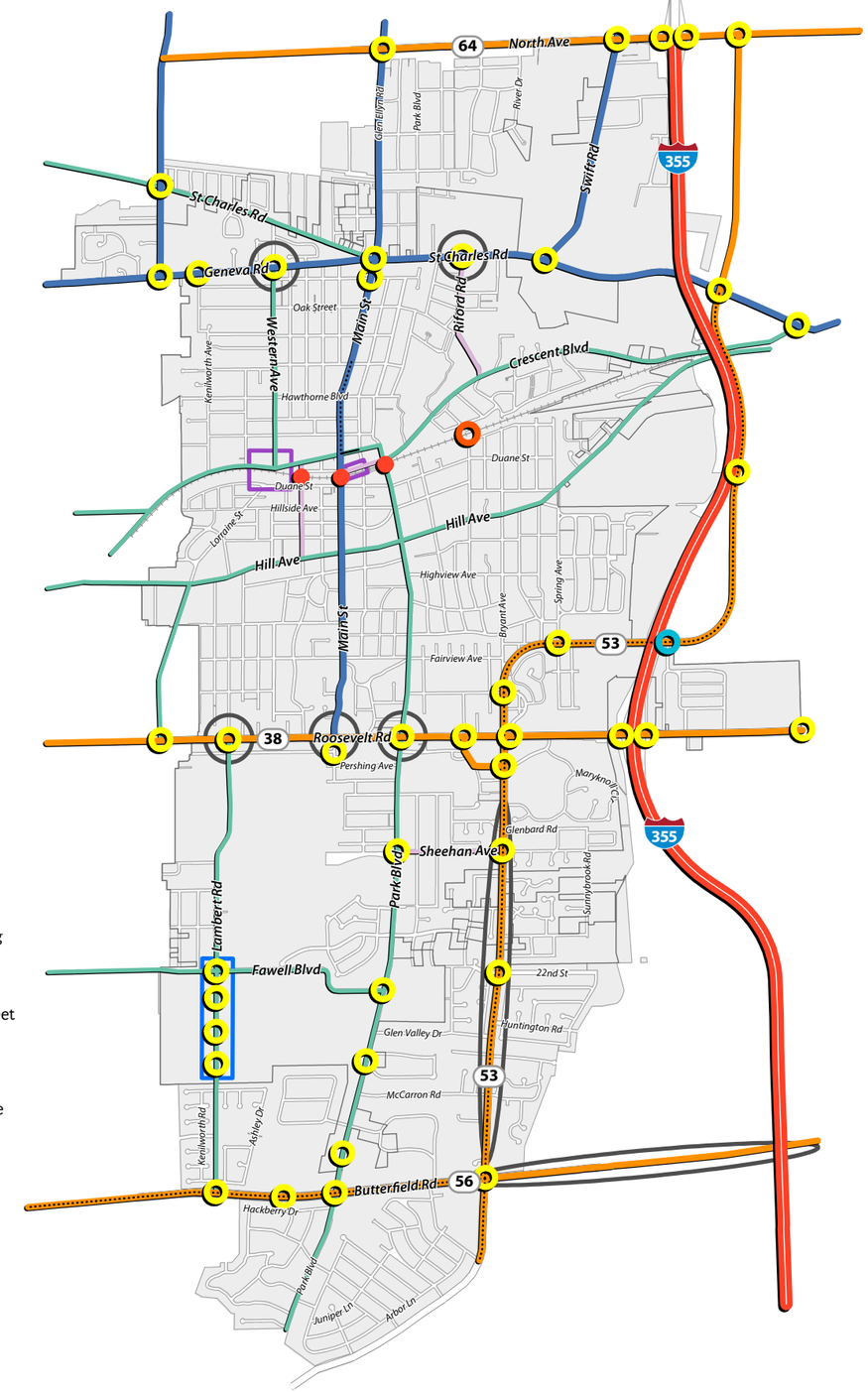
Parking

In a review of parking requirements conducted as part of the Downtown Subarea Plan development, it was found that the Village's parking ratios within its commercial areas could be adjusted to bring them more in balance with current best practices. In general, current ratios require more parking than is needed for modern commercial development. The Village should reevaluate parking ratios in the zoning code.

In addition, the Village should consider requiring developments to include electric-vehicle charging stations and bicycle facilities in their parking lots.

Transportation System Improvements

- Expressway
- Arterial Major
- Arterial Minor
- Collector Major
- Collector Minor
- Existing Traffic Signal
- Proposed Traffic Signal
- Existing Underpass
- Railroad Grade Crossing
- Resurfacing and ADA Improvements
- Potential Two-Way Street Conversion
- Roadway Capacity Improvements
- Potential Railroad Grade Separation
- Monitor Signal Timings



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Railroad Crossings

The Union Pacific Railway presents a significant physical boundary that restricts north-south traffic flow in the Village to three grade crossings in Downtown (Main Street, Park Boulevard, and Prospect Avenue) and one grade-separated crossing to the east of Downtown at Taylor Avenue. The high volume of Metra commuter rail traffic and freight train activity exceeds 100 trains daily and often results in extensive traffic delays at Downtown grade crossings, increased response times for emergency service providers, and pedestrian safety issues for Downtown patrons, employees, and commuters parking on the opposite (south) side of the rail tracks from the train station.

Grade-separated Crossings

Grade separation of the existing Downtown grade crossings was determined to be unfeasible in a recent study performed by the Village due to the impacts to the adjoining properties. However, a pedestrian underpass in the vicinity of the train station was determined to be a practical alternative. To the east of Downtown, the Taylor Avenue underpass has recently been improved to separate pedestrians and bicyclists from vehicular traffic. The underpass provides traffic relief to the east side of town; however, as a single lane roadway with an alternating traffic signal, it will continue to have limited traffic capacity. An additional grade-separated crossing of the railway to the west of Downtown would provide relief to the other side of the community as well.

The study determined that a grade separation in the vicinity of Lorraine Street and Western Avenue could be feasible but costly, although it would be eligible for federal funding programs. The Village should continue to study these grade-separated options to reduce traffic delays and increase pedestrian safety in Downtown.

Further, while safety measures are in place at the grade crossings on Main Street, Prospect Avenue, and Park Boulevard with gates across the roadways and pedestrian crossings, accidents still occasionally occur and the Village must continue to be vigilant in working with the UP Railway in monitoring safety at the crossings.

Downtown One-Ways

Within Downtown Glen Ellyn, there are nine roadway segments that are permanently restricted to one-way traffic movements, and three other roadway segments that are restricted to one-way travel on Sundays only. Four of these roadways (Main Street, Crescent Boulevard, Forest Avenue, and Pennsylvania Avenue) form a one-way counter-clockwise loop in the Downtown core area, which results in an around-the-block circulation and less visibility for businesses along the loop. However, this provides an interruption of traffic between Roosevelt and St. Charles and reduces speed and improves safety in CBD. The other one-way roadways are more residential in nature and are associated with the Village's six religious institutions, many of which provide preschools and one of which has an elementary and junior high school.

Complete Streets and Traffic Calming

A "complete street" is a roadway that is designed to be safe for all users of the transportation network, including motorists, transit riders, bicyclists, and pedestrians. IDOT has adopted design policy changes in response to the 2007 Complete Streets state law, which requires the agency to construct bicycle and pedestrian ways when an urban roadway is constructed, reconstructed, or widened. The Village has followed suit through the adoption of its own complete streets resolution in February 2019, which it uses as a guide for capital projects.

To further this effort, the Village should review the traffic control devices utilized at all intersections in the Village to ensure that the right-of-way is assigned at each location. Uncontrolled intersections should be controlled on at least one of the streets. Use of yield signs should also be discouraged and replaced with stop signs.

The Village should also continue to work with the school districts to establish policies and develop traffic circulation plans for each school. This would help maximize student safety while minimizing conflicts and traffic congestion.

Sustainable Alternatives

Three out of four commuters in Glen Ellyn drive alone to work daily and over 80 percent of households have two or more cars. While the Village is served by public transportation options and has a developing bicycle and pedestrian system, there are other alternatives that the Village can pursue to decrease greenhouse gas emissions and dependence on fossil fuels, reduce parking demand, and lower household automobile ownership rates as well as income devoted to transportation costs.

Ridesharing Partnerships

Ridesharing services such as Uber and Lyft can supplement the public transit system by providing an alternative to using a personal vehicle for short trips to local destinations, such as Downtown or the Metra station. Some communities in the U.S. have partnered with a rideshare company to subsidize a portion of the cost for rides that begin and end within the community, which can reduce the need to construct additional public and/or commuter parking. The Village should consider this type of partnership to provide affordable alternatives to owning and operating a personal vehicle and closing gaps in the public transit system.

Carsharing

Households with access to car sharing services are likely to have lower auto ownership rates and spend less of their disposable income on associated costs of ownership (i.e., insurance, maintenance, fuel, registration fees, etc.). Currently there are no carsharing services operating in Glen Ellyn. The Village should work with carsharing companies to establish businesses within the Village and identify carshare storage locations.

No-Emission Vehicles

There are currently a few locations in the Village that provide dedicated parking spaces for no-emission vehicles and electric vehicle charging stations, which offer environmental benefits that are desirable to the community. Locations include the Crescent and Glenwood commuter lot, Baker Hill Shopping Center, Maryknoll Park, Sunset Park, the Civic Center parking garage, and College of DuPage. The Village should continue to work with businesses and property owners to dedicate parking spaces for these types of vehicles to incentivize their use.

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Weekday Pace Frequency and Ridership				
Route	**Buses/Day**	**Frequency**	**Hours of Operation**	**Daily Ridership**
Route 301	20 EB, 18 WB	20-30 min. peak 60 min. off-peak	5:57 AM – 7:22 PM	1,721
Route 714	18 NB, 17 SB	30 min. peak 60 min. off-peak	6:22 AM – 6:22 PM	224
Route 715	14 NB, 13 SB	40-50 min. peak 70-80 min. off-peak	6:19 AM – 7:24 PM	439

Source: Regional Transportation Asset Management System (RTAMS). Pace monthly ridership average, 2018.

Public Transit

Glen Ellyn is supported by a robust public transportation network that provides residents with a variety of options in accessing major destinations within the Village, nearby communities, and the City of Chicago. Services are provided by the following agencies.

Metra Commuter Rail

Glen Ellyn is located along Metra's Union Pacific West Line (UP-W), which offers daily service between the Village of Elburn and Ogilvie Transportation Center in Chicago. The UP-W Line operates on the Union Pacific Railway, which traverses the Village from east to west. The Glen Ellyn Metra Station is located in Downtown at Crescent Boulevard and Forest Avenue.

There are approximately 1,930 boardings at the Glen Ellyn Metra Station each weekday, making it the second busiest train station on the UP-W Line and ninth busiest within the Metra system. The majority of Metra riders (67 percent) arrive to the station by car, of which around one-third are dropped-off and picked-up. There is also a prevalence of riders walking (27 percent) and biking (4 percent) to the station, and riders "reverse commuting" to and from College of DuPage. The Village provides 726 parking spaces for Metra commuters (daily fee and annual permit), but the pandemic has impacted the demand and must be closely monitored; however, there was and still could be a lengthy waiting list for residents interested in reserving commuter parking spaces. The station also offers bicycle parking facilities.

Future upgrades to the UP-W Line are identified in CMAP's ON TO 2050 Plan and include the addition of a third track east of Elmhurst, signal system upgrades, crossovers, and pedestrian safety improvements, which together will increase passenger service and better coordinate with freight traffic. Moving forward, the Village should continue to coordinate with Metra to maintain service quality, implement future upgrades, and expand commuter parking as needed.

Metra Ridership and Commuter Parking Utilization*					
Metra Station	**Weekday Boardings**	**Weekday Alightings**	**Parking Capacity**	**Parking Occupancy**	**Parking Utilization**
Glen Ellyn	1,929	1,738	726	667	92%

** Data is pre-COVID-19*

Source: Regional Transportation Asset Management System (RTAMS). Metra boarding/alighting counts (2018) and Metra parking counts (2015).

The current 2,500-square foot train station was built in the 1960's and is too small, outdated, and ill-equipped to handle the passenger volumes that currently pass through the station each day. Further, with two-thirds of the commuter parking spaces on the south side of the rail line, pedestrians have to scramble across the heavily-traveled Union Pacific Railway at the grade-crossings on Main Street and Park Boulevard to reach the station, sometimes walking several hundred additional feet "around-the-block" if parked in the commuter lots off of the Illinois Prairie Path. The Village is pursuing federal grant funds distributed through CMAP to replace the station with a modern new building that is 50 percent larger in size, paired with an ADA-accessible pedestrian tunnel beneath the rail line in the vicinity of Forest Avenue. The project would ease traffic congestion around the station and create new drop-off/pick-up areas, enclosed warming stations, and a plaza with added bicycle parking opportunities. The Village should continue to work with CMAP, IDOT, Metra, and the Union Pacific Railway to expedite this project, collaborate on advance engineering and architectural design plans, and seek additional grant funding if necessary.

Pace Suburban Bus

Pace operates three fixed bus routes through the Village of Glen Ellyn. Pace is also the designated public rideshare administrator for Northeastern Illinois and the agency facilitates a free carpool and vanpool matching service through their website.

- Route 301 (Roosevelt Road). Operates along Roosevelt Road between the CTA Blue Line station in Forest Park and the Metra UP-W station in Wheaton with stops at Loyola University Medical Center and Edward Hines, Jr. VA Hospital, Elmhurst Hospital, Oakbrook Center, National University of Health Sciences, and DuPage County Judicial Center.
- Route 714 (College of DuPage-Naperville-Wheaton Connector). Operates along Lorraine Road and Fawell Boulevard between the Metra UP-W station in Wheaton and the Metra BNSF station in Naperville with stops at Wheaton College, College of DuPage and Ogden Mall.
- Route 715 (Central DuPage). Operates along Main Street and Park Boulevard between Walmart in Addison and Brookhaven Plaza in Darien with stops at the Glen Ellyn Metra station, College of DuPage, Finley Square, Yorktown Center, and Argonne National Laboratory.

For more information about the bus system routes, visit Pace's website by clicking here.

Boardings and alightings within the Village of Glen Ellyn are highest on Route 301. Infrastructure along the Pace routes is minimal with only three bus shelters along Roosevelt Road and one at College of DuPage. Several of the bus stops that are regularly utilized on a daily basis do not offer any form of rider amenity. The Village should coordinate with Pace to install shelters at these stops as well as upgrade the existing shelters with real-time technologies to improve the rider experience, encourage greater ridership, and preserve existing service frequency.

Locations that should be considered for new shelters include:

- Roosevelt Road at Finley Road—westbound in front of Crown Plaza Hotel
- Roosevelt Road at Park Boulevard—westbound in front of Fanny Mae
- College of DuPage—eastbound in front of Student Resource Center
- Park Boulevard at Taft Avenue—northbound at northeast corner of intersection
- Park Boulevard at Taft Avenue—southbound opposite Taft Avenue
- Park Boulevard at Roosevelt Road —southbound in front of Fanny Mae
- Crescent Boulevard at Forest Avenue—eastbound in front of Metra station
- Crescent Boulevard at Forest Avenue—westbound at northeast corner of intersection

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Bus Rapid Transit

PULSE Arterial Bus Rapid Transit (ART) is a newly launched service by Pace that will feature limited-stop express bus services operating on specific improved routes. The PULSE network consists of 7 near-term routes, 12 medium-term routes, and 16 long-term routes. One of the long-term routes will operate along Roosevelt Road. The Village should monitor the progress of the PULSE network and work with Pace on advance planning for the Roosevelt Road route.

Ride DuPage

In cooperation with Pace, DuPage County operates Ride DuPage, a curb-to-curb, Dial-A-Ride service. The service serves senior or disabled residents of Milton Township that have registered for the program and are in need of special transportation within DuPage County for medical appointments, volunteer work, shopping, social visits, etc. The Township also offers a Ride DuPage to Work program.

Shuttle Bus to College of DuPage

Pace Route 715 is the only public transit linkage between College of DuPage campus and Downtown Glen Ellyn/Metra station. Ridership from the campus population, however, is modest at best, possibly due in part to the infrequent service (60 to 80 minute headways) and hours of operation. The Village of Glen Ellyn should collaborate with College of DuPage, and potentially Pace, to evaluate the feasibility of a shuttle bus between the campus and Downtown Metra station. A shuttle bus operating on short headways would strengthen the physical connection between Downtown and the nearly 24,000 students and faculty/staff that commute to the campus each day and enable the College population to make use of Downtown as a hub for dining, entertainment, and transportation.

