



Agenda
Village of Glen Ellyn
Regular Village Board Meeting
Monday, September 23, 2024
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. Employee Recognition**

- 1) Compliment to Public Works staff S. Warner and R. Daubert and Capital Improvements Commission members by resident regarding sidewalk installation on Brandon Avenue

- 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 (Trustee Christiansen):**

- 1) Approve Village Board August 12, 2024 Special Workshop Minutes
- 2) Approve Village Board July 22, 2024 Meeting Minutes
- 3) Approve Village Board July 22, 2024 Special Workshop Minutes

- 4) Approve Village Board July 15, 2024 Special Workshop Minutes
- 5) Approve Village Board July 15, 2024 Special Meeting Minutes
- 6) Approve Village Board July 15, 2024 Closed Executive Session Minutes
- 7) Adopt Resolution No. 24-13, A Resolution Approving an Agreement with B & B Holiday Decorating, L.L.C. for Seasonal Decorations in an Amount Not to Exceed \$45,432.66 to be Expensed to the Economic Development Fund and Authorizing its Execution (Public Works Director Buckley)
- 8) Approve a New Special Event Autumn Glow Launch Party Hosted by Hazelry (Communications Coordinator Paplauskas)
- 9) Adopt Ordinance No. 7127, An Ordinance Amending the Budget of the Village of Glen Ellyn for the Fiscal Year Ending December 31, 2024 to Provide for Additional Capital Projects and Fire Services Funding (Finance Director Brankin)
- 10) Adopt Ordinance No. 7129-VC, An Ordinance to Amend Title 3 ("Business Regulations"), Chapter 19 ("Liquor Control Code"), Section 3-19-12 ("Restriction on Number of Licenses") of the Glen Ellyn Village Code to Amend the Number of Class M-1 Permitted Liquor Licenses (Village Attorney Stephanides)

G. Jewel-Osco - Outdoor Display Special Use Permit Amendment - 599 Roosevelt Road (Community Development Director Henaghan) (Trustee Thompson)

- 1) Adopt Ordinance No. 7130, An Ordinance Granting a Second Amendment to the Special Use Permit Adopted on March 28, 2005, Pursuant to Ordinance No. 5347 to Allow for Outdoor Display and Storage for the Jewel-Osco Located at 599 Roosevelt, Glen Ellyn, IL 60137

H. Other Business

I. Reminders

- 1) Villagel Board Special Workshop September 30, 2024 at 7 pm
- 2) Village Board Special Workshop October 7, 2024 at 7 pm

J. Adjourn

From: Joseph [REDACTED]
Sent: Monday, September 9, 2024 3:57 PM
To: Steven Warner <swarner@glenellyn.org>
Cc: Richard Daubert <rdaubert@glenellyn.org>
Subject: Re: Brandon Ave Sidewalk Installation Request

[EXTERNAL EMAIL]

Hi Guys,

Just wanted to share that everyone, and even the "naysayers", is commenting about how great the new sidewalk and crosswalk are for Brandon Ave and how amazing it looks.

I imagine in your line of work people are quicker to give you grief than compliments.

So on behalf Brandon Ave, thank you so much! You and the team knocked it out of the park...as expected.

Best,
Joe



Minutes
Village of Glen Ellyn
Village Board Special Workshop
Monday, August 12, 2024 7:00 PM
Glen Ellyn Civic Center, Room 301

A. Call to Order – 7:03 P.M.

B. Pledge of Allegiance

C. Roll Call

Upon roll call by Village Manager Franz, President Senak and Trustees Fasules, Gould, and Simon answered “Present.” Trustees Christiansen and Thompson were absent. Clerk Cosby arrived at 7:10 P.M.

Trustee Fasules moved and Trustee Simon seconded to allow Trustee Kalinich to join the meeting via phone, with a unanimous vote in favor.

Also in attendance: Village Manager Franz, Village Attorney Stephanides, Public Works Director Buckley, Finance Director Brankin, and Police Chief Norton.

D. Audience Participation

There was no off-agenda audience participation.

E. Midyear Financial Report

1) Presentation of the Midyear Financial Report for 2024

Finance Director Brankin introduced the Presentation of the Midyear Financial Report for 2024, reviewing the General Fund, Capital Projects Fund, as well as Water and Sewer, Parking, Residential Solid Waste Funds, and the Village Links.

Trustee Gould asked about the new water fee and how that fee influences the Water and Sewer Fund. Finance Director Brankin replied. Trustee Gould asked a follow-up question; Finance Director Brankin replied.

Finance Director Brankin reviewed the cash reserves as of the end of June 2024. He pointed out the number in the Solid Waste Fund and what the number reflected.

Finance Director Brankin moved on to the Police Pension Fund.

Trustee Gould asked about the strong showing of building permits, and to what this was attributed. Village Manager Franz replied that College of DuPage had a large project which increased revenue. Finance Director Brankin added more information regarding the permit revenues.

F. CY2024 Budget Kickoff

1) Discuss Revenue Projection & Budget Challenges in Preparation for CY24 Budget

Finance Director Brankin started by saying there was much positive news for the first half of the year, but there are challenges coming in the second half, including the large increase for the police pension contribution. Discussion continued amongst the Board.

Finance Director Brankin also discussed pending challenges in the Use Tax, personnel cost increases, and the elimination of the State Grocery Tax.

Trustee Gould asked for the definition of the Use Tax. Finance Director Brankin replied.

Finance Director Brankin gave several options for replacing tax dollars from the elimination of the Grocery Tax. President Senak asked if Finance Director Brankin thought these were regressive taxes and if the home rule tax was less regressive. Discussion ensued, including what other municipalities are planning to do.

Trustee Gould wanted to see a fee column with the Fire Services included, as well as all of the taxes with fee categories to see collectively how everything compares. Finance Director Brankin gave additional insight on her request. Discussion continued. Trustee Gould felt that the data would help the Board understand how the cost of living in Glen Ellyn compares to other towns.

Finance Director Brankin showed a pie chart breaking out revenues by source in the General Fund. He then gave a few highlights including the proposed levy increase and growth in core revenues.

Finance Director Brankin reviewed 2023 property tax levy. He then went over what PTEL is and how it affects taxes. He also presented 3 scenarios for tax levy increase for 2024. Finally, he presented a bar chart illustrating the cumulative impact of property taxes, forecasted from 2024 to 2029.

Finance Director Brankin walked through the General Fund levy history, illustrating the data with a bar chart from 2003 to 2023. President Senak asked whether the policies of the current Board have saved residents money. Finance Director Brankin confirmed that this was correct.

Finance Director Brankin moved on to speaking about sales tax and home rule sales tax in the Village. He then explained distributions from the LGDF, relating to a 2021 reconciliation issue. Discussion on LGDF, use tax, and PPRT continued.

In summary, Finance Director Brankin was looking for direction from the Board for three items: transfer of excess General Fund reserves to the Capital Projects Fund and Fire Services Fund; how to mitigate loss of grocery tax, and the preferred 2024 tax levy approach.

Per President Senak's request, discussion turned to specifics relating to the General Fund Revenues.

Trustee Gould asked about the increase scenario for the property tax levy

approach. Finance Director Brankin replied. Trustee Simon asked what the impact would be on residents. Finance Director Brankin replied. Trustee Gould asked a follow-up question.

Trustee Simon asked to look at scenario C again, which was the 0.0% alternative. Finance Director Brankin replied. Trustee Gould asked how this would impact residents. Finance Director Brankin replied.

President Senak returned to the three items for which the Board's direction is needed. President Senak gave his thoughts. Trustee Simon agreed that she doesn't favor increasing taxes, but wanted to know what the implications were of not increasing the levy. Trustee Fasules gave his thoughts on this. Discussion continued about the tradeoffs and future implications to the budget.

Trustee Gould felt that where money is being spent must be looked at as closely as where the money is coming from. She then gave her thoughts on permit fees to cover their cost. Discussion on the viability of permit fees covering their cost continued. Village Manager Franz added that the fees are perceived as too high and that they should be reviewed once the Community Development software has been implemented.

Trustee Gould said she would be good with the 0.0% scenario. She asked for an explanation of the new growth increase linked to 0.0%. Finance Director Brankin replied.

Trustee Simon still wanted to know what the implications of the 0.0% scenario would be. Finance Director Brankin said he could not answer this but would be able to toward the end of the year.