Freight Rail

In addition to Metra commuter rail service, the Union Pacific (UP) Railway carries approximately 50 freight trains per day along the three main tracks that traverse the Village's Downtown in an east-west direction. While the railway does not currently service any industries in the Village, train noise in the Village is a nuisance to the surrounding residential areas and business community despite the designation of Downtown as a train "quiet zone" where train crews are exempt from sounding train horns at grade crossings. The Village should continue to coordinate with the UP Railway to reduce auditory impacts through scheduling of preferred hours for train movement, train speeds, and other efforts.

Bicycle Facilities & Pedestrian System

Bicycle and pedestrian mobility are important factors in promoting equitable accessibility within the Village and encouraging an active, healthy lifestyle. The current bicycle system consists of a combination of off-street trails, side paths, on-street bicycle lanes, and posted bicycle routes. The current pedestrian system extends throughout the Village and continues to be upgraded for walkability. Efforts to extend both systems into a cohesive network and install additional infrastructure where gaps exist will contribute to the quality of life in Glen Ellyn and encourage alternatives to automobile transportation.

Off-Street Trails and Side Paths

The Illinois Prairie Path (IPP) and Great Western Trail (GWT) are premier regional trails that extend through the Village and provide long-distance recreation and off-street bicycle connections to adjoining communities and forest preserves to the east and west of the Village. The GWT travels along the northern end of Glen Ellyn while the IPP runs along the Union Pacific Railway through Downtown. The IPP offers a bike repair station in Prairie Path Park which contains an air pump and tools for basic bike repair.

Local trails are located in the two DuPage County Forest Preserves in Glen Ellyn (Churchill Woods and Willowbrook) and in 11 of the Glen Ellyn Park District facilities (Ackerman Park, Churchill Park, Greenbriar Park, Lake Ellyn Park, Lake Foxcroft Park, Maryknoll Park, Newton Park, Panfish Park, Sunset Park, Surrey Park, and Walnut Glen Park). Side paths are located along Fawell Boulevard, Baker Hill Drive, DuPage Boulevard, and segments of Lambert Road, College Road, and Roosevelt Road.

The Glen Ellyn Park District will also be constructing 1.4-miles of new biking and walking paths through Ackerman Park as part of the park master planning process. Future Park District trail projects should be considered in Village Green Park.

East Branch DuPage River Trail

DuPage County has plans to develop a 28-mile regional trail through Central DuPage County that will extend along the DuPage River to the Morton Arboretum. The trail, to be known as the East Branch DuPage River Trail (EBDRT), will connect the Great Western Trail with the Illinois Prairie Path. Glen Ellyn should work cooperatively with the County on the planning and engineering of the segments of the trail that extend through the Village and the development of trail connectors to the Village's bicycle network. Additional discussion of the EBDRT is located in *Chapter 7: Parks, Recreation & Open Space*.

New Trail Opportunities

The Village should also work with IDOT to develop side paths along Roosevelt Road and IL Route 53. The Roosevelt Road path would extend from Baker Hill Drive through the I-355 interchange to Finley Road and intersect with the future Greenway Trail. The IL Route 53 path would extend from Maryknoll Park to Butterfield Road and connect with a future east-west path along 22nd Street that would also connect with the future Greenway Trail.

In addition, the Village should seek to partner with neighboring municipalities (Wheaton, Lombard, Glendale Heights) on bicycle facility projects that connect existing trails and paths. This will help expand the off-street bicycle system in the region and foster improved connectivity and access to wildlife areas, recreational amenities, and commercial destinations.

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Enhancing Trail Crossings

Attention should be given to maximizing bicycle safety at the major roadway crossings of the Great Western Trail and Illinois Prairie Path. Additional measures to be considered include diagonal crosswalk markings, bicycle and pedestrian crossing signage with flashing yellow beacons, and overhead roadway lighting. The GWT crossings located on Main Street and Swift Road should be enhanced in this manner, as well as the IPP crossings at Prospect Avenue, Main Street, Forest Avenue, Park Boulevard, and Hill Avenue. Additionally, a new trail crossing on St. Charles Road at Kenilworth Avenue will improve access to Churchill Park if installed with similar safety measures.

Micromobility

Micromobility refers to small-scale, vehicles, such as electric and human-powered scooters and bikes. Such vehicles are beneficial in reducing the amount of cars on the road, lowering environmental footprints, and providing convenient modes of transportation for short trips. The Village should support micromobility within the community by doing the following:

- Create a comprehensive system of bicycle facilities and pedestrian walkways which enable safe and convenient movement within the Village and connect with nearby regional systems and facilities.
- Encourage the development of a complete sidewalk network, bike lanes, bicycle parking facilities, and pedestrian amenities where possible.
- Promote convenient public transportation services within the Village and between the Village and other nearby destinations.
- Encourage the inclusion of car share, electric vehicle, and bicycle facilities in new developments.
- Incentivize dedicated parking spaces for no-emission and electric vehicles.
- Work with car-sharing companies to establish businesses within the Village.
- Work with surrounding agencies and municipalities to evaluate the launch of a bike share program (specifically around Downtown and COD).
- Establish safe walking routes to school plans to guide students to the safest locations to cross streets.
- Create greater diversity in alternative modes of transportation.

On-Street Bicycle Facilities

Many of the roadways in Glen Ellyn carry lower volumes of traffic at lower speeds and can safely accommodate on-street bicycle facilities. This is particularly relevant where there is limited off-street space for such accommodations within the public right-of-way. Fairview Avenue, Ellyn Avenue, Nicoll Way, Illinois Street, Brandon Avenue, Kenilworth Avenue, and Carleton Avenue are examples of these types of roadways that are currently posted bicycle routes.

On-street facilities can also bridge the gap between the off-street trails and paths and can be implemented quicker at a lower cost. As an example, the roadways listed above form a loop through the southern portion of the Village when combined with the bicycle lanes on Lambert Road, side path along Fawell Boulevard, and trails through Panfish Park.

The Move Glen Ellyn Active Transportation Plan suggests several on-street facilities that can integrate the current bicycle system into a cohesive network that extends throughout the Village and connects with the schools, parks, civic facilities, religious institutions, commercial corridors and other major destinations. The plan will also provide the north-south and east-west connections to existing and proposed regional trails and bikeway facilities in neighboring communities. The Village has and should continue with the multi-agency committee to work for the planning and implementation of the East Branch DuPage River Trail section between Butterfield Road and St. Charles Road, an important link in the regional trail system in the Glen Ellyn area. Key routes include:

- North–south bike route on east side of the Village between GWT and IPP via Ackerman Park, Riford Road, Elm Street, Lenox Road, Hawthorne Street, Ellyn Avenue, Crescent Boulevard, and Taylor Avenue. Provides connections to Glenbard West High School and Lake Ellyn Park with enhanced safety provided by the Taylor Street pedestrian underpass.
- North–south bike route on west side of the Village between Great Western Trail and Butterfield Road via Kenilworth Avenue, Pennsylvania Avenue, Prospect Avenue, Duane Street, Lorraine Avenue, Kenilworth Street, Greenfield Avenue, and Lambert Road. Provides connections to Hadley Junior High School, the Library, St. Petronille School, Ryall YMCA, Churchill Elementary, Abraham Lincoln Elementary School, Village Green Park, and College of DuPage.
- North–south bike route in the central Village between the train station, Downtown, and Roosevelt Road via the IPP, Forest Avenue, Hillside Avenue, Glenwood Avenue, Greenfield Avenue, Main Street, Revere Road, and Park Boulevard. Provides connections to Sunset Park, Newton Park, Panfish Park, and the Glen Ellyn Police Station.
- East–west alternative route to Roosevelt Road through the Village via Taft Avenue, Main Street, Wilson Avenue, Panfish Park, Waters Edge Court, Pershing Avenue, Abbey Drive, and Maryknoll Circle. Provides connections to Village Green Park, the Village Links, Panfish Park, and Maryknoll Park, with a south extension on South Ellyn Avenue, Buena Vista Drive, and Park Boulevard to COD and Willowbrook Wildlife Center.

The Village should undertake an update to its active transportation plan. An updated plan will enable the Village to actively pursue grants to implement bike and multiuse path projects.

Bike Share

As part of efforts to expand active transportation, the Village should coordinate with surrounding agencies and municipalities to evaluate the launch of a bike share or bike rental program. Potential target areas include locations within Downtown or in an around College of DuPage.

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Bicycle Parking

Bicycle racks are located throughout Downtown and at key destinations in the Village, including schools, parks, and commercial areas. In Downtown alone, there are over 150 bicycle parking spaces with demand for additional parking, particularly at the Metra station, where new racks will be added with the Metra Station underpass project.

The Village should continue to add bicycle parking infrastructure to encourage bicycle travel for short-distance trips. Target areas for additional bicycle parking include the central business district, parks (Village Green Park), religious institutions, and shopping centers in the Roosevelt Road corridor (Market Plaza and Baker Hill shopping center), among others.

The Village should also consider revising the zoning code to require secure bicycle parking within new multi-family and mixed-use developments rather than only offering a density bonus for PUDs that provide bicycle parking. The "inverted-U" bicycle rack is preferred for new or replacement installations. A canopy should be considered above the bicycle racks at the Metra station.

Pedestrian System

Glen Ellyn benefits from an extensive sidewalk network that spans the majority of the Village. This ensures a high level of walkability and provides residents with easy options to get around. The arterial and collector roadways provide the most direct pedestrian connections to Downtown, commercial areas, civic facilities, parks, and schools. Gaps in the pedestrian system along these major roadways limit this convenience and reduce the safety of the system. Notable gaps are present along Roosevelt Road (Pershing Avenue to Finley Road), IL Route 53, St. Charles Road, and Hill Avenue (east of Cumnor Avenue).

The Village should continue to maintain and repair the pedestrian infrastructure as part of its annual Capital Improvement Program and pursue opportunities to close the gaps in the system. Some of these may require collaboration with private property owners for both public rights-of-way and easements or other governing entities, including IDOT, DuPage County, DuPage Forest Preserve District of DuPage County, Lombard, and Milton Township.

Intersection Improvements

The Village's arterial roadways can be barriers to pedestrian travel due to the width of the roadway, high volumes of traffic, and traffic speeds. The signalized intersections along these roadways are the safest locations for pedestrians to cross, and many have been upgraded with pedestrian enhancements including pedestrian signals, countdown timers, high-visibility crosswalks, and ADA-compliant curb ramps. Several signalized intersections in the Village are still in need of some of these enhancements, most notably along IL Route 53, Main Street, Park Boulevard, Lambert Road, and Roosevelt Road. The Village should address these needs through its annual Capital Improvement Program or through coordination with IDOT or DuPage County.

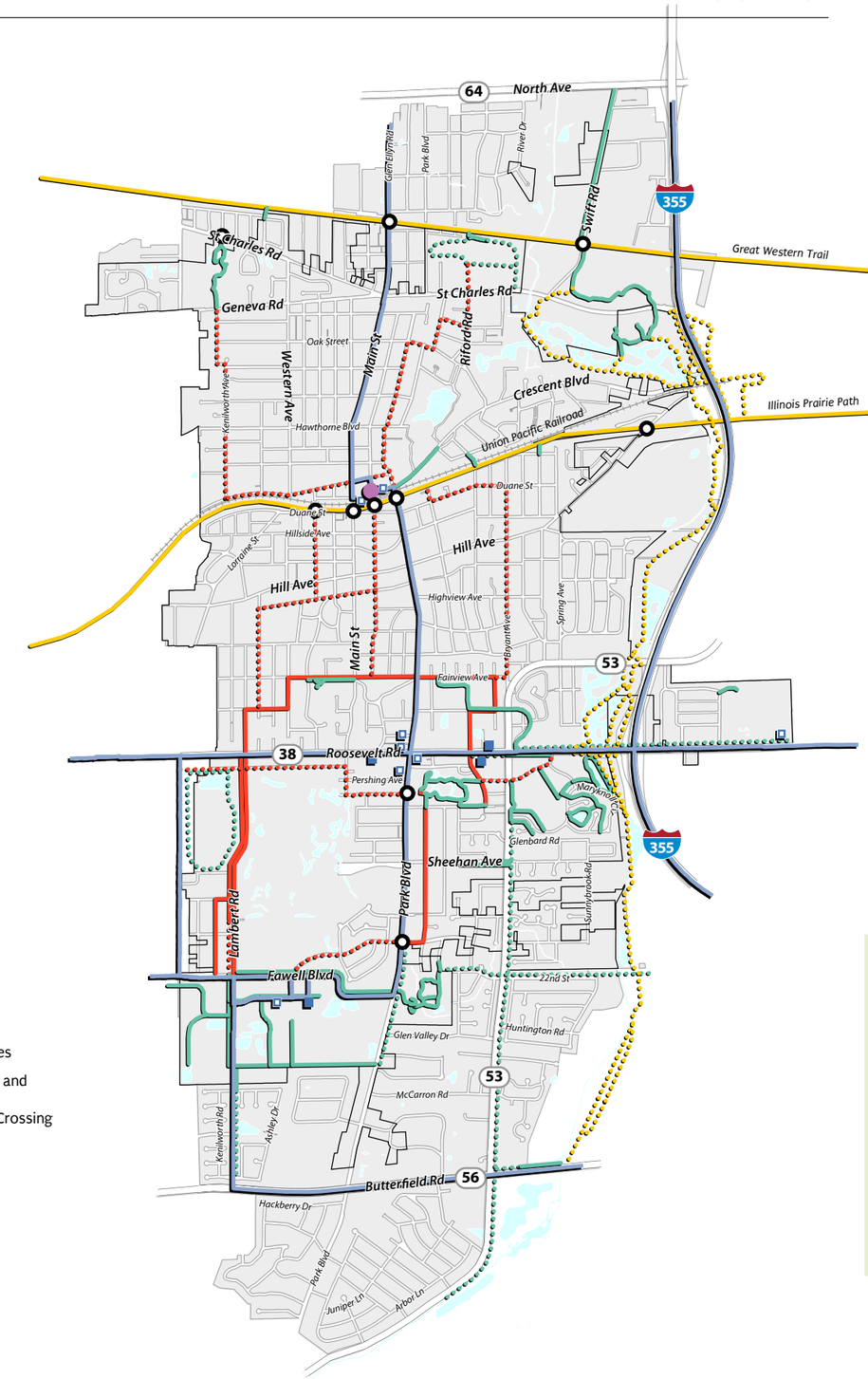
To encourage pedestrians to make full use of the safety features at these intersections, the traffic signals must be timed to balance the needs of motorized traffic and pedestrians. The Village should regularly monitor the traffic signals under its control, particularly those along Lambert Road adjacent to College of DuPage where pedestrian crossings are higher.

Safe Routes to School

The Village should also work with Glen Ellyn School District 41, Community Consolidated School District 89, and the private primary schools in the Village (St. James The Apostle and St. Petronille) to establish Safe Walking Routes to School plans to guide students to the safest locations to cross streets. The IL Route 53 corridor south of Roosevelt Road is an example of an area where pedestrian connectivity with wide sidewalks should be a priority to provide safe access to Glen Crest Middle School.

Alternative Transportation Improvements

- Existing Bus Shelter
- Proposed Bus Shelter
- Bus Route
- Existing Local Trails
- Proposed Local Trails
- Regional Trails
- Proposed DuPage River Greenway Trail
- Bike Lanes and Routes
- Proposed Bike Lanes and Routes
- Bike and Pedestrian Crossing Enhancement
- Metra Station
- Metra Railroad



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CHAPTER 6

COMMUNITY FACILITIES

Community facilities are essential in maintaining Glen Ellyn's high quality of life and making the Village a safe and attractive place to live. Community facilities include public entities and private organizations that offer services to meet the needs of residents, such as fire and police protection, water, sewer, stormwater, education, and healthcare services. This chapter includes investment and policy recommendations for existing facilities and services to improve operational efficacy and ensure service demands are met.

Currently, Glen Ellyn's community facilities are overall in good standing. Though Glen Ellyn's population is not projected to grow significantly, reinvestment and modernization of facilities will be key in ensuring sufficient space availability as operations evolve. The Plan identifies specific facility upgrades and expansions as well as infrastructure improvements the Village should address in the next 20 years. As the distribution of services is a shared responsibility between the Village and other agencies, the Plan highlights the importance of maintaining open communication and promoting partnership to ensure the efficient and effective allocation of services to Glen Ellyn residents.

Village Government

Civic Center

The majority of Glen Ellyn's government is housed in the Glen Ellyn Civic Center. The Civic Center underwent renovations in 2018 and 2019 to reconfigure the facility to be more user-friendly and to increase capacity to address heightened space needs of staff. In addition, 8,200 square feet of the facility was remodeled into an open co-working space for Innovation DuPage, College of DuPage's business incubator. With its new high-quality and energy efficient design, the Civic Center should be used as a quality example for future facilities that are due for upgrades and expansions as service demands grow and shift. Such investments will ensure that government facilities are able to work efficiently as well as serve as a source of community pride.