Trustee Fasules thought at first a percentage increase plus new growth should be initially implemented. It was felt that staff needs to know what their budget really is so they can accurately budget and increase the tax rate if needed.

Police Chief Norton gave his thoughts on budgeting that allows for full staffing for the Police Department. Discussion on this point continued in term of services being provided.

Village Manager Franz talked about the ongoing debate on where budget resources should go. He summed it up by saying it's about managing the limited resources available.

Trustee Kalinich said that she has never had people (residents) come up to her and complain about Village taxes. She also has been asking random people and they have not complained either.

Trustee Kalinich felt that there was a good faith effort to consider the Board's feedback when proposing the tax levy increases, and she appreciates this effort.

Trustee Kalinich added that she does not want to go through the budget line by line. She felt that scenario A was her preferred approach. Trustee Fasules agreed.

Trustee Gould and Trustee Simon supported scenario C. President Senak asked for clarification on the scenarios and items that would need to be cut. Finance Director Brankin replied. President Senak stressed that the Board needs to know where the pain points would be as far as reductions to meet a proposed budget.

The General Fund budget conversation continued, hitting several topics of concern to the Board. In the end, the Board gave Finance Director Brankin the direction he needed that also addresses the concerns of the Board.

As far as the grocery tax, each Board member gave their thoughts on the grocery tax options, giving Finance Director Brankin the direction he needed. President Senak also requested more guidance from Finance.

Trustee Kalinich wanted to be sure the possibility of a gas tax remains on the table for implementation. Finance Director Brankin replied, saying it would be in a different budget.

Discussion continued about the 2024 budget and the various funds and transfers. President Senak asked the Board for their opinions on the \$2 million transfer to Fire Service and Capital Project funds, which gave Finance Director Brankin the direction he needed on this point.

President Senak asked Finance Director Brankin to generate numbers for implementing a motor fuel tax.

President Senak asked Finance Director Brankin for a spending report that shows where the budget was actually spent for 2023. Finance Director Brankin replied that he could supply this report.

Norris Eber, resident, commented that as far as services, he hears that building permits take forever but services are pretty good. His second comment was regarding the monies realized from the sales of the Roosevelt Road properties and he wondered when this revenue will be reflected in the General Fund.

G. Reminders

- 1) Village Board Meeting 08/26/24 at 7:00 P.M., Galligan Board Room

H. Adjourn – 9:22 P.M.

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



Minutes
Village of Glen Ellyn
Village Board Regular Meeting
Monday, July 22, 2024
7:00 PM
Glen Ellyn Civic Center, Galligan Board Room

A. Call to Order 7:01 P.M.

B. Pledge of Allegiance

C. Roll Call

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

Also in attendance: Village Manager Franz, Assistant Village Manager/Community Development Director Rodman, Village Attorney Stephanides, Public Works Director Buckley, Finance Director Brankin, Police Commander Downey, and Fire Chief Clark. Glen Ellyn Public Library Director Bussey was also in attendance.

D. Audience Participation

Tim Loftus, resident, spoke about the recent tornado, thanking the Fire Department's actions regarding a small electrical fire, and that Public Works did a great job cleaning up after the storm. President Senak added his thanks to Public Works as well for doing such a great job and thanked the Fire and Police Departments as well.

E. Presentation

1) Volunteer Fire Company Badge Pinning Ceremony

Fire Chief Clark began with the Volunteer nature of the Fire Company, continuing with what a "typical day" looks like for our firefighters, giving an example of the events of a particularly busy day when a tornado struck the area.

Deputy Fire Chief Sisson continued the badge pinning ceremony by explaining the meaning and significance of the firefighter badge. He continued about what makes a firefighter special, reading a Paul Harvey poem that had been adapted to salute firefighters. He then listed fire company members, starting with the longest tenured firefighters to the newest.

The pinning ceremony continued with each candidate introduced by senior firefighters and then presented with their badge.

Fire Chief Clark concluded the ceremony by thanking the Board for hosting the ceremony.

President Senak added his appreciation for the dedication of each firefighter and the service they give to the Village as part of the Volunteer Company. He said they were the true heroes of Glen Ellyn.

President Senak also acknowledged the family members of all firefighters and the appreciation of the for their support in terms of the time each firefighter spends away from home.

2) Swearing In of Village Attorney Paul Stephanides

Village Clerk Cosby administered the Oath of Office to newly appointed Village Attorney Stephanides.

Village Attorney Stephanides spoke a few words on this occasion, thanking his family and relaying his history with the Village, growing up here and now returning as Village Attorney.

3) Proclamation in honor of Ed Posh, Village Links Golf Professional Emeritus, upon his passing (Village Links General Manager Vesevick)

President Senak acknowledged the presence of Mr. Posh's family members and then read the proclamation. He then shared his Ed Posh story.

One of Mr. Posh's five children gave her thanks to the Village for allowing him to serve and be part of the community, making a difference for kids.

F. Employee Recognition

1) Compliment to Building Coordinator N. Wallace for customer focus and professionalism

President Senak recognized Ms. Wallace for her outstanding work.

2) Lombard Fire Department expressed gratitude towards the Glen Ellyn Police Department for assistance with a structure fire

President Senak recognized the Glen Ellyn Police Department for their outstanding effort in assisting the Lombard Fire Department.

3) Gurnee Police Department extended a sincere thanks to Glen Ellyn Police Officers Casarez, N. Duval, Mojarro, Montecinos, Sanchez, and Sollis for assistance with a residential burglary investigation

President Senak recognized the officers mentioned above for their outstanding effort in assisting the Gurnee Police Department.

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

RESULTS:	APPROVED [6 to 0]
MOVER:	Trustee Simon [Items 1 – 7 & 11 – 12]
SECONDER:	Trustee Thompson
AYES:	Simon, Thompson, Christiansen, Fasules, Gould, Kalinich
NAYS:	

Motion to approve the following items including Payroll and Vouchers totaling \$7,982,698.79. These agenda items have been reviewed by the Management Team and Village Attorney and are consistent with the Village's purchasing policy (Trustee Simon).

- 1) Total Expenditures (Payroll and Vouchers) - \$7,982,698.79
- 2) Village Board June 6, 2024 Special Meeting Minutes
- 3) Village Board June 6, 2024 Closed Executive Session Minutes
- 4) Recognition of Service for the following Board members and Commissioners who are stepping down:

Architectural Appearance Commission

Lisa Sallwasser, served since 2022

Building Board of Appeals

Barrington Pope, served since 2021

Brian Beck, served since 2018

Community Relations Commission

Roger Moorehead, served since 2023

Environmental Commission

Karin Daly, Commissioner since 2021

Finance Commission

Jeremy Van Ek, Chair, served since 2014

Plan Commission

Parag Thakkar, served since 2022

Zoning Board of Appeals

Thomas Whalls, served since 2015

Katie Crudele, served since 2019

- 5) Approval of the recommendation of President Senak for the reappointment of the following board members and commissioners, with terms ending July 31, 2027:

Architectural Appearance Commission

Heather Mees

Eric Rahn

Building Board of Appeals

Robert Stahr

Thomas Tuscher

Capital Improvements Commission

Jill Ziegler

Community Relations Commission

Sania Irwin, Chair, for a term ending 7/31/25

Environmental Commission

Barbara Kwiatkowski

Finance Commission

Lea Dan

Historic Preservation Commission

Barb Lemme

Plan Commission

Peter Cooper

Connie Arango

Police Pension Board

James King

Jim Monson

Tony Terranova

Recreation Commission

Tony Coconate

Zoning Board of Appeals

Matthew Jones

- 6) Approval of the recommendation of Village President Mark Senak that the following appointments be made for various Boards and Commissions, with terms ending July 31, 2027:

Building Board of Appeals

Sam Syracuse

Environmental Commission

Karen Lilly

- 7) Resolution 24-09, A Resolution Authorizing Levy of an Additional Tax for the Purchase of Sites and Buildings, for the Construction and Equipment of Buildings, for the Rental of Buildings Required for Library Purposes, and for the Maintenance, Repairs, and Alteration of the Library Building and Equipment (Finance Director Brankin)

Library Director Bussey explained what the levy involves and how it works.

- 8) Motion to Approve Ordinance No. 7118, An Ordinance Approving Variation from the Zoning Code to Allow for a Lot Coverage Ratio of 24.6-percent in lieu of the Required 20-percent Maximum Lot Coverage Allowed for the Property Located at 574 Raintree (AVM/Community Development Director Rodman)

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

Trustee Christiansen was concerned and unsure what the hardship was for this item. Assistant Village Manager/Community Development Director Rodman

replied.

Trustee Gould added her perspective based on her attendance at the ZBA meeting. She felt the guidelines were not being applied correctly and did not see a hardship in the petitioner's request for a variance. She added that she thought there should be some ZBA training to help the ZBA members understand what constitutes a hardship.

Trustee Thompson asked if all three of these items (8-10) were approved unanimously and if so, that carried weight with him as far as the interpretation to grant the approvals. He felt that the Board should consider the recommendations of the ZBA and vote accordingly.

Trustee Gould replied with her point-of-view on using individual applications to change zoning and reiterated that the ZBA was not following the guidelines and need to be trained. She felt that the logic used in granting all three variances was not sound and that it needs to be tied to a practical difficulty/hardship based on the lot design.

The petitioner spoke about the process and the considerable time spent preparing for the ZBA review. He said the hardship was the lot ratio made the house too big for the lot because it was changed after the home was built. He also said it was his understanding that the decision of the ZBA would be followed and that tonight was just a formality. He mentioned the support in the neighborhood and asked that to be taken into consideration.

Trustee Christiansen said that the petitioner could still build a gazebo, it would just be smaller than what the petitioner desired.

- 9) Motion to Approve Ordinance No. 7119, an Ordinance Approving Variation from the Zoning Code to Allow for the Construction of a Freestanding Accessory Structure (Detached Garage) to Occupy 33-percent (or 660 square feet) of the Required Rear Yard Area in lieu of the 30-percent Maximum Area Allowed for the Property Located at 171 Brandon (AVM/Community Development Director Rodman)

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

Tim Stroh, petitioner, stated the conditions he finds of his hardship and his understanding of what the process would be.

- 10) Motion to Approve Ordinance No. 7120, An Ordinance Approving Variation from the Zoning Code to Allow for a Corner Side Yard Setback of Twenty Feet (20') in lieu of the Required Minimum Thirty-Foot (30') Corner Side Yard Setback for the Property Located at 562 Hillside Avenue. (AVM/Community Development Director Rodman)

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

Trustee Gould said this was a brand-new house so there was no practical difficulty and explained why this approval was not logical.

Trustee Christiansen added that the Village was being inconsistent and the rules are in place for a reason and that they need to be followed.

Trustee Simon was concerned that if ZBA training was not up to standards then the Board would be inconsistent as well. She said the Board needs to support the Village commissions but not at the expense of the homeowners. She felt the 30' setback was unreasonable but the other requests were not as drastic.

Village Attorney Stephanides weighed in on the issue. Village Manager Franz said that two of the members of the ZBA were new and perhaps they should be trained a bit more.

President Senak suggested sending this back to the ZBA for reevaluation.

Ray Whalen, developer, asked how important trees to the Board are, because he and the homeowners would just cut down the trees instead of asking for the variance.

Trustee Gould asked about the setback on the west side of the property. She then asked Village Attorney Stephanides if trees were considered a hardship. Village Attorney Stephanides replied.

- 11) Motion, pursuant to Section 1-10-7 of the Glen Ellyn Village Code, to adopt the competitive bidding procedures of the State of Illinois Management Services Group in lieu of the provisions of Chapter 10 on Village Contracts and approve the purchase of one (1) Ford Expedition from Morrow Brothers Ford 1242 Main Street, Greenfield, Illinois, in the amount of \$60,353.00, to be expensed to the FY24 Equipment Services Capital Outlay - Vehicles Fund (Public Works Director Buckley)
- 12) Motion to Authorize the Village Manager to Execute a Contract with Martin Design Golf for the Golf Course Master Plan Concept Verification for an Amount Not to Exceed \$80,500 to be Expensed to the Village Links Fund (General Manager Vesevick)

H. Glen Oak Country Club - 21W451 Hill Avenue & 21W427 Fairway Street (AVM/Community Development Director Rodman) (Trustee Thompson)

RESULTS:	APPROVED [5 to 1] TABLE TO NEXT MEETING
MOVER:	Trustee Fasules [Items 1 – 2]
SECONDER:	Trustee Thompson
AYES:	Fasules, Thompson, Christiansen, Gould, Simon
NAYS:	Kalinich

- 1) Motion to Approve Ordinance No. 7112, An Ordinance Annexing Certain Territory to The Village of Glen Ellyn, Illinois (21W427 Fairway Street)

Assistant Village Manager/Community Development Director Rodman gave a brief history of the zoning for the parcel that is being requested for annexing and made into a parking lot.

- 2) Motion to Approve Ordinance No. 7113, An Ordinance Granting Approval of an Amendment to the Special Use Permit approved on September 8, 2014, by Ordinance No. 6264, Zoning Variations, and a Plat of Consolidation to allow for an Expansion of a Parking Lot Located at 21W451 Hill Avenue, Glen Ellyn, IL 60137 and 21W417 Fairway Street, Glen Ellyn, IL 60137

Assistant Village Manager/Community Development Director Rodman reviewed the parking design and requested variations. The petitioner was looking to achieve a cohesive parking lot. She then went through the Plan Commission's recommendation for lighting and landscaping.

Mark Christianson, a representative of the Country Club, addressed the request to turn out the lights at 11:00 P.M. The Club does not want to be forced to turn the lights out at any pre-set time because it creates a safety and securing concern if employees are still at the facility and need to get to their vehicles.

President Senak asked how the Plan Commission came up with the 11:00 P.M. lights out time. Trustee Thompson attended that meeting and said it was felt that since this is a residential area, there was concern that the lights would stay on all night. A timer was also suggested as a way to control the lighting situation.

Trustee Thompson added that the residents were also concerned that the landscaping was not being maintained up to standards. Mr. Christianson replied that the management of the current landscaping had been addressed and then continued talking about other landscaping near the Club and its condition.

President Senak asked about the lighting and how late the staff might be at the facility. Mr. Christianson replied that the staff might be there as late as 2:00 A.M. The discussion continued in the spirit of balancing the interests of the Club and the residents and what can be done to achieve this.

Trustee Christiansen asked about the height of the light poles in the lot and what distance will the residents be able to see them. Mr. Christianson replied with the ways the lighting was being designed to minimize disturbance to the residents and completely meets code.

Trustee Gould asked if cars are allowed to park in the lot overnight. Mr. Christianson replied it was rare but did happen.

Trustee Kalinich asked what happens to realized real estate taxes when the house previously on the property is removed and becomes a parking lot. Assistant Village Manager/Community Development Director Rodman replied that it would be reassessed.

Assistant Village Manager/Community Development Director Rodman added that at Sunset Pool, a portion of the lights are left on and left off as a safety concern and perhaps could be considered in comparison.

Trustee Fasules talked about dark sky lighting that should be implemented, even though they are not in the Code, to make lighting safer and more agreeable to all. President Senak asked Mr. Christianson about his thoughts on this. Mr. Christianson replied. President Senak suggested that the Club make an effort to install resident-friendly fixtures. Discussion ensued.

Mr. Christianson added that the house is coming down under the DuPage County permitting process but they very much need the parking.

I. Authorizing Action following the lawful Veto of the Board Approval passed on June 24, 2024 for the purchase of equipment (Public Works Director Buckley)

RESULTS:	APPROVED [5 to 1] OVERRIDE VETO/APPROVE PURCHASE
MOVER:	Trustee Fasules
SECONDER:	Trustee Kalinich
AYES:	Fasules, Kalinich, Christiansen, Simon, Thompson
NAYS:	Gould

President Senak stated he felt that this was not equipment that the Village needed, although it might want the equipment. He then gave snowfall statistics for the area and the likelihood the equipment would be used and reiterated his feeling that the purchase is unnecessary. He added that the savings of salt has not been quantified, and the budget has actually gone up. He questioned the claim that this equipment is more environmentally friendly since it still uses rock salt. He then reviewed alternatives to rock salt, suggesting that if the environment is a concern, then perhaps the money should be spent on this instead. President Senak spoke on funding different activities and what the priorities should be. He wrapped up his remarks by asking the Board to support his veto.