Emergency Services

Police Department

The Glen Ellyn Police Department provides community policing services to ensure the safety of all residents. Completed in 2017, the Department moved to a new, 29,500 square feet dedicated facility located south of Roosevelt Road on Park Boulevard. The new, state-of-the-art station was designed to meet the specific needs of the department, and put police in close proximity to Roosevelt Road, which generates more 911 calls than any other part of the community.

Police Station Facility Needs

For communities in the Midwest with populations between 25,000 and 49,999, the Federal Bureau of Investigations (FBI) reports an average of 1.9 police officers for every 1,000 residents. With an estimated population of 28,846 residents as of 2020, the Village meets the average rate at 1.9 police officers per 1,000 residents. Glen Ellyn's population is projected to only grow through 2023, keeping the police staffing needs the same. Together with the Glen Ellyn Volunteer Fire Company, the community members identified local emergency services as a major community asset during the public outreach process.

Glen Ellyn Volunteer Fire Company

Fire protection services in the Village are provided by the Glen Ellyn Volunteer Fire Company. The Fire Company currently operates at two stations. Station 61, located within Downtown Glen Ellyn at Main Street and Pennsylvania, serves areas north of Hill Avenue in the Village. Station 62, located on Taft Road near Exmoor Avenue, serves areas south of Hill Avenue. The north fire station's location on the north side of the railroad tracks is vital to Fire Company response times, ensuring that at least one of the two stations can respond to a call within the community during times of rail congestion.

The Fire Company provides high quality services and is well perceived by the community. The Fire Company has an Insurance Service Office (ISO) rating of 3, which is a rating of the level of fire safety response on a scale of 1-10 with 1 being the best rating. In comparison, the neighboring communities Wheaton and Lombard have the same rating of 3, while Glendale Heights and Downers Grove have ISO ratings of 2 and 1 respectively.

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Fire Station Facility Needs

Station 61 is an older structure and may be reaching the end of its useful life, requiring either renovation or replacement of the existing structure or relocation of the station over the long term. The facility currently has limited vehicle heights in bays, deficient parking space, antiquated HVAC and mechanics, and inadequate ADA accessibility. It also lacks conveniences of modern fire stations, including sufficient bunk space and bathrooms, as well public meeting space and appropriately placed administrative space.

Members of the community have highlighted the fire station as a valued asset and destination for families visiting Downtown, filling the role of public plaza for parents and children enjoying an ice cream break, or as a popular destination for elementary field trips. As such, any site improvements or relocation should be mindful of preserving this community gathering space aspect of the facility.

To continue providing quality service levels, the Village should work with the Fire Company to undertake a facility needs assessment that evaluates the condition of Station 61, Station 62, and anticipated improvements. The study should determine whether the relocation of the northern fire station is necessary and if so, identify feasible new sites. While other locations should be evaluated, the AT&T site on the north side of Pennsylvania Avenue at Prospect Avenue was identified as a potential location for consideration during the comprehensive planning process.

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Public Works Department

The Public Works Department is responsible for Glen Ellyn's drinking water distribution; stormwater collection and conveyance to the DuPage River; sanitary sewage collection and conveyance to the Glenbard Wastewater Authority; street construction, maintenance, lighting, and landscaping; traffic signals; and equipment services for all Village vehicles. The department operates out of the 4.5-acre Reno Service Center facility located on Lambert Road just south of Roosevelt Road.

Water & Sewer System Improvements

With two water towers, approximately 110 miles of water main, and over 85 miles of sewer lines, the Public Works Department provides water and sewer services to most of Village's incorporated area and some adjacent unincorporated properties. The Village's drinking water originates from Lake Michigan, which first travels through the City of Chicago water system and the DuPage Water Commission (DWC) water system before reaching the Public Works' pressure adjusting stations.

Several water and sewer system improvements should be considered including:

- The need for a third one-million-gallon reservoir should be examined on the northern end of Glen Ellyn for emergency backup purposes as the Village is currently 0.6 million gallons below DWC agreement storage requirements.
- Back-up pumping facilities should be consistently maintained in case it is needed to supplement the DWC water system.
- With potential new Illinois Environmental Protection Agency (IEPA) regulations regarding lead service lines, the Village should be prepared for unfunded mandates, including potentially replacing all service lines and water infrastructure containing lead. If so, replacements should be completed through public and private coordination. It should be noted that the Village currently meets all water quality standards and ensures residents are receiving safe and clean drinking water.
- Expand water and sewer system to underserved annexation areas.
- Continue water main replacement and rehabilitation in unison with roadway improvement projects, with emphasis on Roosevelt Road and IL Route 53.
- Continue maintaining and rehabilitating Village's existing reservoirs.
- Upgrade and improve the Supervisory Control and Data Acquisition (SCADA) system at needed locations throughout the Village.
- Continue sanitary sewer lining with cured-in-place-pipe where feasible, which is a rehabilitation method that eliminates the need to dig up and replace sanitary sewer mains.
- Undertake the following sanitary sewer improvements:
  - Rehabilitate the lift station at Memory Court and at South Park Boulevard, with the consideration of relocating the station outside of the floodplain.
  - Continue operations to maintain the Village's lift stations in good order and replace various lift station appurtenances, including valves, controls, pumps, and impellers.
  - Install automated on-site backup generators at lift stations as currently standby generators on trailers must be brought to site if a lift station loses power.
- Continue supporting the Overhead Cost Share Program to reduce inflow.
- Continue improvements to maintenance programs utilizing cutting edge technologies for prioritizing maintenance. This includes SL Rat, which can be used to quickly identify where cleaning/clearing of blockages are needed within the sewer system. Currently, the Department solely relies on televising the entire system to identifying lines needing immediate cleaning and/or repairs.
- Conduct a study of basins to prioritize I/I (Infiltration/Inflow) revolution and reduction, including the identification of sources of clearwater that enter the sanitary sewer system. This would help prioritize projects to reduce I/I and complete flow metering within the drainage basins, particularly the northwest and central west areas of the Village.

Facilities Needs

While Public Works facilities are in good condition, the Village should continue to perform regular evaluation, maintenance, and upgrades on public utilities to provide quality service in the future.

- **Reno Service Center.** In coordination with the Village-owned Lambert Lake Nature Preserve and the Park District's Village Green Park, the Village should evaluate the condition of the Reno Service Center and consider expansion options to better accommodate public works operations, off-street parking, storage space, and other necessities. This should include evaluating potential to expand indoor parking facilities to better protect the Department's 18 vehicles. Relocation of the Reno Service Center should be evaluated in the long-term as the facility is currently located within a floodplain.
- **Salt Storage Facilities.** Repairs and replacements also should continue to be completed for existing storage facilities, such as for the primary road salt storage facility located on the north side of the Reno Service Center. This would be in addition to the building Public Works is leasing in Churchill Woods Forest Preserve for the storage of emergency road salt supply which will needs some maintenance and investment long term.

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Storm Drainage Improvements

The Public Works Department manages the Village's stormwater collection system, which transports runoff into the DuPage River. There are approximately 70 miles of storm sewer pipe system and 4,300 structures within the community. Regular maintenance is performed by the Department to ensure the catch basins, which prevent debris from entering the waterways, are kept unblocked. While numerous stormwater management improvement projects have been recently completed by the Village, stormwater management should continue to remain a high priority for the community.

In 2017, the Village created the Stormwater Management Program Plan (SMPP) based off on Lake County's and City of Wheaton's exiting plans to reduce pollutant discharge into stormwater runoff and meet water quality standards of the United States Environmental Protection Agency (USEPA). This plan should be used to guide the Village in handling construction permits, reviews, and inspections; maintenance of utility facilities and their daily operations; protection of water from illicit discharges; public education and outreach; and employee training in carrying out the SMPP program.

In addition, areas within the Village's ETJ are predominantly served by other public or private utilities. Through coordination with private developers, Village infrastructure should continue to be expanded to areas desired for annexation to gain greater control over development, utility aesthetics, and service efficiency.

The Village should also consider the following to improve stormwater services:

- Continue to regularly maintain and enhance stormwater management infrastructure as needed to meet water inflow volume and sufficiently transport runoff. Identify sites that are susceptible to flooding and identify improvements for further flood mitigation.
- Coordinate the replacement of deteriorating segments of stormwater infrastructure (as well as water and sanitary sewer) with roadway improvement projects when possible. Repairs and upgrades should continue to be coordinated with other utility companies in the rights-of-way in unison with Village projects.
- Identify additional sites for stormwater storage, which could be used simultaneously as a public park, recreational facility, or open space like Village Links and Lake Ellyn.
- Work with property owners and developers to reduce impervious coverage and increase green space as a way to reduce stormwater runoff.
- Continue to upkeep Village facilities, community facilities, and municipal roads to maintain a clean environment and prevent potential trash or pollutants from entering the stormwater system.
- Coordinate with construction companies to ensure proper storage and disposal of sediments and waste material from construction sites as development continues to occur in Glen Ellyn.

Urban Flooding

In the 2019 Flood Insurance Study, prepared by the U.S. Department of Homeland Security and the County of DuPage, the East Branch was identified as the most severe flood hazard within the Village. According to the report, flooding in Glen Ellyn occurs due to detention pond overflow, low-lying depressional areas, and insufficient sewer infrastructure.

Urban flooding has been a consistent issue for Glen Ellyn in the past and the Village has completed multiple projects to mitigate flooding impacts, including the construction of a detention pond at the Village Links golf course and detention ponds at Panfish Park and Glen Ellyn Manor. Between Main Street and Park Boulevard, a corrugated metal storm sewer and an overflow channel for high flows were constructed to direct stormwater properly; however, some northern and southern areas of Glen Ellyn remain susceptible to flooding.

The Village should coordinate with DuPage County, property owners, and adjacent communities to develop an appropriate flood resilience strategy to address urban flood hazards. Using the 2015 East Branch DuPage River Watershed and Resiliency Plan as a guide, the Village should also continue to improve its drainage system to ensure its existing infrastructure sufficiently protects residents from flood hazards.

Other potential strategies the Village should consider to address urban flood mitigation include:

- Continue to enforce the adopted DuPage County Countywide Stormwater and Flood Plain Ordinance as well as the Village amendments (Municipal Code Section 4-7-2), which were last amended in May 2019. The Ordinance should be used to address specific stormwater needs of the Village while fostering effective, equitable, and efficient stormwater management strategies.
- The Village should utilize the 2015 Illinois Urban Flooding Awareness Act Report, created by the Illinois Department of Natural Resources (IDNR), to identify resources and technology that could help mitigate the impact of urban flooding.
- Increase promotion of Village resiliency programs that help residents fund sanitary sewer service line improvements, including the Sanitary Sewer Service Line Repair Cost Sharing Program and the Overhead Sewer Program. Promotional efforts could include adding information about available programs to the water bills each year.
- As redevelopment continues within the Village, implement low-impact development (LID) through the incorporation of green stormwater infrastructure, such as permeable pavement, rain gardens, and bioswales. Also consider amending the zoning code to limit impervious surface coverage on lots.
- To help address urban flooding, the Village should work with property owners to improve existing open space on private property or create additional open space, such as through park donations.

Potential Future Service Areas

Presently, areas within the Village's planning area are predominantly serviced by the Village of Glen Ellyn, DuPage County, Wheaton Sanitary District, or Illinois American Water. Some properties within the Village limits rely on private wells and/or private septic systems. The Village should continue to expand the Village's utility lines outside the northern and southern municipal limits in preparation for potential annexations and to ensure future community members are well served by Village services. This includes providing sewer and water infrastructure between Hill Avenue and Crescent Boulevard in the eastern planning area, the segment of Bemis Road between Danby Drive and Sunnybrook Road, and the area northeast of Stacy's Corners.

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FOR PUBLIC HEARING

Glenbard Wastewater Authority

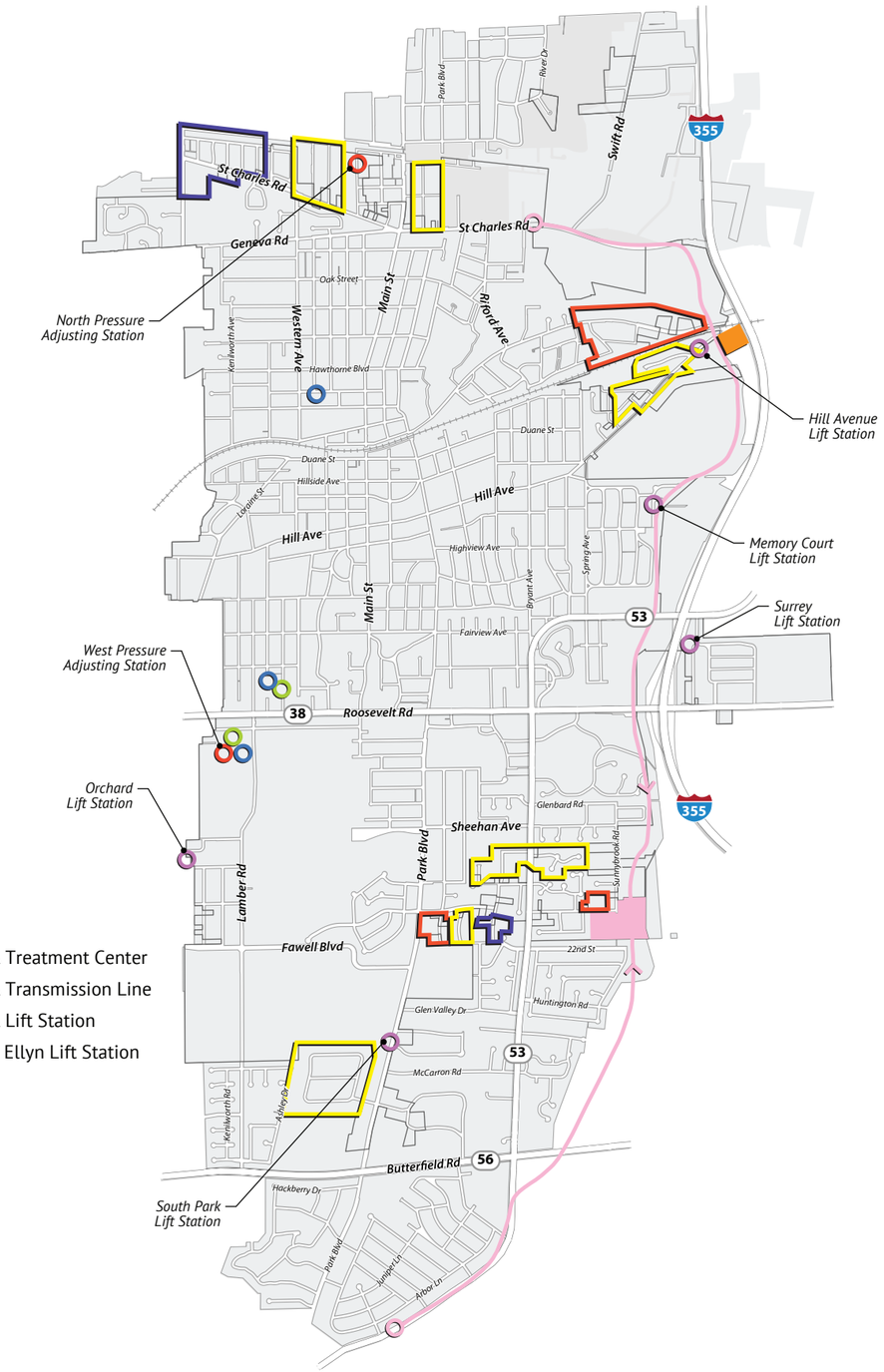
The Glenbard Wastewater Authority (GWA) is located at the intersection of Bemis Road and Sunnybrook Road. The wastewater treatment plant serves about 109,000 people residing in Glen Ellyn, Lombard, and surrounding unincorporated areas. In 2013, the Wastewater Facilities Plan was created to evaluate the GWA plant's ability to meet service demands and develop a capital improvement program for the next 20 years. The plan sets forward regulatory initiatives, reviews impacts of potential future limits, and evaluates plant alternatives to meet future limits. In 2016, the GWA was nominated for the Utility of the Future Today, an honorary program that recognizes performance excellency, community engagement and resiliency, and leadership in sustainability including Energy neutral status.

GWA Service Improvements

The Village should coordinate with the GWA to ensure the capacity of its system continues to meet the needs of Glen Ellyn's residents and necessary improvements are made to accommodate future annexations. This includes addressing heightened demands in areas where intensified residential and commercial development is planned to occur, such as along Swift Road and Butterfield Road. As the Village is responsible for sewer collection leading to the plant, sewer infrastructure maintenance and repairs should continue to be regularly conducted to reduce groundwater infiltration. This would ultimately minimize the amount of "clear water" being treated and the Village's total cost of wastewater treatment , which is determined by wastewater flow volume.