- 1) Motion, on Reconsideration, Pursuant to Section 1-10-7 of the Glen Ellyn Village Code, to Adopt Competitive Bidding Procedures of the Sourcewell Purchasing Program in Lieu of the Provisions of Chapter 10 on Village Contracts and Approve the Purchase of a Henderson Brinemaker from Henderson Products, Inc. of Huntley, IL through the Sourcewell Purchasing Program in the Amount of \$110,619 and Approve the Purchase of Three Storage Tanks from the Sprayer Depot, of Apopka, FL in the Amount of \$26,466, all to be expensed to the General Fund - Streets Equipment/Capital Outlay, following the lawful Veto of the Board Approval passed on June 24, 2024

J. Presentation of the 2023 Annual Comprehensive Financial Report and Popular Annual Financial Report (Finance Director Brankin) (Trustee Christiansen)

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

- 1) Finance Director Brankin and Monika Adamski from Lauterbach and Amen, LLP will present the December 31, 2023, Annual Comprehensive Financial Report and Popular Annual Finance Report.

Monika Adamski briefly walked through the Annual Report and the audit, citing letters within the report. She said the Village received a certificate of achievement for the audit.

President Senak congratulated Finance Director Brankin and his staff on the favorable report. Finance Director Brankin reiterated thanks to the Finance Department and others that worked on the report. He talked about some of the items of interest included in the report.

President Senak asked what the percentage of funding was for the Police Fund. Finance Director Brankin replied.

Finance Director Brankin stated that 2023 was the first year this report had been generated. The hope is to increase transparency by making it easier to non-finance people to understand.

Finance Director Brankin highlighted what is contained in the report and where it is derived.

Trustee Kalinich asked if there was any consideration of mailing the report to all residents. She felt that it would provide people with accurate information. President Senak agreed and that the cost should be investigated.

Trustee Kalinich mentioned the recent bond ratings for the Glenbard Wastewater Authority initiative and thought this was valuable for any outside rating that might be needed for the Village to move forward. She was thankful that it had been done.

Trustee Christiansen reiterated thanks for all of parties involved and congratulations.

K. Other Business

L. Reminders

- 1) Village Board Special Workshop, Monday, August 12, 2024 at 7 pm
- 2) Village Board Meeting August 26, 2024 at 7 pm

M. Adjourn – 9:30 P.M.

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



Minutes
Village of Glen Ellyn
Special Village Board Workshop
Monday, July 22, 2024
6:00 PM
Glen Ellyn Civic Center, Room 301

A. Call to Order – 6:00 P.M.

B. Pledge of Allegiance

C. Roll Call

Upon roll call by Clerk Cosby, President Senak and Trustees Christiansen, Fasules, Kalinich, Gould, Simon, and Thompson answered “Present.”

Also in attendance: Village Manager Franz, Assistant Village Manager/Community Development Director Rodman, Village Attorney Stephanides, Finance Director Brankin, and Management Analyst Irizarry.

D. Audience Participation

There was no off-agenda audience participation.

E. Building Permit Fees

- 1) Discussion of Proposed Building Permit Fee Structure (AVM/Community Development Director Rodman)

AVM/Community Development Director Rodman expressed her gratitude to everyone who spent hours working on this restructuring, especially Management Analyst Irizarry and Mike D’Onofrio, consultant with the Community Development department, adding that the restructuring project wouldn’t be possible without the entire team. Both Management Analyst Irizarry and Consultant D’Onofrio were in attendance.

AVM/Community Development Director Rodman then gave a history of the current structure. She said that the new fees were updated in 2018. There was a discussion as to whether the fees had not been updated since then was because of a fee freeze or implementation logistics. She then talked about the challenges with the current structure, emphasizing that it is complex and hard for the public to understand. She said the driving force behind anticipated updates was the new software implementation that will simplify and align the process.

AVM/Community Development Director Rodman compared the Village’s fee schedule to that of other communities. She then went into the fee restructuring objectives: to maximize the software benefits with minimal net effect.

AVM/Community Development Director Rodman reviewed the proposed fee schedule changes. President Senak asked what items had been removed. Management Analyst Irizarry replied.

Trustee Kalinich asked about the alterations/remodeling percentage of construction value. AVM/Community Development Director Rodman replied. Trustee Christiansen followed up by asking what happens if the construction value increases during the project. Discussion ensued on this item.

Trustee Thompson asked whether new commercial fees were less expensive than remodeling commercial fees. AVM/Community Development Director Rodman replied that under the current structure this could be true and provided an example. Discussion and explanation continued about new vs. remodeled buildings and how to encourage adaptive reuse. AVM/Community Development Director Rodman added that the new process aligns the fee cost for new and remodeled commercial properties.

Trustee Kalinich asked about the HPC's plan to have a permitting exception for residents who want to put on an addition to one of the designated historic properties. She said they had plans to do the same for commercial properties as well in the future.

AVM/Community Development Director Rodman said that the proposal should have minimum effect on revenue. The department wants to use the software to track all new permits with the current fees, as well as new fees, so they can see if the revenues are staying the same or if the fees need to be tweaked. This would happen for the next six months and would basically be a pilot program to test the structure.

Trustee Gould asked why there is such a concern about remaining revenue neutral and felt there should be an increase and it should be made effective immediately. AVM/Community Development Director Rodman replied to her concerns, saying if the Board want to move forward with a fee increase now, that could be done. She showed a chart comparing fees in neighboring communities. Discussion continued about the how and why the fees are set as they are.

Trustee Kalinich asked about how the fee comparison averages were calculated. AVM/Community Development Director Rodman replied with details of how the averages were reached. Discussion ensued.

Mr. Mike D'Onofrio commented that the philosophy of not using the fee schedule as a profit center is common. He then gave examples of how the different models create incentives for desired behavior.

The question was posed by President Senak, asking if the Board should see the fees as covering cost or rather considered a profit center, and if they could possibly be both. Village Manager Franz gave his thoughts on this question, with discussion continuing amongst the Board.

AVM/Community Development Director Rodman suggested that after the software has been in use for one year, there should be a review of the fees vs. staff time spent on the permitting process.

Trustee Simon was concerned that raising fees without the proper data available would not be a good course of action. AVM/Community Development Director Rodman replied that this was the reason that staff was not recommending a fee increase at this time. She went into more detail, showing an unrealized revenue graphic. Discussion ensued.

The discussion turned to whether the fees should be based on CPI in the future, going into the ramifications of the approach without knowing what the CPI is going to be, and what the timing would need to be for this approach.

Trustee Gould suggested that automatic increases were a lazy way of budgeting and that costs need to be looked at annually in order to make an intelligent decision. President Senak agreed with Trustee Gould, suggesting increasing fees a bit now and adjust later. Trustee Christiansen voiced her concern and perhaps a more consistent philosophy on raising fees was needed, so that residents can understand why fees are increased. Trustee Fasules suggested looking at best practices. Discussion continued about how fees should be increased.

Trustee Simon asked about when the new fee structure would be implemented. AVM/Community Development Director Rodman said the fees would be effective when the software goes live. She added that analysis would be done monthly at the end of that month so it would not be a “live” analysis.

Finance Director Brankin gave his thoughts of the revenue projections of \$1.3 million. Mr. Mike D’Onofrio added that permit fees are an art not a science and explained what he meant by this comparison. He added that simple projects should have low fees, with higher fees for large projects.

President Senak asked the Board how they would like the fees to be addressed. AVM/Community Development Director Rodman reviewed how staff landed on the recommended 4%, saying it’s up to the Board as to what the percentage should be.

Trustee Gould asked if there would be a meeting to discuss fee philosophy. The answer was yes.

AVM/Community Development Director Rodman wanted universal approval to move forward with the proposed structure. This approved was given by the Board.

Trustee Kalinich thought that staff should come back with recommended rate increases. President Senak wanted to know if the Board would approve a 4% increase at this point, while the software is being developed and then implemented. The Board continued the discussion of whether a 4% increase should be applied at the time of software implementation, which would be in about six months. A majority of the Board approved an

increase of 4% and also revisiting the fees once data is gathered from the new software.