Village Sewer Cost Share Programs

Two programs are currently administered by the Village to help residents fund sanitary sewer service line improvements: the Sanitary Sewer Service Line Repair Cost Sharing Program and the Overhead Sewer Program. Since 2000, the Sanitary Sewer Service Line Repair Cost Sharing Program has aided over 200 participants, allocating nearly $560,000. Since 2001, the Overhead Sewer Program has aided 184 participants, allocating approximately $500,000. The Village currently promotes the programs by contacting homeowners during the event of backups and providing informational brochures. Promotional efforts could also be increased by advertising on social media platforms, through the water bills each year.



Water and Sewer Utilities

- Water Pressure Adjustment Station
- Glen Ellyn Water Storage Tanks
- Emergency Backup Wells
- GWA Combined System Overflow Treatment Facility
- Potential Future Village Water and Sewer Service Area
- Potential Future Village Water Service Area
- Potential Future Village Sewer Service Area
- GWA Treatment Center
- GWA Transmission Line
- GWA Lift Station
- Glen Ellyn Lift Station

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Public & Private Schools

School Districts

Education was highlighted as one of Glen Ellyn's greatest assets throughout the community outreach process. Public education in the Village is provided by the following three school districts:

Glen Ellyn School District 41

Glen Ellyn School District 41 is known for high student academic achievement and growth, a strong sense of community, and active family involvement. District 41 serves about 3,600 children from pre-kindergarten through eighth grade in four elementary schools and one junior high school. The District boundaries include five communities: Glen Ellyn, Wheaton, Glendale Heights, Lombard, and Carol Stream.

The five District 41 schools are:

- Abraham Lincoln Elementary School
- Benjamin Franklin Elementary School
- Churchill Elementary School
- Forest Glen Elementary School
- Hadley Junior High School

The Hadley Junior High School feeds into Glenbard District 87's Glenbard West High School in Glen Ellyn.

District 41 offers unique opportunities for students including Foreign Language at the Elementary Schools "FLES" (a half hour of Spanish everyday starting in first grade), optional Dual Language Program, and Problem-Based Learning throughout the school year. A point of pride for District 41 is the designation of Hadley Junior High as an "Illinois Horizon School to Watch," by the Association of Illinois Middle-Grade Schools (AIMS) in May 2019.

In 2017, the community passed a referendum to support needed facilities improvements across the district including a building addition at Hadley Junior High School. The addition allowed for the removal of the last of the portable classrooms in the district. As a mostly landlocked school district, space remains an issue. There is little room for an increase in enrollment or for more space based on academic programming needs.

Community Consolidated School District 89

District 89 has an enrollment of nearly 2,300 preschool through eighth grade students from Glen Ellyn, Lombard, and Wheaton. District 89 facilities include:

- Arbor View Elementary School
- Briar Glen Elementary School
- Park View Elementary School
- Westfield Elementary School
- Glen Crest Middle School

District 89 students score in the top 10 percent nationally for reading and math scores. The District continues to look for ways to add new opportunities for students to learn how technology is affecting different fields. This year, the District is engaged in an extensive equity audit with the goal of eliminating achievement gaps.

In 2018, an increase in the District's operating tax rate was approved to address increasing enrollment and multiple years of budget deficit. From 2012 to 2018, enrollment had increased by 16 percent, and is projected to increase another 13 percent by 2022. Financial projections also predicted the District to have deficits totaling between $1.3 million and $2.3 million over the next five fiscal years. With the approved 40-cent rate increase, however, the District will have balanced budgets while maintaining existing classes, special programs, and extracurricular activities while preventing an increase in class sizes.

Glenbard Township High School District 87

Glenbard District 87 has 8,100 students in four high schools. District 87 serves students from Glen Ellyn, Addison, Bloomingdale, Carol Stream, Downers Grove, Glendale Heights, Hanover Park, Lombard and Wheaton.

- District 87 schools include:
- Glenbard South High School in Glen Ellyn
- Glenbard West High School in Glen Ellyn
- Glenbard East in Lombard
- Glenbard North in Carol Stream

Glenbard is implementing its Profile of a Graduate, a collection of six competencies that characterize its graduates. The Profile of a Graduate will guide Glenbard's work to prepare students for a bright future in a changing world.

Thanks to voters' support of the March 2014 referendum, Glenbard District 87 has implemented its 10-year Master Facility Plan. Several capital improvements have been made in recent years, including parking lot improvements, HVAC upgrades, and installation of synthetic turf fields, as well as a classroom addition and air conditioning at Glenbard West, and the addition of lights at Memorial Field at Glenbard West. Recent Village of Glen Ellyn projects have had a positive effect on the District, including the Crescent Boulevard and Ellyn Avenue streetscape improvements and partnering with Glenbard on the addition of lights at Memorial Field.

Learn more at glenbard87.org.

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Housing Stock vs. Student Population

As the Village develops higher-density residential uses moving forward, it is important to coordinate with the three school districts to ensure their facilities are able to support corresponding increases in student population. Close coordination should be maintained with each district to monitor enrollment fluctuations based on potential shifts in the housing stock outlined in the Land Use Plan. This is particularly applicable to schools serving students residing in the Roosevelt Road corridor, Downtown, Butterfield Road corridor, and Swift Road, where new single-family attached and multi-family uses are recommended in the Land Use Plan.

Private Schools

In addition to the three School Districts, private education in Glen Ellyn is provided by St. Petronille School, St. James the Apostle, Phillip J. Rock Center and School and Montessori Academy of Glen Ellyn. The Village should continue to coordinate with these schools when possible to ensure private education remains a strength within the community.

College of DuPage

Higher education in the Village is provided by College of DuPage (COD), a two-year community college located in southwestern Glen Ellyn at Fawell Boulevard and Lambert Road. COD enrolled approximately 27,000 students from across DuPage County in the 2017-2018 academic year; however, the College has been experiencing a gradual decline in enrollment, which is consistent with national trends and it is estimated current enrollment is closer to 25,000. The institution is frequently cited as an important community asset through the outreach process, not only as an education provider but also in offering a range of facilities and services that contribute to quality of life in Glen Ellyn.

Town-and-Gown Relationship

The Village and COD have a collaborative relationship and work together to provide events and programs for both students and residents. COD hosts numerous events during the year that are open to residents, such as the Food Truck Rally, and programs through the McAninch Arts Center.

Together with the DuPage Convention and Visitors Bureau, the Village and College should continue to work closely together to promote each other's events and provide the public with unique experiences. This could include holding promotional activities such as a Restaurant Week, arts and crafts markets, and outdoor music concerts, or creating ties between local businesses and students such as student discounts, student banking options, and reward programs.
The Village and COD are currently collaborating to maximize the cultural and economic impact of the exhibition of the work of renowned Mexican artist Frida Kahlo at COD's Glen Ellyn Campus in mid-2021.

Downtown Presence

The Village recently partnered with College of DuPage to create an entrepreneurship center at the Glen Ellyn Civic Center for Innovation DuPage, a career development and business expansion initiative, which opened this spring. The Business Development Center also moved into the Civic Center, creating a hub of new business resources. As the incubator gains traction, the facility may serve as a resource to streamline graduates from COD directly into the Village to bolster the local workforce. Future office and commercial flex space development within Downtown may also be able to provide permanent locations for businesses that grow out of the incubator.

Connecting through Public Transit

Public transit to COD is currently available through Pace bus routes 714 and 715, the latter of which connects to Downtown via Park Boulevard and Main Street on weekdays. The Village should coordinate with Pace to create a new shuttle line that provides direct connection between the COD campus, Downtown, and the Metra station for regional transportation (see the Shuttle Bus to College of DuPage section in *Chapter 4: Subarea Plans* for further discussion). By doing so, access to Downtown will be facilitated for students and faculty, enabling them to patronize the local shops and restaurants, heightening economic vitality.

COD Facilities Planning

In 2019, COD updated its Facility Master Plan to examine gaps within existing campus and centers and develop a greater educational experience for students and faculty members. The Plan recommends the renovation of 123,500 gross square feet (GSF) of Main Campus facilities and the addition of about 260,000 GSF of new construction to address space needs and provide ideal learning environments. Renovations are currently taking place to convert the Early Childhood Center into administrative offices, which were completed in August 2019. As the Plan moves forward into the implementation stage, the Village should support COD in enhancing its facilities and work to negotiate mutually beneficial and necessary amendments of the Planned Unit Development (PUD) that guides development of COD campus. The College has already maximized its development footprint under the current agreement with the Village.

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Student & Faculty Housing

The Village should support the expansion of the COD campus as an economic development asset while ensuring improvements do not negatively impact the surrounding neighborhoods. Opportunities to develop additional multi-family housing near the campus should be explored to provide a desirable and convenient place for COD students and faculty to live in Glen Ellyn. Additionally, opportunities for single-family attached and multi-family developments exist along Butterfield Road, Roosevelt Road, and within Downtown, which would be supported by the addition of the new shuttle bus.

COD Branding

Several opportunities exist to strengthen the college's brand in the campus area through placemaking and signage improvements. COD streetlight banner signs currently line College Road and similar banners could be installed along Lambert Road and Park Boulevard. Colored pavement crosswalks and pedestrian-scale LED lighting could also be used to improve pedestrian safety while demarcating the campus edge as people enter Glen Ellyn. In addition to the gateway signs located at the corners of the COD campus, wayfinding signage could be provided within the Village that would direct people from Downtown and Roosevelt Road. This may be completed by adding a COD directional sign component to existing signage that was implemented based on the 2016 Community Signage and Wayfinding Plan.

Transportation Improvements

Along with facility enhancements, the Facility Master Plan addresses streetscape and traffic improvements around the campus. The Plan stresses the need to foster east-west unity on Main Campus by improving pedestrian circulation and connectivity on Lambert Road in coordination with the Village. This includes reducing the four-lane arterial to two lanes due to low average daily traffic (ADT) counts, providing a traffic island and High-Intensity Activated crossWalK beacon (or HAWK) beacon at the intersection with Tallgrass Drive and widening sidewalks. In addition, traffic signal cycle lengths along Lambert Road should be reassessed to ensure the duration matches current ADT needs and unnecessary wait times are eliminated. The Village should coordinate with COD to achieve these potential projects and tighten the bond between the college with the community.

Library

Glen Ellyn Public Library first started in the early 1900s when a group of women from the Glen Ellyn Study Club established the Glen Ellyn Library Association and began collecting funds for a dedicated library within the Village. The Library was established in 1907, with the first permanent location opening in 1914. The current building, located along Duane Street in Downtown Glen Ellyn, was constructed in 1995 to make room for additional volume. Today, The Library holds over 220,000 media items and hosts numerous programs and activities for the community.

The Library has opened a new café and drive-thru window for book pick up and returns in addition to their new entrance, workspace consolidation, and meeting room reconfigurations. Overall, the Library is running successfully, and community members are enjoying the upgrades. Representatives indicated a concern for parking needs during peak hours of the week but noted that overflow into the commuter lot during the weekend accommodates larger parking requirements. The garage at the Civic Center has also aided in parking capacity needs. The Village should continue to support the Library in providing services to residents and strengthening partnerships with each school district to provide resources to students.

Early Learning Campus

Overall, Glen Ellyn places a high value on early learning opportunities. There is a strong, collaborative relationship between the Village of Glen Ellyn, Glen Ellyn Public Library, and the Glen Ellyn Park District. This collaborative relationship is an important factor when moving forward to investigate the possibility of a comprehensive community-wide early learning campus. A joint venture such as this would allow both school districts, and the communities they serve, to partner with the Village, library, and other community agencies in providing a state-of-the-art early learning campus.

Benefits of the joint venture/early learning campus include:

- Ability to cluster appropriate staff and specialists in an effective and efficient manner
- Ability to develop an environment that is optimal for preschool-age students and their specialized learning needs
- Ability to expand the program and make it available to more students/families
- Ability to ease crowding in the elementary schools

Multiple studies have shown that investing in preschool has several long-term benefits for the community and can be one of the most high impact places to spend educational dollars.

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Healthcare

Healthcare services in Glen Ellyn are primarily provided by three facilities:

- Northwestern Medicine – Family Medicine—444 N Park Boulevard
- Northwestern Medicine – Urgent Care, Pediatrics & Rehabilitation Services—885 Roosevelt Road
- Duly (formerly DuPage Medical Group) – Immediate Care and Outpatient Center—430 Pennsylvania Avenue

Additional healthcare services are provided by facilities in adjacent communities and the surrounding area, particularly the Northwestern Medicine Central DuPage Hospital. Medical uses are currently permitted in all commercial zoning districts, though the C5A central retail core subdistrict restricts the use to above or below ground floor or set back 40 feet from a front or corner building façade that does not have storefront windows facing public property or a public right-of-way.

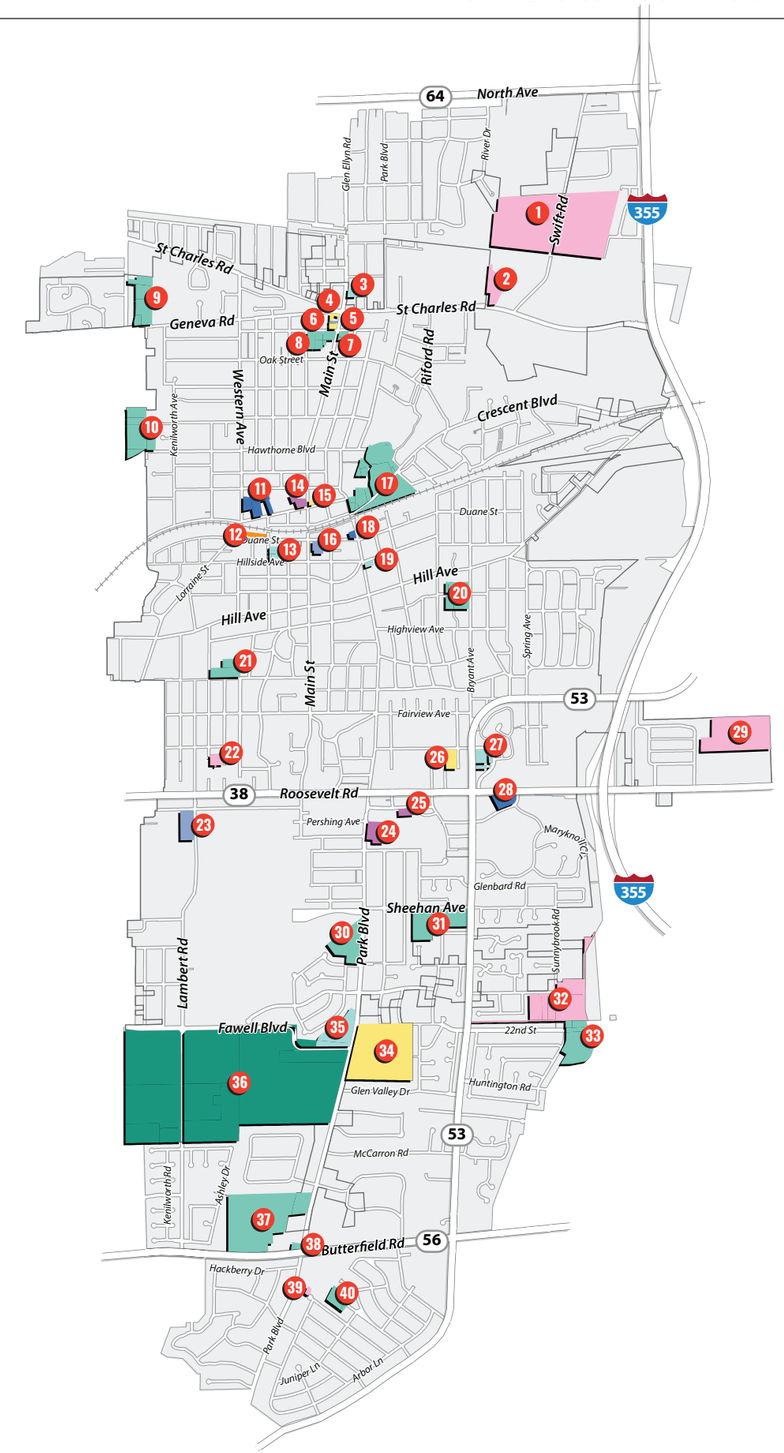
Glen Ellyn has numerous medical and dental offices throughout the community. Medical offices should continue to be supported above ground floor retail uses within the Downtown core or in the C5B district where they are permitted uses, unless they are a larger clinic facility.