F. Adjourn – 7:02 P.M.

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



Minutes
Village of Glen Ellyn
Special Village Board Workshop
Monday, July 15, 2024
7:00 PM
Glen Ellyn Civic Center, Room 301

A. Call to Order – 7:10 P.M.

B. Pledge of Allegiance

C. Roll Call

Upon roll call by Clerk Cosby, President Senak and Trustees Christiansen, Fasules, Kalinich, Gould, Simon, and Thompson answered “Present.”

Also in attendance: Village Manager Franz, Assistant Village Manager/Community Development Director Rodman, Economic Development Coordinator Hannah, General Manager Vesevick, and Police Chief Norton.

D. Audience Participation

There was no off-agenda audience participation.

E. Discussion of Oak & Steel Liquor License Request

1) Discussion of Oak & Steel Liquor License Request (Economic Development Coordinator Hannah)

Economic Development Coordinator Hannah gave background on why this request was being made. President Senak asked what the current hours were. The applicant, Jori Moroni, replied. She then spoke about the expansion that they wanted to make with their small bar. Their patrons have requested to host business meetings in the bar and the applicant understands that this would require a different liquor license. The applicant also expressed being open to bringing in food to comply with requirements for a different license.

Trustee Christiansen asked about the retail off-premises offerings and wondered if this was the package business. The owner replied yes.

Trustee Kalinich asked in terms of current customers whether patrons pay for their drinks or are not charged as part of the service. The owner said that all drinks must be paid for by the customer. Trustee Kalinich followed up by asking what percentage of the business alcohol is solely. The owner replied about the extra revenue being realized is about 40%.

Trustee Thompson said he was totally supportive but wanted to know how the applicant was going to advertise the new service. The applicant said the branding and website would not change, except for generic event descriptions.

Trustee Fasules asked Police Chief Norton for his input. Chief Norton said that he thought that a 2-drink maximum would help with any enforcement issues. He expressed concern of increased medical services being able to get someone down the stairs since the bar is located on the second floor. He added that popcorn would not be enough to fulfill the food requirement. The applicant commented that another staircase that is more accessible.

President Senak asked if there had been any police incidents at this business. Police Chief Norton replied no.

Trustee Fasules asked Assistant Village Manager/Community Development Director Rodman the occupancy of bar area and whether it would need to be changed. She replied. Trustee Fasules also asked about ADA issues.

Trustee Gould was curious about the description of the space and if the applicant had thought of a membership model. The owner said that their haircut services have a membership proponent and gave reasons why they are not pursuing this model for this request.

Trustee Gould asked if beverages could be consumed on the first floor. The owner replied yes, and that this addresses their ADA issues with the upstairs space.

Trustee Gould asked how an event would work in the space. The owner replied. Trustee Gould followed up by asking what the lead time is to schedule an event. The owner replied that it depends on their staffing.

Trustee Fasules asked if a non-customer could arrange an event. The owner replied yes. It was added that most of the events are arranged by the owners, Ms. Moroni and her husband, Shea Moroni.

Trustee Simon wondered about the reservation system and how it works. The owner replied that at this point it has been word of mouth, giving a bit more detail.

Trustee Simon asked the occupancy capacity for the second floor. The owner requested it be revised since the space will be more accommodating for sitting. Trustee Simon asked what that number might be, which was said to be 15 people. Trustee Fasules brought up issues pertaining to this and thought it should be known before approving. Discussion ensued.

Trustee Simon asked if the owners are clear on who is using the space, to which the response was yes. Trustee Simon followed up by asking what kind of events are held there. Ms. Moroni replied.

Trustee Kalinich commented that this was similar to the Park & Oak model in the requested changes. She continued by saying that the Village needs to look at liquor licenses overall. Village Manager Franz said the new Village attorney can take a look at this and see what can be done to streamline the licenses.

Trustee Christiansen added comments about the Chief's concerns regarding the second-floor access for Police Department and Fire Company. She asked if there was a Code requirement regarding visibility of the bar. She thought

the bar event space was a great idea but didn't want to set a precedent.

President Senak said that the Board can take circumstances case by case and make a decision based on each application.

Police Chief Norton said that he would try to put together an overview of the current available licenses. Economic Development Coordinator Hannah said that she already has this write-up. He added that the Board can say no to liquor licenses. Discussion of enforcement continued.

Trustee Gould wanted to know how many bars with no kitchens were in the Village. Economic Development Coordinator Hannah replied. Trustee Gould then asked about the Brick & Mortar business and whether their license needs to be changed. She felt that the vision for downtown needs to be explored for the bars that do not have food as part of their offerings. She said she liked the space and using it for events but would like to figure out the vision for liquor licensing.

President Senak suggested that the Board was in favor with Police and Fire considerations, as well as more food options to fulfill that requirement. The Board agreed with this assumption.

Trustee Simon had concerns about what kind of events will be held and if the applicant will have control over the situation.

President Senak asked if this could go to a Board vote with conditions. Discussion on this point continued. Economic Development Coordinator Hannah replied that she, Chief Norton, and the new attorney can work on parameters. It was felt that there should be some sort of control over the patrons and events for the upstairs bar. The owner gave her perspective on this.

The Board thought there should not be limitations, and also not be limited to events only. It was also agreed that substantial food needs to be served as a requirement of granting a license.

Economic Development Coordinator Hannah asked if this should be an update to the Village's class M license or if it was to be a new class of license. It was agreed that it should be a new class of license.

F. Discussion Of Village Links/Reserve 22 Master Plan & Next Steps

1) Village Links Golf Course Master Plan (General Manager Vesevick)

General Manager Vesevick said that the 18-hole course had been redone in 2003 and gave details. He said the condition of the bunkers were the main impetus for the proposed master plan. Greg Martin of Martin Design Golf was brought in to develop the proposed master plan, and he was in attendance.

President Senak asked if the entire engineering project would be paid for from Village Links funding. General Manager Vesevick replied yes, and then went into the funding in more detail.

Mr. Martin reviewed the reasons for the proposed master plan to be executed. He talked about the process taken to reach the current status, as well as the analysis of the facility and

its mission statement. He talked about the guiding principles to be followed in the design and the goals to be achieved.

Trustee Thompson said that the Recreation Commission did the work of thoroughly reviewing the condition of the course.

Mr. Martin reviewed specific changes to be made for each hole that needs work. General Manager Vesevick added that the 18th hole revisions make for a better scenic view from the restaurant patio.

Trustee Christiansen asked if ecofriendly design changes were included in the Master Plan. Mr. Martin replied yes.

President Senak asked if expanding the clubhouse would still be feasible. General Manager Vesevick replied that the master plan does not take away any property from that expansion. Discussion ensued.

Mr. Martin presented the next steps and he and General Manager Vesevick asked for approval from the Board to move forward with the verification process.

Village Manager Franz asked Mr. Martin to talk about the condition of the irrigation system and updates needed. Mr. Martin did so, speaking about why the irrigation system is important update concurrent with the rest of the project.

Trustee Thompson stated that he felt this was a good use of money to explore what updates are actually needed and also noted that it's not taxpayer money.

Trustee Simon wanted to know how much of the facility would be operational while construction happens. Mr. Martin replied that the construction would be nine holes at a time.

Trustee Gould asked about the storm water improvements in regard to specific water management goals. Mr. Martin replied that there is a county standard that must be maintained or increased.

Trustee Gould asked about events at the club house and parking challenges. She wondered if there is a way to expand the capacity or were there limitations. General Manager Vesevick replied that there were options that the proposed Master Plan does not limit but these could be challenging to execute.

Trustee Simon asked if the parking lot will be asphalt or permeable. Mr. Martin said that could be reviewed in the next stage.

The consensus was in favor of moving forward with the engineering cost from the Village Links budget. Trustee Christiansen wanted the Environmental Commission to weigh in on the Master Plan as well.

G. Reminders

H. Adjourn – 8:34 P.M.

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

Adjourn to Closed Executive Session to discuss the appointment, employment,

compensation, discipline, performance, or dismissal of specific employees of the public body, Section 2.06, ILCS 120/2 (c)(1) not to return to open session



Minutes
Village of Glen Ellyn
Village Board Special Meeting
Monday, July 15, 2024
5:30 PM
Glen Ellyn Civic Center, Galligan Board Room

A. Call to Order – 5:35 P.M.

B. Pledge of Allegiance

C. Roll Call

Upon roll call by Clerk Cosby, President Senak and Trustees Christiansen, Fasules, Kalinich, Gould, Simon, and Thompson answered “Present.”