Additionally, medical offices should also be centralized around existing office clusters along Taft Avenue and Roosevelt Road at Cheltenham Drive, Pershing Avenue, and IL Route 53. Medical uses can be further leveraged to infill retail vacancies, while ensuring associated uses, such as ambulances and patient pick up facilities are not disruptive to surrounding uses. Urgent care facilities should continue to be discouraged within residential districts while allowing smaller clinics and family physicians to mix in with neighborhood commercial uses.

Community Facilities

- City Government
- Emergency Services
- Utility (Water, Sewer, and Electric)
- Public School
- Private School
- College of DuPage
- Library
- Healthcare
- Other

1. ComEd
2. DuPage County Water Tower
3. Montessori Academy of Glen Ellyn
4. Stacy's Tavern Museum
5. Glen Ellyn Chamber of Commerce
6. Glen Ellyn Historical Society
7. Glen Ellyn School District 41 Offices
8. Forest Glen Elementary
9. Churchill Elementary
10. William Hadley Junior High School
11. Duly (formerly DuPage Medical Group)
12. Glen Ellyn Public Library
13. St. Petronille School
14. Glen Ellyn Fire Station 61
15. United States Post Office
16. Glen Ellyn Civic Center
17. Glenbard West High School/ School District 89 Offices
18. Northwestern Medicine
19. Diamante Montessori School
20. Benjamin Franklin Elementary
21. Abraham Lincoln Elementary
22. Glen Ellyn Water Tower
23. Glen Ellyn Public Works
24. Glen Ellyn Police Department
25. Glen Ellyn Fire Station 62
26. United States Post Office
27. Phillip J. Rock Center and School
28. Northwestern Medicine
29. Nicor
30. Park View Elementary
31. Glen Crest Middle School
32. Glenbard Wastewater Authority
33. Westfield Elementary
34. Willowbrook Wildlife Center
35. St. James the Apostle School
36. College of DuPage
37. Glenbard South High School
38. School District 89 Offices
39. Illinois American Water Facility
40. Arbor View Elementary



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CHAPTER 7

PARKS, RECREATION & OPEN SPACE

One of Glen Ellyn's most valued features is its expansive network of parks, recreation, and open space. With just about 330 acres dedicated to parks and recreation." Glen Ellyn's park space is supplemented by an additional 348 acres of forest preserves within the Village, including Churchill Woods and the Willowbrook Wildlife Center. Given the importance placed on Glen Ellyn's natural resources and verdant character, the Village should continue to partner with other organizations to preserve and enhance the community's recreational facilities, and open space while strengthening the connections between these assets.

This chapter sets forth recommendations to guide the Village in achieving its park space and environmental conservation goals through close coordination between the Park Districts, School Districts, and various regional facilities. A service area assessment is included, which evaluates the size and location of parks and open space areas in relation to the location of residential neighborhoods. Areas within the community that lack close access to recreational amenities are also identified to emphasize where new parks and open space development should be prioritized.

Glen Ellyn Park District

Established in 1919, the Glen Ellyn Park District (GEPD) is the primary provider of park facilities and recreational programing in the Village, serving 95 percent of Glen Ellyn residents. The GEPD maintains 29 parks totaling over 260 acres of parkland, including playgrounds, athletic fields, and sport facilities. The District also operates Sunset Pool, fitness facilities, and the Lake Ellyn Boathouse, offering over 700 recreational programs each year. The GEPD is a highly valued asset of Glen Ellyn as it preserves the natural environment while providing community members places to socialize, play, and enjoy nature.

Ackerman Park

Ackerman Park is the Park District's largest recreational facility, home to the Ackerman Sports and Fitness Center. The park offers eight youth baseball/softball fields and 11 soccer fields, along with access to the Great Western Trail. Since the development of the Ackerman Park Master Plan in 2014, the GEPD has implemented numerous improvements to heighten the functionality, sense of place, and level of service of the facility.

Today, the park still experiences numerous challenges including poor drainage, outdated park amenities, antiquated irrigation, and poor soil and turf quality. The District has made it a priority to increase playability through enhancements including the installation of new sport amenities and synthetic turf, improving grading, upgrading storage facilities, and strengthening trail connectivity. As the implementation of the plan continues into Phase IV, the Village should support the GEPD in the enhancement of the Ackerman Park's amenities to sufficiently serve the large number of residents who utilize this recreational facility.

Lake Ellyn Park

Lake Ellyn is a key asset and focal point for Glen Ellyn, serving as both a local neighborhood park as well as a regional community park. Located in the 28.7-acre Lake Ellyn Park just northeast of Downtown, the 10-acre lake serves as a significant stormwater site for the Village. The site has undergone numerous improvements to reduce overflow including weir expansions, reinforcing the earthen dam, and dredging the inlet canals. Along with connectivity to the Sam Perry Nature Preserve through the Ruth Candy Parkway, Lake Ellyn Park provides residents with a place to gather, take a stroll, and enjoy community events.

Since the adoption of the 2013 Lake Ellyn Park Master Plan, the GEPD completed in 2017 the implementation of additional renovations to the facility, including a new playground, fishing pier, and L.E.D. pathway lighting. The Gold-Level LEED certified Lake Ellyn Boathouse also underwent renovation for historic preservation in 2016 and has since received local and national recognition as an historic landmark. This jewel of Glen Ellyn was originally designed by Frederick G. Walker. Originally a WPA project, the Boathouse earned the Village's Historic Preservation Commission's 2016 Restoration of the Year Award The Village should continue to support the Park District in maintaining Lake Ellyn Park as a valuable community asset by examining needs for future facility improvements and ensuring the implementation of Best Management Practices (BMPs) for stormwater management.

Butterfield Park District

The Butterfield Park District (BPD) was established in 1965 and is the primary provider of parks and recreation services for the southeast neighborhoods of Glen Ellyn, in addition to serving southwestern Lombard and sections of the Village of Downers Grove. The BPD provides recreational amenities and programs for Glen Ellyn and Lombard residents of all ages, serving approximately 2.4 percent of Village residents. Three facilities, Glenbriar Park, Westfield Play Lot, and Orchard Glen Park, are located within the Village's extra-territorial planning jurisdiction (ETJ), north of Butterfield Road and east of IL Route 53. All three parks have recently been completely renovated with all new equipment, surfacing, landscaping, and amenities.

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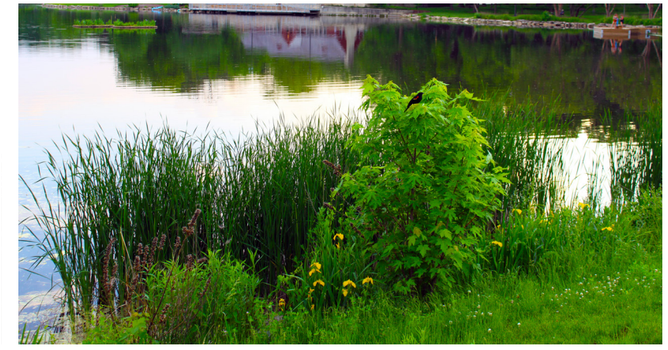

The Park District offers a wide variety of programs and services, including Early Childhood Development programs and Before and After School Child Care opportunities for working families, such as Rec Kids. The Glenbriar Aquatics Center is located in Glenbriar Park, together with tennis courts, playgrounds, picnic shelters, and a recreation center that is often the venue for neighborhood community celebrations.

Glenbriar Park Expansion

The BPD recently acquired the property on the corner of IL Route 53 and Butterfield Road for the development of a new park. After securing a Land and Water Conservation Fund Grant to help with this purchase, the district also secured an Open Space Land Acquisition Grant to assist with the development. A comprehensive master plan for this park was created with significant input from the community.

The park expansion is scheduled for completion in Fall 2020 and will contain amenities, including passive looped recreation trails, a pollinator garden, a water feature with limestone outcropping, six new tennis courts, two new pickle ball courts, and an outdoor amphitheater.

Glenbriar Park, as well as the recently purchased property immediately north of Corner Park, will be part of BPD's continued efforts to expand and preserve open space for the south Glen Ellyn community. The Butterfield Preservation Foundation and the Conservation Foundation played a key role in securing and protecting these two properties. The newest development will include basketball courts, open field play space, sand volleyball, a new shelter, additional parking, and a pickle ball court expansion.

The Village should continue to support and work with the BPD in the clean up and development of the two parks, which will play a significant role in the development of trails and pathways that connect the East Branch Trail system to the Hidden Lakes Forest Preserve and Morton Arboretum.

Addressing Park Needs

To assess the park system's performance in serving Glen Ellyn's parks and open space needs, park and recreational facilities have been categorized based on their size and function. Park classifications follow the system established in the Glen Ellyn Park District 2009–2013 Comprehensive Plan and include:

- **Neighborhood Park.** This is the basic unit of the park system that serves as the recreational and social focus of a neighborhood by providing balanced active and passive recreation. Serves residents within a quarter to half mile radius and are typically three to 10 acres in size.
- **Community Park.** Serves broader purpose than neighborhood parks by meeting community-based recreation needs, as well as preserving unique landscapes and open spaces. Community parks may include both indoor and outdoor facilities and are usually located near a major thoroughfare or easily accessed by car. Community parks should be large enough to service several neighborhoods within a mile radius and to accommodate desired uses, ranging from 25 to 100 acres in size.
- **Natural Resource Area.** Can include an entire park or an area within a park. The area is managed and protected through the maintenance of its natural and/or cultural environment. Location depends on resource availability and opportunity, with varying size and service areas.
- **Sports Complex.** Consolidates heavily programmed athletic fields and associated facilities to larger and fewer sites strategically located throughout the community. Size is determined by demand, usually a minimum of 25 acres, with 40 to 80 acres being optimal. Service area is variable and site size is determined by resource availability and opportunity.
- **Special Interest/Use.** Offers unusual facilities and opportunities specialized for single-purpose recreational activities. Service area is determined by usage and location is dependent on specific use.
- **Playground/Tot Lot.** Small park, usually a quarter to three acres in size, or an area within a larger park. Service area is generally within a quarter to half mile radius, with location dependent on resource availability and opportunity.

Parkland Inventory

According the National Recreation Parks Association (NRPA), the national standard of parkland within a community is 10 acres per 1,000 residents. It should be noted that this standard is general and does not take into consideration an individual community's unique characteristics and needs. It is beneficial in providing a baseline understanding on how existing parks and facilities serve residents of Glen Ellyn.

Based on the 2020 population estimate of 28,846 people, the GEPD currently provides a total of about 11 acres of parkland per 1,000 residents, which is above the national average. This does not account for additional recreational facilities and green space outside the Park District, including golf courses, Butterfield Park District's parkland, and other natural areas not dedicated to recreational uses.

Parkland Distribution

While the Glen Ellyn community meets standards for parkland acreage, it is important to examine the distribution to ensure all areas of the community have equitable access to recreational opportunities. The following Parks and Recreation Map illustrates the location and service area of each park within Glen Ellyn and its planning area.

For the purposes of this analysis, park service area is defined as the area within a 10-minute walk of a playground facility including neighborhood parks, schools, and sport facilities. Similarly, while several of the parks in Glen Ellyn are larger and serve a community-wide function, playgrounds represent a common design element and have been used as the starting point to delineate neighborhood service areas for larger parks.

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The Parks and Recreation Map identifies existing and future residential areas (as identified in the Land Use Plan) that fall outside of park service areas. Areas that appear to be underserved by the existing parks system include unincorporated areas to the north along Swift Road and Eastern Avenue, the area north of Butterfield Road along Park Boulevard, and along Crescent Boulevard east of Downtown. Natural areas such as Churchill Woods and Willowbrook Wildlife Center help offset these service area gaps, however more can be done to increase the Village's parkland inventory and ensure all residents are adequately served.

Existing parks and recreation facilities should also continue to be enhanced, replacing old amenities with the new as needed. In addition, the Village should coordinate with the GEPD as the district looks to update the Glen Ellyn Park District Comprehensive Plan, as well as the Butterfield Park District should it undertake a similar exercise, to help create a comprehensive, unified vision for the community's park system.

Potential Park Locations

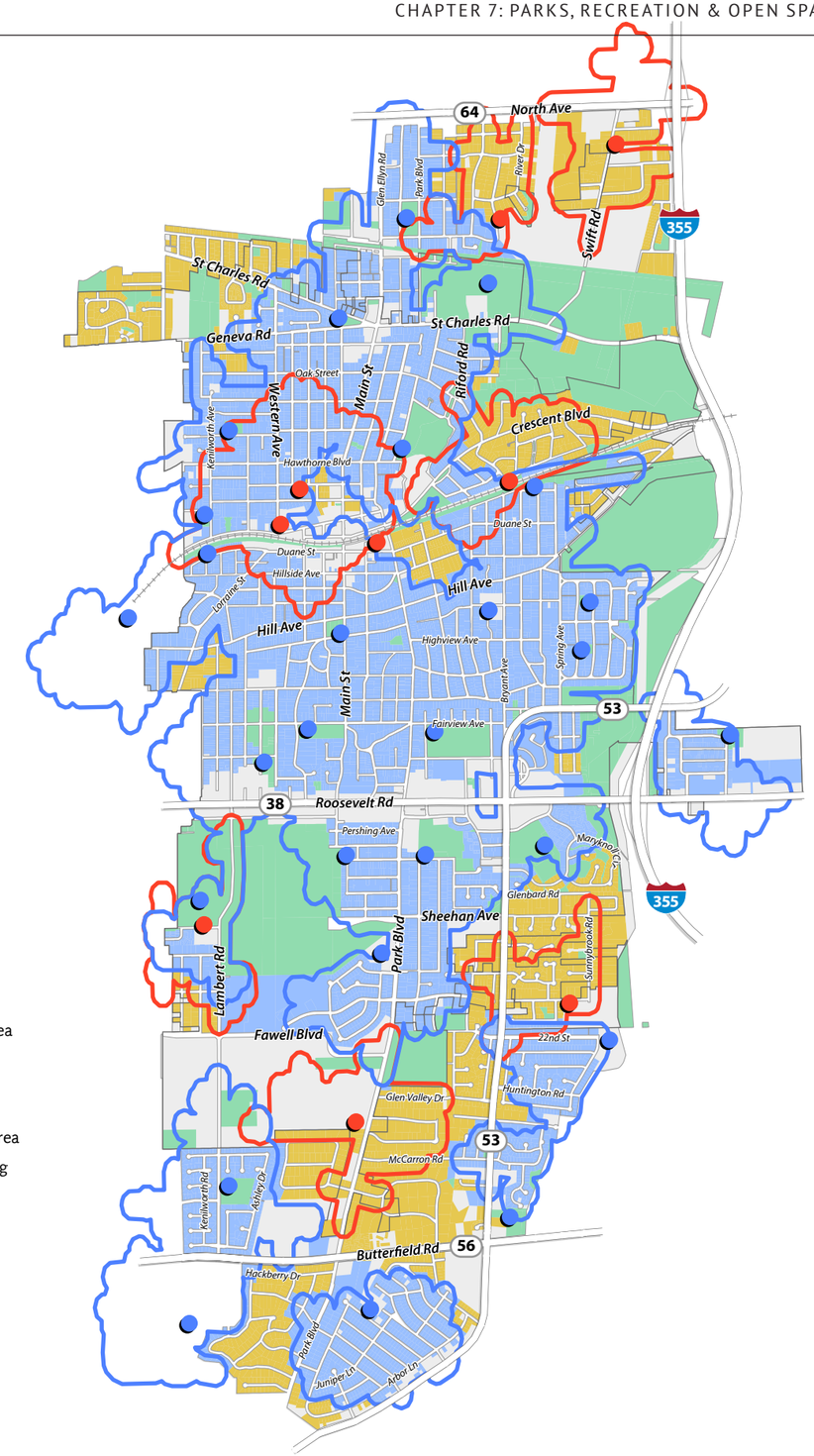
The park distribution analysis conducted as part of the Comprehensive Plan is illustrated in the Park Service Area Map. In evaluating the location of institutional or public lands in reference to underserved residential areas, opportunities exist to expand the park inventory and better meet the needs of the Glen Ellyn community. More intense development of existing facilities should also be encouraged in areas of more need where future parkland cannot be acquired by the park district. Doing so will require continued partnership between the Village and the park districts, as well as the development community. The GEPD should also continue assembling the single-family lots along Lenox Road for Park District purposes.

The following properties should be considered for park improvements, such as the installation of a tot lot or small neighborhood park, to better serve existing and planned residential neighborhoods:

- **US Bank Property.** In partnership with the Park District, developing a downtown park and event space and aligned with the CBD streetscape and Pedestrian tunnel and new train station.
- **Glenbard Water Authority (GWA).** In coordination with the GWA, the frontage of the facility at Bemis Road could be developed into a neighborhood park with a playground. Additional screening through landscaping or decorative fencing could also be provided to block the plant from the playground and surrounding residences.
- **Village Green Park.** An additional playground facility could be provided at the southern end of the Park along Orchard Lane.
- **College of DuPage.** At the south end of the COD Baseball Field at College Road and Park Boulevard, a playground could be added.
- **Water Tower.** Better use of the water tower lot on Cottage Avenue could be achieved by constructing a tot lot or fitness amenities, giving the property a dual purpose.
- **Ellynwood Nature Preserve.** Opportunity to enhance usage of the Ellynwood Nature Preserve exists by incorporating a small tot lot while maintaining tree preservation.
- **Extraterritorial Jurisdiction (ETJ).** Within the Village's northern ETJ, the open space parcels east of Eastern Avenue and 1st Street, which currently lie in the floodplain, should be considered for the location of an active park space. Parks and recreational amenities could also be incorporated in the residential neighborhood east of Swift Road as higher-density development occurs.

Park Service Area

- Existing Playground
- Existing 10 Minute Walk Service Area
- Residential areas within existing service area
- Potential Park Improvement
- Potential 10 Minute Walk Service Area
- Residential areas not within existing service area
- Existing Parks



Village Links/ Reserve 22

The Village Links and Reserve 22 include four Village-owned facilities that serve both recreational and stormwater management purposes. Located on 280 acres south of Roosevelt Road, the facilities include the Village Links Golf Course, Reserve 22, Panfish Park, and the Lambert Lake Nature Preserve.

The Village Links Golf Course is a highly regarded 27-hole golf course that stretches over 240 acres with 22 lakes. The facility was the first to be certified as a Wildlife Sanctuary by the Audubon Cooperative Sanctuary Program and has been the host site for 46 USGA and PGA tour qualifying events. The golf course's farm-to-table restaurant, Reserve 22, was founded in 2013 and recently underwent remodel and continues to serve as a community attraction.

Panfish Park features a playground and picnic area alongside two lakes encircled by looping trails. The Lambert Lake Nature Preserve, also known as Village Green, is a recreational facility that includes baseball fields, tennis courts, and a basketball court in addition to a playground and lake. At the moment, there are no improvements planned for Village Links and Reserve 22; however, in coordination with the Village Links and Reserve 22, these key recreational facilities should be enhanced together with upgrades to the sport facilities as they begin to age in the long-term.

During wet weather, the Village Links golf course and Reserve 22 facilities serve as detention basins, allowing stormwater to flood the sites, which is later gradually released through the connected underground pipe system. With a capacity of detaining about 30 percent of the Village's stormwater, it is important that these facilities are properly maintained as a critical component of the community's stormwater management system. The Village should continue to monitor needs for infrastructure upgrades and cleaning. This includes assessing the need for dredging at Panfish Park as well as bank stabilization to improve water quality within the public amenity. Consider a partnership wit the park district to improve maintenance and use of the park.

The Village and the Park District may wish to consider swapping some properties and maintenance responsibilities similar to agreements related to other park and Village properties.

Natural Areas

In addition to parkland, a series of natural areas and preserves are dispersed within or near the Village of Glen Ellyn. Ellynwood Nature Preserve, Ada Harmon Wildflower Preserve, Joseph Sam Perry Nature Preserve, and Glen Oak County Forest Preserve lie within the Village's jurisdiction and allow residents access to range of natural environments and habitats. Additionally, Churchill Woods, Hidden Lake Forest Preserve, and East Branch Forest Preserve lie within or just outside Glen Ellyn's planning area, which are maintained by the Forest Preserve District of DuPage County. Prairieland, floodplains, reforested areas, flower species, and ecological habitats can be found within these preserves and provide a natural haven for both residents and regional visitors to enjoy.

Trail Connectivity

Glen Ellyn is home to two regional trail systems, the Illinois Prairie Path Trail and the Great Western Trail, with a proposed third, the East Branch DuPage River Greenway Trail. Such trails provide long-distance recreation and off-street bicycle connections to adjoining communities, internal connectivity to local businesses and community facilities for active modes of transportation, and access to forest preserves to the east and west of the Village.

The Illinois Prairie Path Trail runs along the Union Pacific Railroad providing east-west connectivity and access to Downtown, while the Great Western Trail runs along the northern limits of the Village passing just north of Churchill Woods. Numerous amenities are located along the Prairie Path to enhance its experience, including informational signs at points of interests, public bathrooms, and benches. To further promote use of these trails, the Village should partner with the Forest Preserve District of DuPage County and other respective agencies to establish connecting routes and improve accessibility. This includes the implementation of a new trail connecting College of DuPage to the Prairie Path, Downtown, Ackerman Park, and the East Branch Trail to better connect these key community destinations.

Where trails intersect roadways, the safety of the crossing should be reinforced, by clearly marking crosswalks, installing traffic lights where necessary, and providing pedestrian and bicycle infrastructure leading to and from the intersection. Recreational amenities should be provided along trails as well as additional furniture, viewing points, and wayfinding signage. Trailheads and adjacent parking areas should be established at main entry points onto trails, including at Village parks that have existing connections to the trail system.

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East Branch DuPage River Trail

The proposed 28-mile East Branch DuPage River Trail (EBDRT), or East Branch Trail, would extend along the DuPage River and through the Commonwealth Edison right-of-way to the Morten Arboretum. This would create a much-desired connection between the Great Western Trail, Illinois Prairie Path, North Central DuPage Regional Trail, and Southern DuPage County Regional Trail. 75 percent of the trail still lacks funding; however, it was recently approved by the Chicago Metropolitan Agency for Planning (CMAP) to receive support in conducting a feasibility study for the central portion of the trail between the Great Western Trail and Butterfield Road.

The Village should continue to support the development of the East Branch Trail and work together with CMAP to conduct the approved feasibility study. If approved for construction, the Village should ensure safe, clearly marked crossings are provided where the trail intersects with major roadways, including Roosevelt Road and IL Route 53. New opportunities for designated bike routes or multiuse trails should be identified that would increase resident's access to the trail from within the Village, including from Roosevelt Road southward along Pershing Avenue, Abbey Drive, and Maryknoll Circle; along Roosevelt Road northward to Baker Hill Drive, Woodview Drive, and Spring Avenue; and down Spring Avenue, along the eastern side of Baker Hill to the trail's intersection with Roosevelt Road. Other opportunities include incorporating a multiuse trail along Hill Avenue, and constructing trail heads at the Glenbard Wastewater Authority, Glen Oak Forest Preserve, and the existing vacant lots at the eastern end of Shady Lane.

Forest Preserve District Master Plan

The Forest Preserve District recently completed the process of planning a Master Plan providing guidance in acquiring, preserving, protecting, and restoring the natural resources in DuPage County while connecting people to nature. The Master Plan outlines the following six goals:

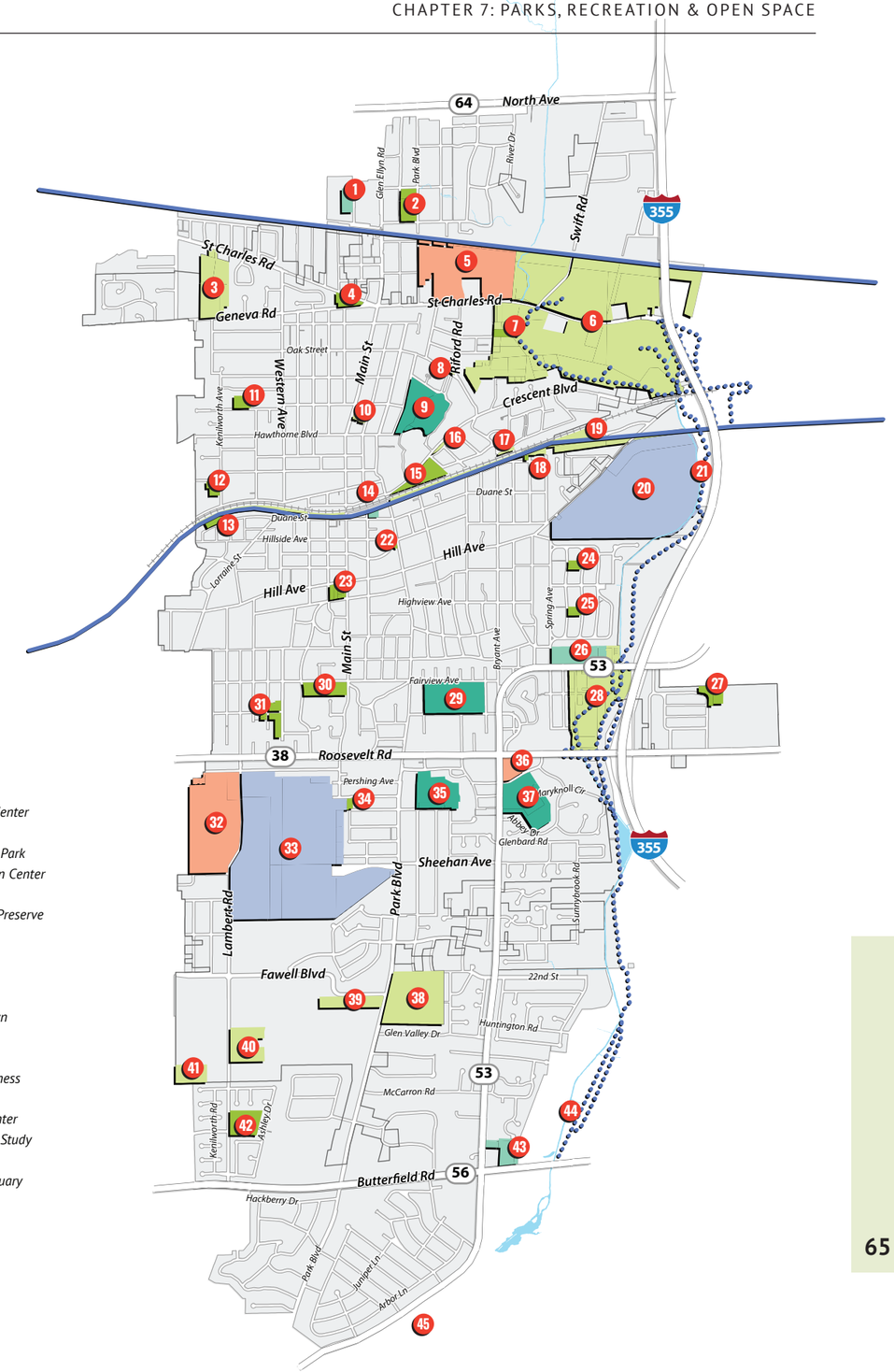
- Preserve, protect and restore open spaces.
- Help people cultivate a lifelong enthusiasm for nature by offering meaningful, first-rate outdoor recreation and learning experiences.
- Improve preserves to increase access, use, efficiency and productivity.
- Refocus resources by reducing infrastructures and tasks not related to the mission.
- Foster community engagement and increase awareness of the Forest Preserve District.
- Use effective and innovative methods to execute the master plan while continuing on sound financial footing.

The Village should evaluate the plan to identify potential partnership opportunities that support the implementation of the Master Plan's goals and objectives. For example, this could include working with the Forest Preserve District to identify underutilized areas for potential conversion into open space, gain feedback from Glen Ellyn residents, and create new trail connections.

Parks and Recreation

- Regional Trail
- Proposed Greenway Trail
- Neighborhood Park
- Community Park
- Golf Course
- Sports Complex
- Natural Resource

1. Center Ice of DuPage
2. Spalding Park
3. Churchill Park
4. Stacy Park
5. Ackerman Park
6. Churchill Woods/McKee House
7. George Park
8. Joseph Sam Perry Nature Preserve
9. Lake Ellyn Park
10. Benjamin Gault Wildlife & Bird Sanctuary
11. Babcock Grove Park
12. Dr. Frank Johnson Center
13. Dandy Park
14. Prairie Path Park
15. Memorial Field
16. Ada Harmon Wildflower Preserve
17. Ellynwood Nature Preserve
18. Walnut Glen Park
19. Illinois Prairie Path
20. Glen Oak Country Club
21. Commonwealth Edison Right-of-Way
22. Pfuetze Park
23. Main Street Recreation Center
24. Glen Oak Park
25. Marie Ulhorn/Presidents Park
26. Spring Avenue Recreation Center
27. Surrey Park
28. Glen Oak County Forest Preserve
29. Newton Park
30. Sunset Park & Pool
31. Glen Ellyn Manor Park
32. Village Green Park
33. Village Links of Glen Ellyn
34. Co-Op Park
35. Panfish Park
36. HealthTrack Sports Wellness
37. Maryknoll Park
38. Willowbrook Wildlife Center
39. East Prairie and Ecology Study
40. Russell R. Kirt Prairie
41. Hoddinott Wildlife Sanctuary
42. Lake Foxcroft Park
43. Butterfield Park District
44. DuPage River
45. Morton Arboretum



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Hydrology

The topography of Glen Ellyn includes multiple waterways such as the East Branch DuPage River, Glen Crest Creek, Winfield Creek, Willoway Brook, and East Branch Tributary No. 2. The East Branch DuPage River is the Village's main waterway, flowing southward on the eastern border of Glen Ellyn. These waterways should continue to be leveraged as valuable community assets while protecting their natural habitats. The Village should work with the DuPage County Forest Preserve District, Park District, and other agencies to enhance existing trails along the waterways, create new trail connections, and preserve adjacent natural environments as a public amenity.

Floodplains & Wetlands

In addition, multiple residential properties, particularly along the eastern Village limits and in the northern and southern ends of the ETJ, are located in local floodplains which could result in property damage. Existing residential properties that are at risk of flooding are identified in the following Environmental Features Map. Any open space within the floodplain or wetland areas should be preserved for environmental and stormwater benefits.

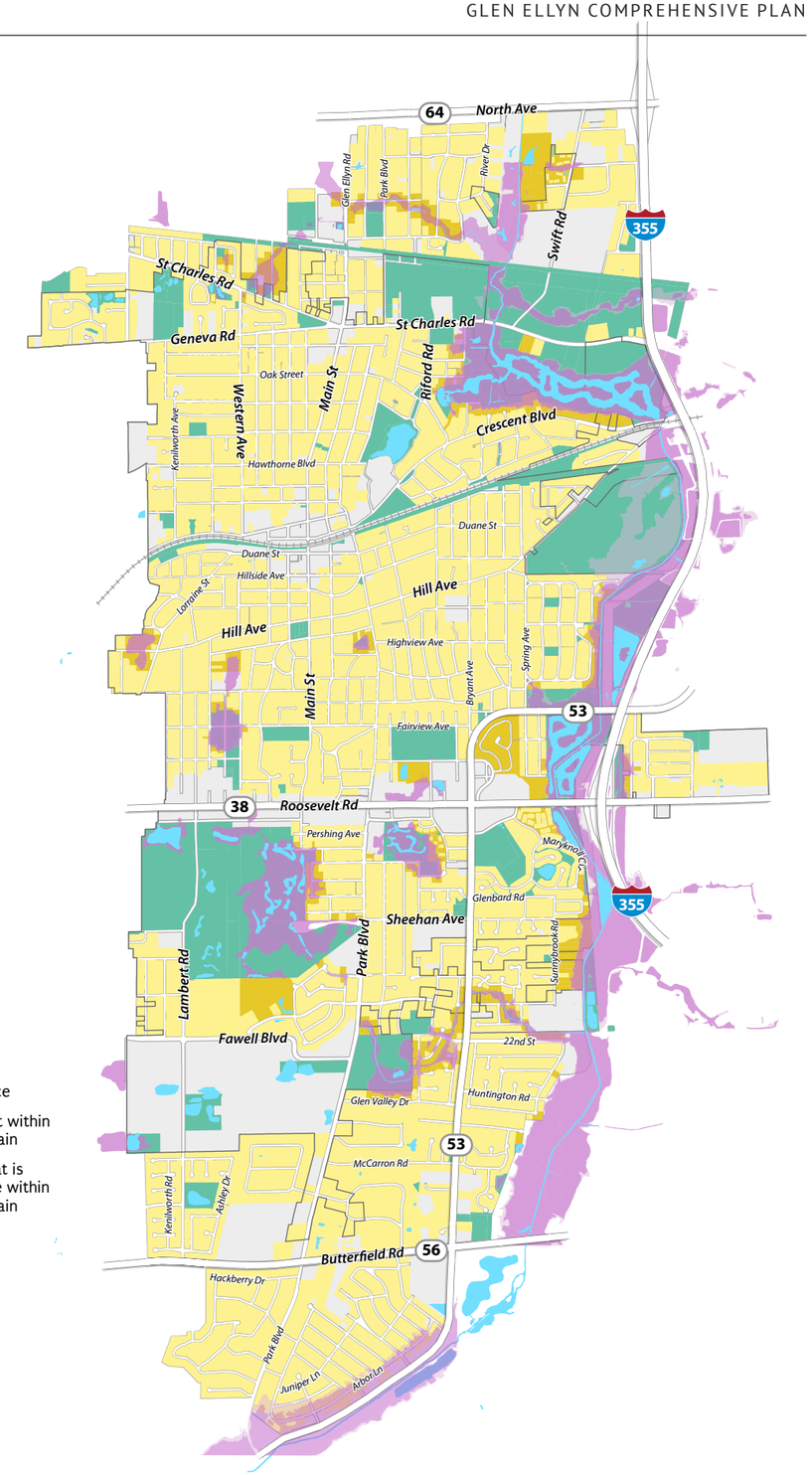
When considering annexations, the Village should be mindful of flood-prone areas. Any portions of vacant or open space properties located within the floodplain should not be further developed to prevent the addition of new properties susceptible to flood damage. This includes the vacant lots along the extremity of the Village's southern planning area, which the County purchased for stormwater detention purposes.