Also in attendance: Village Manager Franz, Assistant Village Manager/Community Development Director Rodman, Public Works Director Buckley, Economic Development Coordinator Hannah, Professional Engineer Daubert, and Police Chief Norton. Capital Improvements Commission Chair Steve Szymanski was in attendance.

D. Audience Participation

No off-agenda audience participation.

President Senak spoke about the shooting incident in Pennsylvania over the weekend at a Presidential candidate campaign event as horrifying and he condemned it. He continued to say that we, the residents of Glen Ellyn, can help stop incidents of violence by teaching our children how to get along and not bully people, by paying attention to our children and address any emotional issues they may be having, calling for professional help if you see something that doesn’t seem right, and by restricting access to guns. Finally, he said that we need to stand up and say no when bigotry and hate is seen in our community, and that everyone can make a difference.

**E. Glen Ellyn Metra Station and Multimodal Access Improvements Project
(Professional Engineer Daubert)**

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

- 1) Motion to Approve Ordinance Number 7117, An Ordinance directing staff on the design of the Crescent Boulevard on-street parking and Main & Crescent Parking Lot configuration associated with the Glen Ellyn Metra Station & Multimodal Access Improvements Project in the Village of Glen Ellyn, Illinois, with Parking Alternate X (1, 2, 3, or 4) selected within the approved ordinance.

Professional Engineer Daubert introduced the team from CMD Smith, including Steve Pasinski, Matt Aklan, and Steve Hands, and gave an overview of the project. He added that implementation depends upon securing funding through grants and other resources, and that additional funding is still needed.

Mr. Steve Hands of CMD Smith spoke about project needs, the process to this point and the process to move the project forward. He said that the Metra station as it is today does not provide for the needs of the community, lacking in safety, accessibility, and shelters. He spoke to each of these in more detail. He said traffic flow would be improved, as well as parking.

He then reviewed the existing site plan, saying the station is undersized for current Metra standards. He then spoke of the improvements and changes that would be made to bring the station up to Metra's standards.

Mr. Steve Hands mentioned public outreach conducted to date, input from the Village commission, and coordination among agencies throughout phase one of this project.

Mr. Matt Aklan, Project Manager with CDM Smith, gave the status of the project to date. He added that the 30% design document is final and input from the Village on parking changes has been received.

Mr. Matt Aklan moved onto grant status, saying that there could be no further delays in securing grants for the project to move it forward. He mentioned that a maintenance cost estimate is also needed so that Metra knows the cost and will allocate additional funds to maintenance.

Mr. Steve Pasinski, Client Services representative at CDM Smith, continued by speaking about the parking plan for the project, saying that the process has been transparent and has resulted in two recommendations. One is to maximize parallel parking and the other is to maximize parking in general. He said they met with the Downtown Alliance to obtain input about the two parking options, adding that this feedback was invaluable.

President Senak asked whether the results of the feedback were available. Mr. Pasinski answered affirmatively, giving a summary of that feedback. President Senak asked whether the feedback had been provided to the Board. Professional Engineer Daubert replied it had just been finished so had not been shared, adding it was very subjective and he wasn't sure that it came from the correct people connected with the businesses. President Senak requested the feedback. Professional Engineer Daubert said he would get it to Village Manager Franz but that employee parking was the big issue for businesses.

Village Manager Franz said that as far as employee parking, the Village is working on a solution to this issue.

Mr. Pasinski continued by reviewing existing conditions, including design restraints to be considered when designing to current standards. He then moved onto the angle parking design exception that would be needed for this option, adding that it presents issues, which he explained. There are two exceptions needed from Metra for angled parking.

The team member reviewed the alternatives that had been developed, presenting four different scenarios and pointing out their differences. He then showed a chart comparing angled versus parallel parking. He also spoke about the sidewalk impact and ADA requirements that are benefited by the wider sidewalks.

President Senak asked about the sidewalk widths and their comparison to those on Main Street. Professional Engineer Daubert replied. President Senak asked about the size of the sidewalks north of the tracks on Main Street, as well as the east side. Professional Engineer Daubert replied.

Trustee Thompson asked about alternatives 1 & 2 versus 3 & 4 and a specific notation on alternative 4 and what it refers to and details on the other alternatives. Professional Engineer Daubert replied. Trustee Thompson followed up with another question about alternatives 3 & 4 along Crescent. Professional Engineer Daubert replied. Discussion continued about differences in the alternatives.

Jennifer Massarelli, owner of Enchantments, spoke of her appreciation that the engineers came to her store and described the alternative plans to her. She advocates keeping as many angled spots as possible. She went to other businesses to inform them about the alternatives and to make them aware that there would be a meeting discussing the parking plans. She said from a business standpoint that the businesses will be impacted if he angled parking goes away and would prefer the 5 spots less alternative over no angled spots at all.

Emily Henkels, resident, said that she works at one of the businesses on Main Street but was more concerned about the needs of sidewalk users than the cars and parking. She asked that priority be given to safe parking and spacious sidewalks for the safety of pedestrians.

Pete Ladesic, resident, talked about the way the project has been presented to-date. He said he started asking business owners about the proposed elimination of the angled parking and that they were not aware of this. President Senak wanted to know what the owners thought, and Mr. Ladesic said that they were not supportive of eliminating angled parking. He added that this needs to move forward with no delays. He added that what is best for the community needs to be taken into consideration. He suggested “over-noticing” people in the downtown of the plans for the CBD. He spoke about safety issues connected to parallel parking on the left side of the street.

Julie Spiller, business owner, stated she fully agreed with Mr. Ladesic. She advocated for maximum angled parking. She gave examples of why she doesn’t think parallel parking is a good idea.

Jeff, owner of TKS design, said that alternative 4 was his favorite and really the only option, giving his reasons for this opinion.

Barb Lemme, with the Downtown Alliance, gave her opinion on the issue, saying that there has been lively discussion and that Trustee Gould had given a summary that was very easy to understand. In speaking for the Alliance, she said the Board should consider the concerns of businesses.

Sid Ahmed, manager of Bonita Bowls, gave his viewpoint on the parking issue and that he was for the maximum angled parking option.

Trustee Kalinich asked about the location of the bike rack and if there was a way it could be relocated closer to the tunnel. She commented that the plaza was mostly curved plantings and wondered if there could be more seating. She then asked about the pick-up and drop-off area. Professional Engineer Daubert replied it was the same for all. She then asked whether an elevator was to be included in the project design. Professional Engineer Daubert replied that there is no elevator at this time but could be discussed for future designs.

Trustee Kalinich wondered if there could be different access for businesses. She then asked about the 15-minute parking spots and hoped that could be incorporated as well. She asked of the length of time utilized for angled parking and perhaps that limit could be reduced from 3 hours.

President Senak asked if each of the alternatives comply with IDOT and ADA. Professional Engineer Daubert replied that 1 & 2 do, and 3 & 4 do as well, with an exception. President Senak followed up by asking if IDOT had to be involved in approval. Professional Engineer Daubert replied yes. President Senak also asked about the landscaping plans, specifically on Crescent. Professional Engineer Daubert replied, saying that once the alternative is decided upon, the landscaping can be roughed in more.

Trustee Gould asked about the next design phase and items to include, including the crosswalk. She also noted that the Main and Crescent island is similar to that of Forest and Crescent. She went on to state that adding turning arrows would make clear what is expected from drivers, and how the scale of items to be added going forward should be in line with the sidewalk.

Julie Spiller returned to the lectern to ask where the delivery staging area would be. Professional Engineer Daubert made a note of this.

Trustee Thompson had more questions about safety needs versus design needs between the alternatives. Professional Engineer Daubert replied that it was a design consideration that could be modified once the design alternative is decided. Discussion ensued about elements that could be included.

President Senak said that 1 & 3 include adding an extra sidewalk in the parking lot, and wanted to know if anyone was in favor of that in order to eliminate these alternatives from consideration. The Board agreed.