DuPage County Voluntary Buyout Program

Some areas within the Village's planning area may be appropriate for participation in DuPage County's Voluntary Buyout Program to reduce risks of flood damage. Funded by the Illinois Emergency Management Agency (IEMA), the countywide program purchases properties willingly sold by at-risk property owners that are not protected by capital improvements. Such bought out properties should be redeveloped into preserved public open space in alignment with the Land Use Plan to increase recreational opportunities and better utilize the land. Areas where the buyout program is most likely to be an attractive option for property owners include the single-family detached properties along Arbor Lane, Sunnybrook Road, Abbotsford Court, and Crescent Boulevard.

Environmental Features

- Open Water
- 100 Year Floodplain
- 500 Year Floodplain
- Parks and Open Space
- Residential areas not within the 100 year floodplain
- Residential areas that is partially or complete within the 100 year floodplain



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CHAPTER 8

IMPLEMENTATION

The Glen Ellyn Comprehensive Plan provides policies and recommendations regarding the initiatives the Village should undertake over the next 15 to 20 years. For the vision of Glen Ellyn to be realized, the Village must be proactive and have the support and participation of local leaders, other public agencies, various community groups and organizations, the local business community, property owners, developers, and residents. The Village should be the leader in promoting cooperation and collaboration with these partners to implement the Glen Ellyn Comprehensive Plan.

Next Steps

This chapter presents an implementation framework that the Village can use to initiate and undertake key recommendations included in the Glen Ellyn Comprehensive Plan. The actions and strategies identified here establish the "next steps" to be taken in continuing the process of community planning and investment. These include:

- Use the Glen Ellyn Comprehensive Plan on a day-to-day basis to guide Village policies and decision-making;
- Review and update the Zoning Ordinance and other development controls to reflect policies presented in the Glen Ellyn Comprehensive Plan;
- Update and incorporate the Capital Improvements Program (CIP) with Plan recommendations for CIP infrastructure improvements;
- Promote cooperation and participation among various agencies, organizations, community groups, and individuals;
- Regularly review and update the Plan to reflect current conditions and shifts in community priorities;
- Explore possible funding sources and implementation techniques;
- Have the Plan Commission periodically review the Comprehensive Plan for amendments.

Use Plan Regularly

The Glen Ellyn Comprehensive Plan should become the Village's official policy guide for land use, development, and reinvestment. It is essential that the Plan is adopted and used on a regular basis by Village staff, boards, and commissions to review and evaluate all proposals for improvement and development. Community Development Department staff should meet with the heads of other various Village departments to explain the purpose and benefits of the Glen Ellyn Comprehensive Plan.

To further educate the community about the Plan, the Village should:

- Make copies of the Plan available online for free, provide hard copies at Village Hall, and have a copy on file at Glen Ellyn Public Library for reference;
- Provide assistance to the public in explaining the Plan and its relationship to private and public development projects and other proposals, as appropriate;
- Assist the Village Board of Trustees and various boards and commissions in the day-to-day administration, interpretation, and application of the Plan;
- Provide a Glen Ellyn Comprehensive Plan orientation for new elected or appointed officials;
- Maintain a list of current possible amendments, issues, or needs which may be a subject of change, addition, or deletion from the Plan.

Amending Development Regulations

While the Glen Ellyn Comprehensive Plan articulates a vision for the Glen Ellyn community, the Village's development regulations are the primary tool that can be used to implement Plan recommendations. Following adoption of the Glen Ellyn Comprehensive Plan, the Village should consider a process to update the current zoning ordinance and related ordinances, such as the Subdivision Regulations Code, to ensure that regulations reflect current Village policy and the desires of the Glen Ellyn community. Amendments to development regulations and design standards should consider complementary programs and incentives that can be used to achieve the community's vision for economic development, neighborhood character, connectivity, and other aspects of the Plan.

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Capital Improvement Program

It is important that the implementation of the Glen Ellyn Comprehensive Plan is coordinated with the Village's financial resources and capital planning. This will help ensure future capital investments successfully address both short- and long-term objectives of the Plan and are strategically budgeted and prioritized. The Village's Capital Improvement Program (CIP) is continually updated and includes a five-year implementation plan. CIP projects include improvements for roadways, sidewalks, sanitary sewers, watermains, storm sewers, and multi-use paths, as well as other improvements requiring capital expenditures relating to public infrastructure.

The Village should review and integrate the Glen Ellyn Comprehensive Plan into the capital improvement process, including the Village's annual budgeting process and during updates to the CIP. This will help assess funding needs and plan for potential sources, ensuring completion of desired improvements in a prioritized manner over the life of the Plan.

Jurisdictional & Organization Cooperation

For the Glen Ellyn Comprehensive Plan to be successful, there must be strong leadership from the Village of Glen Ellyn and firm partnerships between other public agencies, community groups and organizations, the local business community, and the private sector. The Village should assume a leadership role to cooperate and coordinate with local school districts, Glen Ellyn Public Library, College of DuPage, Metra, Pace, DuPage County, Illinois Department of Transportation (IDOT), the business community, and other key entities to undertake improvements that conform to the Glen Ellyn Comprehensive Plan and improve the quality and character of Glen Ellyn. Some of the recommendations in the Glen Ellyn Comprehensive Plan that will likely require coordination and cooperation include:

- Enhancing transit service in underserved areas of the community;
- Right-of-way and intersection improvements on corridors under the jurisdiction of IDOT or DuPage County;
- Extension of various roads, trails systems, and pedestrian amenities across public and private rights-of-way;
- Establishing regional trail connections to areas outside of Glen Ellyn;
- Coordination with local school districts and others to strengthen local public services;
- Continuing to strengthen Glen Ellyn's brand to market and attract new residents, businesses, and tourists; and,
- Improvements and investment in Glen Ellyn's parks and open space.

Regular Updates

It is important to emphasize that the Glen Ellyn Comprehensive Plan is not a static document. If community attitudes change or new issues arise which are beyond the scope of the current Plan, the Plan should be revised and updated accordingly. Although a proposal to amend the Plan can be brought forth by petition at any time, the Village should regularly undertake a systematic review of the Plan.

The Village should initiate review of the Plan at least every three to five years. Ideally, this review should coincide with the preparation of the Village's budget and Capital Improvement Program and the preparation of an annual action agenda. In this manner, recommendations or changes relating to capital improvements or other programs can be considered as part of the commitments for the upcoming fiscal year. Routine examination of the Plan will help ensure that the planning program remains relevant to community needs and aspirations.

Potential Funding Sources

The following is a list of possible funding sources that the Village could pursue to fund the implementation of the Glen Ellyn Comprehensive Plan. These programs are organized by funding category, which include:

- General Economic Development
- Transportation and Infrastructure
- Parks, Trails, and Open Space

It should be noted that while the information regarding these funding sources was deemed accurate at the time this Plan was written, the long-term availability of funds for these resources cannot be guaranteed. The Village should revise, update, and expand this list of potential funding sources as a component of any future Glen Ellyn Comprehensive Plan updates.

General Economic Development Funding Sources

Special Service Area (SSA)

SSAs can be used to fund improvements and programs within a designated service area. An SSA is essentially added to the property tax of the properties within the identified service area and the revenue received is channeled back into projects and programs benefiting those properties. A SSA can be rejected if 51 percent of the property owners and electors within a designated area object. SSA funds can be used for such things as streetscape improvements, area marketing, and special events. This tool could also be helpful in supporting improvements to the subareas identified in the plan.

Tax Increment Finance (TIF)

The purpose of TIF funding is to incentivize and attract desired development within key commercial areas. TIF dollars can typically be used for infrastructure, streetscaping, public improvements, land assemblage, and offsetting the cost of development.

TIF utilizes future property tax revenues generated within a designated area or district, to pay for improvements and further incentivize continued reinvestment. As the Equalized Assessed Value (EAV) of properties within a TIF District increases, the incremental growth in property tax over the base year that the TIF was established, is reinvested in that area. Local officials may then issue bonds or undertake other financial obligation based on the growth in new revenue.

Over the life of a TIF district, existing taxing bodies receive the same level of tax revenue as in the base year. Provisions exist for schools to receive additional revenue. The maximum life of a TIF district in the State of Illinois is 23 years, although a district can be extended beyond that horizon through authorization from the State Legislature.

The Village presently has two TIF districts: the Central Business District TIF District that encompasses Downtown Glen Ellyn and the Roosevelt Road/Park Boulevard TIF District along Roosevelt Road from roughly east of Parkside Avenue to IL Route 53.

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Business Development District (BDD)

As authorized by Division 74.3 of the Municipal Code of the State of Illinois, a municipality may designate, after public hearings, an area as a BDD. A BDD allows the Village to levy up to an additional one percent retailers occupation tax, one percent hotel tax, and one percent sales tax within a designated district. Similar to a TIF district, a BDD has a maximum life of 23 years. BDD legislation also permits municipalities to utilize tax revenue growth that has been generated by BDD properties to fund improvements in the district.

BDD designation empowers a municipality to carry out a business district development or redevelopment plan through the following actions:

- Acquire all development and redevelopment proposals.
- Acquire, manage, convey, or otherwise dispose of real and personal property acquired pursuant to the provisions of a development or redevelopment plan.
- Apply for and accept capital grants and loans from the federal government and the State of Illinois for business district development and redevelopment.
- Borrow funds as deemed necessary for the purpose of business district development and redevelopment, and in this connection, issue such obligation or revenue bonds as deemed necessary, subject to applicable statutory limitations.
- Enter into contracts with any public or private agency or person.
- Sell, lease, trade, or improve such real property as may be acquired in connection with business district development and redevelopment plans.
- Expend such public funds as may be necessary for the planning, execution, and implementation of the business district plans.
- Create a Business District Development and Redevelopment Commission to act as an agent for the municipality for the purposes of business district development and redevelopment.

BDD funds can be used for infrastructure improvements, public improvements, site acquisition, and land assemblage and could be applicable in the identified subareas. Given the limited amount of funds that a BDD is capable of generating, compared to a TIF district, BDD is best suited for funding small scale improvements and property maintenance programs.

Illinois Angel Investment Credit Program

The Illinois Angel Investment Credit Program encourages investment into early-stage, innovative businesses within the State of Illinois by offering tax credits to qualifying investors. The credits equal to 25 percent of the claimant's investment made directly in a new business. The tax credit may not exceed the taxpayer's Illinois income tax liability for the taxable year, but the credit may be carried forward for up to five years following the excess credit year. Tax credits are allocated on a quarterly basis throughout the year and are awarded on a first-come, first-served basis. The investments prompted by this program provide new businesses with critical funds to support their growth and success.

Tax Abatement

A property tax abatement is a versatile tool that can be applied to address a wide range of community issues. Property tax abatements are typically used as an incentive to attract business and revitalize the local economy. In the State of Illinois, municipalities and other taxing districts can abate any portion of the tax that they individually levy on a property. The period of tax abatement on a given property can be no longer than 10 years and the total combined sum of abated taxes for all taxing districts cannot exceed $4 million over that period. A taxing district can administer the abatement by one of two methods: 1) lowering the tax rate; or 2) initiating a property tax freeze where the property is taxed based on a pre-development assessed value.

Historic Preservation Tax Credit

The U.S. government offers a 20 percent federal income tax credits for the rehabilitation of historic, income-producing buildings that are determined by the Secretary of the Interior, through the National Park Service, to be "certified historic structures." The State Historic Preservation Offices and the National Park Service review the rehabilitation work to ensure that it complies with the Secretary's Standards for Rehabilitation. The Internal Revenue Service defines qualified rehabilitation expenses on which the credit may be taken. Owner-occupied residential properties do not qualify for the federal rehabilitation tax credit.

Incentives

The Village can use funding mechanisms such as a TIF district, SSA, or BDD to provide a variety of incentive programs to help the community achieve its goals. These incentives can be used to help attract new development to the area, to help improve existing development, and to encourage business owners to stay in the community and continue to impact the community in a positive way.

While this list of possible incentive programs is not exhaustive, it is representative of the range of options that are available and will provide a good starting point for the creation of a comprehensive incentive program that will help the Village achieve its objectives.

Revolving Fund Program

A revolving loan fund is administered to provide financial support and assistance to new or expanding businesses, funded through the Illinois Department of Commerce and Economic Opportunity. The borrower may use the low-interest loan for construction, property rehabilitation/improvements, and land acquisition, among other things. As the Village seeks to redevelop key commercial and employment areas, such as along Roosevelt Road, this funding opportunity should be marketed to local entrepreneurs seeking to grow their businesses.

Awards & Incentives

Façade and site improvement programs can be used to beautify the Village and improve the appearance of existing businesses by offering low-interest loans or grants to improve the exterior appearance of designated properties. The Village currently administers the following three awards and incentives:

- **Downtown Retail Interior Improvement Award Program.** The goal of the Downtown Retail Interior Improvement Award Program is to strengthen the downtown shopping district by attracting new retail businesses and restaurants, and by assisting existing retailers with eligible expansion plans in the C5A & C5B downtown commercial districts. Approved projects are eligible to receive a Downtown Interior Improvement Award in an amount not to exceed $30,000. Eligible improvements include those that are permanent tenant and building code improvements necessary to open a new or expand an existing retail or restaurant business.

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- **Retail Façade Improvement Award Program.** The Retail Facade Improvement Awards were created to encourage businesses and property owners to make desired exterior improvements to their buildings. Approved projects are eligible to receive an award in an amount not to exceed $30,000. The awards are specifically for existing commercial structures and qualifying improvements include permanent improvements to the exterior of a building which are visible from the public right-of-way.

- **Fire Prevention Award Program.** The Fire Prevention Award Program is designed to assist businesses and property owners with meeting required life safety code improvements. The program supports the installation of fire alarm and fire sprinkler systems in buildings located in the C5A and C5B business districts and the Roosevelt Road TIF District. Approved projects are eligible to receive Fire Prevention Awards in an amount not to exceed $15,000.

Payment in Lieu of Taxes (PILOT)

PILOT is a tool similar to tax abatement. The Village can use PILOT to reduce the property tax burden of desired businesses for a predetermined period. In this instance, the Village and a property owner would agree to the annual payment of a set fee in place of the property taxes. Payments are generally made in the form of a fixed sum, but they may also be paid as a percentage of the income generated by a property.

PILOT can also be a means of reducing the fiscal impact on the Village of a nonprofit, institutional use, or other non-taxpaying entity locating to a key site. While such uses can be desirable as activity generators, they can also negatively impact municipal services because they do not pay taxes. Provisions can be made to offset that negative impact by allowing the Village to be compensated for at least a portion of the revenue that would otherwise be collected in the form of property tax.

Transportation & Infrastructure

Illinois Transportation Enhancement Program (ITEP)

The Illinois Department of Transportation (IDOT) administers ITEP and has funded projects including bicycle and pedestrian facilities; streetscaping; historic preservation and rehabilitation of historic transportation facilities; stormwater management and pollution prevention; and construction of turnouts, overlooks, and viewing areas. In the past, federal reimbursement has been available for up to 50 percent of the costs of right-of-way and easement acquisition, and 80 percent of the costs for preliminary engineering, utility relocations, construction engineering, and construction costs.

Safe Routes to Schools (SRTS)

The Safe Routes to School program has provided funding through the U.S. Department of Transportation for various infrastructure-related projects including the planning, design, and construction of infrastructure-related projects that will substantially improve the ability of students to walk and bike to school, including:

- Sidewalk improvements;
- Traffic calming and speed reduction improvements;
- Pedestrian and bicycle-crossing improvements;
- On-street bicycle facilities;
- Off-street bicycle and pedestrian facilities;
- Secure bicycle parking system; and,
- Traffic diversion improvements in the vicinity of schools.

Congestion Mitigation & Air Quality Improvement Program (CMAQ)

The Chicago Metropolitan Agency for Planning (CMAP) is the administrator of CMAQ program funds for the northeastern Illinois region. CMAP has supported a wide range of projects through the CMAQ program including improvements to bicycle facilities, transit facilities, intersections, sidewalk improvements, and signal timing. Funds have also been used to make transportation improvements to eliminate traffic bottlenecks, limit desired emissions, and to create promotional campaigns to enhance use of transit and bicycles. As a result of changes made to the program under the FAST Act adopted in 2015, vehicle-to-infrastructure technology projects are also eligible for CMAQ funding.

Surface Transportation Block Grant Program (STBGP)

STBGP funds are allocated to coordinating regional councils to be used for roadway and roadway related items. CMAP delegates funds to regional councils and selects projects based on a ranking scale that takes into account the regional benefits provided by the project among other factors. STBGP funds may be used for a variety of project types including road reconstructions, transit station rehabilitation or reconstructions, bridge rehabilitation or reconstructions, highway/rail grade crossing improvements, road expansions, bus speed improvements, corridor-level or small area safety improvements, and truck route improvements.

Surface Transportation Program (STP) Set-Aside

STP Set-Aside is a sub-program of the Surface Transportation Block Grant Program which provides funding for non-motorized transportation projects. Projects range from on-street bike facilities to multi-use paths and sidewalk infill programs to Safe Routes to School projects. STP Set-Aside funds are administered by CMAP through a formal application process.

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Parks, Trails & Open Spaces

Illinois Department of Natural Resources (IDNR)

IDNR administers several grants-in-aid programs to help municipalities and other local agencies provide a number of public outdoor recreational areas and facilities. The programs operate on a cost reimbursement basis to a government or non-for-profit organization. Local governments can receive one grant per program per year, with no restrictions on the number of local governments that can be funded for a given location. IDNR grant-in-aid programs include the Park and Recreational Facilities Construction Grant, Illinois Trails Grant Programs, and Open Space Lands Acquisition and Development (OSLAD)/Land and Water Conservation Fund (LWCF).

Illinois Bicycle Path Program

The Illinois Bicycle Path Program is a grants program administered by IDNR that provides funding assistance up to 50 percent to acquire and develop land for public bicycle path purposes. Funded by a percentage of vehicle title fees, maximum grants awards are limited to $200,000.

Park and Recreational Facility Construction Act (PARC)

PARC is a grant program that provides 75 percent funding assistance to eligible local governments for park and recreation unit construction projects and land acquisition. Projects include the acquisition and development of land for public indoor/outdoor park, recreation, or conservation and must be used for "bondable" or "brick and mortar" projects. Grants can range from $25,000 to $2,500,000 with a 25 percent match required for most applicants.

Illinois Trails Grants Programs

The Illinois Trail Grant Programs is composed of five grant programs that provide financial assistance for the acquisition, development, and occasional maintenance of trails for public recreation uses. These programs include the Bike Path Program, the Local Government Snowmobile Program, the Snowmobile Trail Establishment Fund, the Off-Highway Vehicle (OHV) Program, and the Federal Recreational Trails Program.

Open Space Land Acquisition & Development (OSLAD)

The OSLAD program awards up to 50 percent of projects costs up to a maximum of $750,000 for acquisition and $400,000 for development/renovation of recreational facilities such as playgrounds, outdoor nature interpretive areas, campgrounds and fishing piers, park roads and paths, and beaches.

Land & Water Conservation Fund (LWCF)

The Illinois Land & Water Conservation Fund program (LWCF), similar to OSLAD, provides grants to municipalities, counties, and school districts to be used for outdoor recreation projects. Projects require a 50 percent match and awards up to $750,00 per acquisition project. All funded projects are taken under perpetuity by the National Park Service and must only be used for outdoor recreational purposes.

Implementation Action Matrix

The Implementation Action Matrix included at the end of this section provides Village staff and community stakeholders with an organized table containing a comprehensive list of all implementation strategies, policies, and recommendations contained within the Glen Ellyn Comprehensive Plan. In conjunction with the annual updates to the Capital Improvement Plan, the Village should utilize and regularly update the Implementation Action Matrix to reflect the most up-to-date implementation actions and priorities. The Action Matrix includes:

- Specific recommendations and projects to be undertaken;
- The priority of each project or activity; and
- An indication of the public and private sector responsibilities for initiating and participating in each activity.

Action Priorities

Each action item has been designated a priority level to aid with implementation of Plan recommendations. Action item priorities are broken into three levels including:

- **1** - actions that have the highest priority. Though not necessarily more important, items listed as priority 1 may have an immediate impact on the community, may be more easily completed, or may be necessary actions for long term projects to begin.
- **2** - actions that have secondary priority include longer term projects, actions that indirectly impact quality of life, and actions that require other projects be completed before they can be started.
- **On-Going** - actions that have begun, including projects that are currently under construction, or actions the Village currently does that should be continued. This also includes actions that represent changes in policy that are in place once adopted.

Partner Organizations

While the action matrix identifies potential partners for implementing the Glen Ellyn Comprehensive Plan, the Village of Glen Ellyn remains primarily responsible for all action items. The listed potential partners demonstrate opportunities for cooperation, but the action matrix does not represent a commitment or responsibility on their behalf.

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Strategy	Recommended Action	Priority	Potential Partners
Residential Areas			
Support Context Sensitive Infill	Ensure new developments complement surrounding single-family homes with high-quality architecture as reinvestment in existing neighborhoods occurs.	On-going	Property Owners, Private Developers
Increase Housing Diversity	Encourage single-family attached and multi-family development close to Downtown and in transition areas along commercial corridors in accordance with the Land Use Plan and Residential Areas Framework map.	On-going	Property Owners, Private Developers
	Foster greater housing diversity that provides inclusive housing options at various income levels for all individuals.	1	Property Owners, Private Developers
	Encourage developers and property owners to promote the missing middle housing options.	1	Property Owners, Private Developers
	Review incentives to encourage developers to incorporate a percentage of below market rate, affordable units.	1	Property Owners, Private Developers
Prioritize Mixed Use Housing within Downtown	Encourage the development of multi-family units above ground floor retail.	1	Property Owners, Private Developers
	Use higher density single-family attached and multi-family housing as a transition between Downtown commercial uses and the surrounding single-family detached neighborhood.	On-going	Property Owners, Private Developers
	Consider public-private partnerships to share parking costs and increase Equalized Assessed Value.	1	Property Owners, Private Developers
Preserve Historic Neighborhoods	Work with the HPC to further encourage rehabilitation and re-use within the community through available state and federal incentives.	1	HPC
	Continue to support the HPC in its public outreach efforts to encourage historic preservation in the community.	On-going	HPC
	Promote homeowner consideration for local landmarking, placement on the National Registry, and application for property tax freeze available for restoration projects through the Village's website, newsletter, and the distribution of pamphlets at the Civic Center and Stacy's Corners History Center.	1	HPC
Increase Code Enforcement and Maintenance	Continue to enforce building codes and property maintenance regulations to ensure quality development and upkeep of the community's appearance.	On-going	Administrative Adjudication Hearing Officer
	Raise awareness of the Village's online resident complaint form and web application through promotion on water bills, property tax forms, and the social media platforms.	1	
	Evaluate the Village's Appearance Review Guidelines to ensure recommendations are still reflective of community appearance priorities.	2	
Commercial Areas Framework			
Improve the Character of Neighborhood Centers	Encourage enhanced landscaping, pedestrian infrastructure, buffering, and screening within and surrounding neighborhood centers.	On-going	Property Owners, Private Developers
Enhance Commercial Corridor Image and Connectivity	Enhance traffic flow and safety, provide additional opportunities for bicyclists and pedestrians, and provide better access to transit and transit-oriented accommodations along commercial corridors.	On-going	Illinois Department of Transportation, DuPage County, Public Works Department
	Consolidate access drives, create shared parking opportunities, bury overhead utilities, and enhance landscaping and pedestrian infrastructure as redevelopment and reinvestment occurs.	On-going	Property Owners, Private Developers
	Encourage private property owners to provide on-site improvements, such as landscaping, the addition of pedestrian street furniture, and screening of mechanical equipment and garbage enclosures.	On-going	Property Owners, Private Developers
Promote Economic Development within Downtown	Leverage Innovation DuPage and the Small Business Development Center to support small business and startup business development.	On-going	Innovation DuPage, College of DuPage
Support Office Development	Continue to support the maintenance and expansion of office development, when supported by market conditions.	On-going	Property Owners, Private Developers
Improve Hill Avenue Light Industrial Development	Consider coordinating with DuPage County and Hill Avenue business owners to evaluate solutions to address floodplain issues.	1	DuPage County, Hill Avenue Business Owners
	Improve existing development with green infrastructure treatments such as bioswales and pervious pavement systems.	2	Property Owners, Private Developers, Public Works Department
Evaluate Annexation Areas	Pursue annexation in the planning jurisdiction, including the commercial properties at the corner of Route 53 and Butterfield Road and the properties located in the area northeast of Stacy's Corners.	On-going	DuPage County
	Consider undertaking an annexation study to evaluate the most beneficial areas to incorporate.	2	DuPage County

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Strategy	Recommended Action	Priority	Potential Partners
Subarea Plans			
Encourage Redevelopment of Catalyst Sites and Potential Redevelopment Sites	Pursue the redevelopment of the catalyst sties and potential redevelopments sites as outlined in the Subarea Plans section.	1	Property Owners, Private Developers
	Be mindful of preserving the community gathering space aspect of the existing Fire Station 61 when considering future site improvements or facility relocation.	1	Glen Ellyn Volunteer Fire Company
Transportation			
Improve Roadway Capacity and Conditions	Implement intersection capacity improvements to address spot locations of congestion where necessary.	2	IDOT, ISTHA, DuPage County
	Consolidate curb cuts along Roosevelt Road and encourage cross access as opportunities arise, particularly between Nicoll Way and Lambert Road.	2	Property Owners, Private Developers, IDOT
	Coordinate with IDOT to replace the decorative concrete median between Baker Hill Drive and the east branch of the DuPage River with a landscaped median.	2	IDOT
	Work with IDOT to increase the road capacity along IL Route 53 between Abbey Drive and Butterfield Road to provide a continuous three-lane cross-section.	2	IDOT
Reevaluate Parking Requirements	Reevaluate parking ratios for commercial areas in the zoning code.	1	
Explore Downtown One-Ways	Continue to work with Downtown business owners and explore the possibility of converting specific streets in Downtown to two-way operation.	On-going	Business Owners
Enhance Metra Commuter Rail	Replace the Metra station with a historically sensitive new building that is 50 percent larger in size, paired with an ADA-accessible pedestrian tunnel beneath the rail line in the vicinity of Forest Avenue.	2	Union Pacific Railway, Metra
Improve Pace Suburban Bus Services	Coordinate with Pace to install shelters at Pace bus stops.	2	Pace, IDOT
	Monitor the progress of the PULSE network and work with Pace on advance planning for the Roosevelt Road route.	1	Pace
	Collaborate with College of DuPage (COD), and potentially Pace, to evaluate the feasibility of a shuttle bus between the campus and Downtown Metra station.	2	COD, Pace
Expand Off-Street Trails and Side Paths	Support future Glen Ellyn Park District (GEPD) trail projects, new biking routes, and walking baths.	1	GEPD
	Work cooperatively with DuPage County on the planning and engineering of the segments of the East Branch DuPage River Greenway Trail that extend through the Village and the development of trail connectors to the Village's bicycle network.	On-going	DuPage County
	Work with IDOT to develop side paths along Roosevelt Road and IL Route 53.	2	IDOT
	Partner with neighboring municipalities on bicycle facility projects that connect existing trails and paths.	2	Wheaton, Lombard, Glendale Heights
	Maximize bicycle safety at the major roadway crossings of the Great Western Trail and Illinois Prairie Path.	2	DuPage County, IDOT, Public Works Department
Build on On-Street Bicycle Facilities	Undertake an update to The Move Glen Ellyn Active Transportation Plan to actively pursue grants to implement bike and multiuse path projects.	1	Public Works Department, DuPage County, The Glen Ellyn Park District, League of Illinois Bicyclists, The West Suburban Bike Advocacy Council
	Coordinate with surrounding agencies and municipalities to evaluate the launch of a bike share or bike rental program.	2	Wheaton, Lombard, Glendale Heights, Milton Township
Increase Bike Parking	Continue to add bicycle parking infrastructure, including bike racks, to encourage bicycle travel for short-distance trips.	On-going	Public Works Department
	Consider revising the zoning code to require secure bicycle parking within new multi-family and mixed-use developments.	1	
Enhance the Pedestrian System	Improve crossing safety at identified problematic signalized intersections along arterial roadways through the Village's annual Capital Improvement Program or coordination with IDOT or DuPage County.	2	IDOT, DuPage County
	Work with Glen Ellyn School District 41, Community Consolidated School District 89, and the private primary schools in the Village (St. James The Apostle and St. Petronille) to establish Safe Walking Routes to School plans.	1	Glen Ellyn School District 41, Community Consolidated School District 89, St. James the Apostle Catholic School, St. Petronille School

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Community Facilities			
Ensure Public Safety through Enhanced Emergency Services	Conduct regular community outreach to identify safety concerns of residents that the Police Department may need to address.	1	Police Department, Glen Ellyn Volunteer Fire Company
	Work with the Fire Company to undertake a facility needs assessment that evaluates the condition of Station 61, Station 62, and anticipated improvements.	1	Glen Ellyn Volunteer Fire Company
Improve the Water and Sewer System	Examine the need for a third one-million-gallon reservoir on the northern end of Glen Ellyn for emergency backup purposes.	1	Public Works Department, DuPage Water Commission (DWC)
	Expand water and sewer system to underserved annexation areas.	2	Public Works Department, DWC
	Evaluate private water/sewer lines to improve overall systems north of Roosevelt Road and east of I-355 in the Braeside area.	2	Public Works Department
	Conduct a study of basins to prioritize I/I (Infiltration/Inflow) revolution and reduction, including the identification of sources of clearwater that enter the sanitary sewer system.	1	Public Works Department, DWC
Address the Public Works Department's Facility Needs	Evaluate the condition of the Reno Service Center and consider expansion/renovation options to better accommodate public works operations, off-street parking, storage space, and other necessities.	1	Public Works Department, Lambert Lake Nature Preserve, Village Green Park
Improve Stormwater Drainage	Continue to expand Village stormwater infrastructure to areas desired for annexation.	On-going	Public Works Department
	Identify sites that are susceptible to flooding and identify improvements for further flood mitigation.	1	Public Works Department
	Identify additional sites for stormwater storage, which could be used simultaneously as a public park, recreational facility, or open space.	1	Public Works Department, GEPD
	Work with property owners and developers to reduce impervious coverage and increase green space as a way to reduce stormwater runoff.	2	Public Works Department, Property Owners, Private Developers
Mitigate Urban Flooding	Coordinate with DuPage County, property owners, and adjacent communities to develop an appropriate flood resilience strategy to address urban flood hazards.	1	DuPage County, Property Owners, Wheaton, Lombard, Glendale Heights, Milton Township
	Consider purchasing strategically located properties to use as stormwater detention areas.	2	Public Works Department, Property Owners
	Utilize the 2015 Illinois Urban Flooding Awareness Act Report to identify resources and technology that could help mitigate the impact of urban flooding.	1	Illinois Department of Natural Resources (IDNR)
	Increase promotion of Village resiliency programs that help residents fund sanitary sewer service line improvements.	1	Public Works Department, Property Owners, Private Developers
Expand Infrastructure to Future Service Areas	Continue to expand the Village's utility lines outside the northern and southern municipal limits in preparation for potential annexations.	On-going	Public Works Department, Property Owners, Private Developers
Strengthen Connections with the College of DuPage	Use the Business Development Center as a resource to streamline graduates from COD directly into the Village's workforce.	1	COD, Business Development Center, Innovation DuPage
	Support COD in enhancing its facilities and amending the Planned Unit Development (PUD) to guide development of the COD campus.	1	COD
Parks, Recreation & Open Space			
Address Park Needs	Enhance Village Links and Reserve 22 with upgrades to the sport facilities as they begin to age in the long-term.	On-going	GEPD, Public Works Department
	Continue to monitor needs for infrastructure upgrades and cleaning at Village Links and Reserve 22.	On-going	GEPD, Public Works Department
Leverage and Protect Local Hydrology	Redevelop bought out properties from the DuPage County's Voluntary Buyout Program into preserved public open space in alignment with the Land Use Plan.	2	DuPage County, Illinois Emergency Management Agency (IEMA)

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