F. Other Business

G. Reminders

- 1) Village Board Special Workshop, Monday, July 22, 2024 at 6 pm
- 2) Village Board Meeting, Monday, July 22, 2024 at 7 pm

H. Adjourn – 7:00 P.M.

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



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

Meeting 9/23/2024 7:00 PM
Department: Public Works
Department Head: Dave Buckley
Category: Contract
Prepared By: Dave Buckley

**AGENDA ITEM (ID
2024-627)**

DOC ID: 2024-627

Adopt Resolution No. 24-13, A Resolution Approving an Agreement with B & B Holiday Decorating, L.L.C. for Seasonal Decorations in an Amount Not to Exceed \$45,432.66 to be Expensed to the Economic Development Fund and Authorizing its Execution (Public Works Director Buckley)

Statement of the Issue:

Authorize the Village Manager to execute the Agreement B&B Holiday Decorating L.L.C. of Des Plaines, IL for Seasonal Decorations in an amount not to exceed \$45,432.66 to be expensed to the Economic Development Fund. (Public Works Director Buckley)

Analysis:

For over 20 years, the Village has contracted out the Central Business District (CBD) Seasonal Decorations. CBD decorations include the installation of mini lights on a set number of trees and seasonal decorations on streetlight poles. Decorations were expanded to include streetlight pole decorations on 37 poles at Stacy's Corner in 2007 and lighting the exterior of the train station in 2012. Public Works also installs a 20-foot artificial tree (current tree purchased in 2017; the tree lasts about 10 years) at the intersection of Main and Crescent. This tree is professionally decorated every 3-4 years, depending on how ornaments weather the winter elements. The tree decorations were updated in 2021.

Over 95% of the time Glen Ellyn has received favorable reviews on the seasonal decorations. Those favorable years started with McFarlane Douglass as the first-year contractor and continued for seven years with the McFarlane Douglass project manager who went on to form her own company, TerraScape Designs. This was followed by another three years with McFarlane Douglass, followed by six years with the most recent contractor, B&B Holiday Lighting.

A presentation was made to the Village Board regarding seasonal decoration options (LED vs. Traditional and wrapped vs. draped) in the spring of 2014. At that time, the Village Board recommended staying with traditional lights being draped in the trees due to prohibitive costs. In 2018, Public Works included an alternate option to have all trees lit with LED lights as the cost for LED lights had moderated significantly due to prevalent holiday use and advancements in LED technology.

From 2018 to 2021, seasonal decorations were warm white LED lights. The industry moved forward with LED, which draw less power and have a longer life span. The traditional contract was for three years with a static price for all three years. Glen Ellyn was not able to follow this contract model in 2022 due to the CBD Streetscape Project that created a different number of trees and streetlight poles for each of the three years of the next contract. The difficulty in detailing the scope of work and contractors providing an accurate cost was due to the changing size of tree canopies in the CBD from year to year from 2022-2024; the total cost is based on the number of strands of lights, which is based on the size of the tree. The number of trees in each size category changed each season. A 1-year bid was requested with unit pricing for different sized trees so that Glen Ellyn could change the scope of work and/or extend the contract for another 1–2 years through unit pricing. With the new smaller trees in the streetscape, it was determined by the Village’s certified arborists, and confirmed by the lowest bidder, that wrapping the new trees was the best method for the health of the trees with the least amount of damage to the branches. Draping small trees creates tension against the branches, especially in the wind; staff didn't want to do anything that would compromise the health of new trees. For continuity in the CBD, it was decided to recommend that all trees are wrapped with lights, both south and north of the railroad tracks.

In 2022, the Village Board approved a \$90,000 contract with B&B Holiday Decorating to wrap all new and existing trees in the CBD as well as all streetlight poles (CBD, Metra platforms and Stacy’s Corners) and outline the train station. This followed a staff recommendation to wrap trees to maintain and possibly increase the aesthetically pleasing change in seasonal decorations while protecting the integrity of the new trees. This was a 1-year contract with the option to add a second and third year with unit pricing and was approximately \$50,000 over budget. The increased cost, due to the increased number of lights and no change to tree sizes north of the tracks, was overwhelmingly well received by the community, even though the traditional canopy draping technique was not used.

With Phase II of the CBD Streetscape construction in 2023, the number of smaller trees had increased. The number of trees in the 2022-23 bid was about 50 more than in past years (135 vs 85) and the number of streetlight poles increased by 10 (due to additional streetlight poles installed with CBD Streetscape). The scope for 2023-24 was 97 trees to install lights and 225 streetlight poles for bows and live garland. The reduction in the number of trees was due to removing all trees for Phase II and Phase III but only planting the trees for Phase II of the project.

The cost provided by B&B Holiday Decorating for decorating trees with wrapped lights, streetlight poles with live garland and ribbon, and outlining the train station was \$61,950.20 for 2023-24. As expected, the overall cost was reduced from 2022-23 with fewer trees and overall smaller trees to decorate using fewer strands of light. Village staff worked with the contractor to create extremely accurate pricing per tree based on both the size and the type of tree rather than flat unit pricing using general size standards. This process was a savings to the Village and was more accurate in determining the cost to decorate CBD trees. This process was used for the 2024–25 decorations.

The Village decided to leave all the tree lights on the new Phase I and II trees for the spring/summer/fall season of 2024 to reduce the possibility of small branches being damaged by wrapping and unwrapping trees. Staff noticed in mid-summer that all Phase I and about 30% of Phase II trees had tight light strands on their trunks and some larger branches. It was determined by the Glen Ellyn arborist that the trees were growing faster than predicted, more than likely due to good soil in both the soil cells installed by the streetscape project and in the raised planters. Glen

Ellyn had the contractor come in late summer to loosen the light strands to minimize any negative impact on the trees due to constriction, as well as add more lights due to the increased height of the trees. This process will need to be considered and possibly incorporated into future contracts if lights are left on trees for the event season.

The original contract was a 1-year contract with the option to extend for two separate 1-year extensions. With the completion of Phase III Streetscape items, there are additional trees that have electrical power for tree lights as well as additional streetlight poles for garland and bows. The base quote of \$39,015.20 is for decorating 37 trees, 245 streetlight poles and the train station. Staff has determined that adding the 6 trees planted at Glenwood Station for \$3,174 and the 20 streetlight poles on Pennsylvania from Prospect to Western for \$1,080 will balance the decorations in the downtown. The total cost of \$43,269.20, including the optional items, remains on budget due to the number of trees already wrapped with lights. Staff recommends adding a 5% contingency to the total cost to allow contract flexibility due to the change of number, location and size of trees to ensure downtown decorations meet expectations. The not-to-exceed amount, including the 5% contingency, is \$45,432.96. All aspects of the original Agreement remain intact other than the number of trees and streetlight poles and the total cost.

Budget Impact:

The agreement amount is 40% below the budgeted amount of \$75,000 for 2024-2025 seasonal decorations. This is to be expensed to the General Fund – Economic Development – 126500-520310.

Contribution to Strategic Plan

Action Requested:

Authorize the Village Manager to execute the Agreement with B&B Holiday Decorating L.L.C. of Des Plaines, IL for Seasonal Decorations in an amount not to exceed \$45,432.96 to be expensed to the Economic Development Fund.

Attachments:

1. Seasonal Decorating Resolution
2. 2024 Seasonal Decoration Agreement
3. 2022 Seasonal Decorations Agreement



Village of Glen Ellyn

Resolution No. xxxx

**A Resolution Approving an Agreement with B & B Holiday
Decorating, L.L.C. for Seasonal Decorations in an Amount Not
to Exceed \$45,432.66 to be Expensed to the Economic
Development Fund and Authorizing its Execution**

**Adopted by the
President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois
This _____ Day of _____, 2024.**

Resolution No. xxxx

A Resolution Approving an Agreement with B & B Holiday Decorating, L.L.C. for Seasonal Decorations in an Amount Not to Exceed \$45,432.66 to be Expensed to the Economic Development Fund and Authorizing its Execution

BE IT RESOLVED by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, State of Illinois (“Village”), in the exercise of their home rule powers, that the Agreement with B & B Holiday Decorating, L.L.C. for seasonal decorations in an amount not to exceed \$45,432.66 to be expensed to the Economic Development Fund is approved and the Village Manager is authorized to execute the Agreement in substantially the form attached subject to the review and approval of the Village Attorney.

THIS RESOLUTION shall be in full force and effect from and after its adoption and approval as provided by law.

Adopted by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this 23rd day of September, 2024.

Voting	Ayes	Nays	Abstain	Absent
Fasules				
Gould				
Thompson				
Kalinich				
Simon				
Christiansen				
Senak (in event of a tie)				

Approved by the Village President of the Village of Glen Ellyn, Illinois this _____ day of September, 2024.

Mark Senak, Village President

ATTEST

Caren Cosby, Village Clerk

CONTRACT AGREEMENT
SEASONAL DECORATIONS CONTRACT BETWEEN
B&B HOLIDAY DECORATING AND THE VILLAGE OF GLEN ELLYN\

This 1-year contract extension option changes only the scope and total cost of the 2022-23 contract with all other original contract language remaining the same and no change to the CONTRACTOR's status and information.

C. BID PROPOSAL FORM 2024

FORMS MUST BE COMPLETED IN INK OR TYPEWRITTEN SIGNATURES MUST BE
SIGNED IN INK AND NAME SPELLED OUT BELOW SIGNATURE

Per B.2, the scope of work if extended beyond one year **will not** be consistent year to year. The train station lighting will remain consistent, but the number of streetlight poles and trees will fluctuate due to the CBD Streetscape project spanning three years and the construction scope of work including additional streetlights installed and the removal of all trees in the ROW and replacement with 4-8" dbh in a greater number than the number of existing trees. For all new trees, there will either be outlets at the base of the tree or in the planter box containing the tree. The actual number of trees decorated will depend on pricing, wrapping vs draping, and yearly budget. Unit pricing will determine subsequent year contract scope and amount (the unit pricing should reflect the 1st year cost).

1. ALTERNATE BID - Provide, install, and maintain LED warm white, lamp locking exterior miniature light sets (50 bulbs per set with a minimum 8" spacing between bulbs or equivalent amount of lights and linear feet) in **43** trees wrapping the branches including the trunk (per pricing sheet attached). Branch wrapping will not be tight so as not to damage newly planted trees and allow for next year's growth. All lights to be installed by the Friday before Thanksgiving and all lights on trees not part of the CBD project planting list to be removed between March 1-11
 - A. Breakdown of trees by size: 20 Small, 17 Medium, and 6 Large.
 - B. Tree lights remaining in trees need to be in complete working order by April 30th of each year to be used for downtown events. Removal of these lights can occur after September 15th or at the time of the next season's installation.
2. Provide, install and maintain live evergreen garland (Cedar and Douglas Fir mix), and red velvet bows on **265** light poles to the following specifications:
 - A. One hundred seventy-one (211) 12-foot poles (CBD), thirty-seven (37) 14 foot poles (5 Corners), and seventeen (17) 16-foot poles (UP train platforms)
 - B. The poles will be wrapped in a spiral fashion with live evergreen

- roping at a minimum of 6-inches in diameter. Installation timing must consider the life of the greens lasting through January 1st.
- C. Two bows, made with #40 outdoor red velvet with gold backing, will be mounted on each pole. Each bow should have 3 loops, with one 3.5 to 4 foot streamer (7 yards total) and placed on the top of each decorated section. The streamer should be secured into the garland.
 - D. Include the cost of labor to decorate the poles which must be completed the Friday before Thanksgiving and removed January 1-11.
3. Provide, install and maintain rope and icicle LED lighting on the Glen Ellyn Train Station. Rope lighting outlines roof line and eaves of entire train station and LED Icicle lights hang from the entire roof edge per original contract attachments.

Alternate Bid (wrapping tree lights)	<u>3rd Year Cost</u>
Lighting 43 trees and removal of lights (as described) and storing LED lights as needed	\$ <u>25,153.00</u>
Decorating 265 light poles and removal of materials	\$ <u>14,665.00</u>
Lighting train station and removal and storage of materials	\$ <u>3,451.20</u>
Total Contract Cost	\$ <u>43,269.20</u>

AGREEMENT BETWEEN OWNER AND CONTRACTOR

THIS AGREEMENT is dated as of the ___ day of September in the year 2024 by and between The Village of Glen Ellyn (hereinafter called OWNER) and B & B Holiday Decorating, L.L.C. (hereinafter called CONTRACTOR).

OWNER and CONTRACTOR, in consideration of the mutual covenants hereinafter set forth, agree as follows:

Article 1. CONTRACT DOCUMENTS

1.1 The Contract Documents which comprise the entire agreement between OWNER and CONTRACTOR concerning the Work consist of the following:

This Agreement;
Notice of Award;
Specifications bearing the title GENERAL REQUIREMENTS AND TECHNICAL SPECIFICATIONS;
Instructions to Bidders;
Non-Collusion certificate;
Contractor's Bid Proposal;
Other documents attached to the Agreement including but not limited to insurance, surety, bonds and financial information.

1.2 There are no Contract Documents other than those listed above in this Article 1. The Contract Documents may only be amended, modified or supplemented by Change Order approved, in writing, by the OWNER and CONTRACTOR.

Article 2. WORK

2.1 CONTRACTOR shall complete all Work as specified or indicated in the Contract Documents.

2.2 If the CONTRACTOR fails to correct defective Work or persistently fails to carry out the Work in accordance with the Contract Documents, the OWNER, by a written order, may direct the CONTRACTOR to stop the Work, or any portion thereof, until the cause for such order has been eliminated; however, this right of the OWNER to stop the Work shall not give rise to any duty on the part of the OWNER to exercise this right for the benefit of the CONTRACTOR or any other person or entity.

2.3 If the CONTRACTOR defaults or neglects to carry out the Work in accordance with the Contract Documents and fails within seven (7) days after receipt of written notice from

the OWNER to commence and continue correction of such default or neglect with diligence and promptness, the OWNER may, after seven (7) days following receipt by the CONTRACTOR of an additional written notice and without prejudice to any other remedy he may have, make good such deficiencies. In such case an appropriate deduction may be taken by OWNER from the payments then or thereafter due the CONTRACTOR for the cost of correcting such deficiencies. If the payments then or thereafter due the CONTRACTOR are not sufficient to cover such amount, the CONTRACTOR shall pay the difference to the OWNER.

Article 3. EFFECTIVE DATE

The effective date of this contract is the date upon which the Village transmits a written notice to proceed to the CONTRACTOR. The notice to proceed shall be sent by the Village to the CONTRACTOR within 14 days after all parties to the contract have executed it provided that all other contractual requirements have been met.

Article 4. CONTRACT PRICE

Owner shall pay CONTRACTOR for completion of the Work in accordance with the Contract Documents.

Article 5. CONTRACTOR'S REPRESENTATIONS

In order to induce OWNER to enter into this Agreement, CONTRACTOR makes the following representations:

5.1 CONTRACTOR has familiarized itself with the nature and extent of the Contract Documents, work site, locality, and all local conditions and laws and regulations that in any manner may affect cost, progress, performance or furnishing of the Work.

5.2 CONTRACTOR has given OWNER written notice of all conflicts, errors or discrepancies that he has discovered in the Contract Documents and the written resolution thereof by OWNER is acceptable to CONTRACTOR.

Article 6. MISCELLANEOUS

6.1 No assignment by a party hereto of any rights under or interests in the Contract Documents will be binding on another party hereto without the written consent of the party sought to be bound; and specifically but without limitation moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

6.2 OWNER and CONTRACTOR each binds itself, its partners, successors, assigns and legal representatives to the other party hereto, its partners, successors, assigns and legal representatives in respect of all covenants, agreements and obligations contained in the Contract Documents.

IN WITNESS WHEREOF, OWNER and CONTRACTOR have signed this Agreement in duplicate. One counterpart each has been delivered to OWNER and CONTRACTOR. All portions of the Contract Documents have been signed or identified by OWNER and CONTRACTOR.

VILLAGE OF GLEN ELLYN

CONTRACTOR

By _____
Village President/
Village Manager

By _____
Authorized Signatory

CORPORATE SEAL
SEAL

If a corporation, affix CORPORATE

Attest _____
Village Clerk

Attest _____
Authorized Signatory



INVITATION FOR BIDS

**2022/23 Seasonal Decorations
with options to extend for
2023/24 and 2024/25 season**

Prepared by:

Village of Glen Ellyn
Public Works Department
30 South Lambert Road
Glen Ellyn IL, 60137

A. INVITATION TO BID

1. The Village of Glen Ellyn will accept requests for proposal through **August 11, 2022** for **Seasonal Decorations of the 2022/23 with options to extend for the 2023/24 and 2024/25 seasons.**

1.1 **A non-mandatory pre-bid meeting will be held at 10:00 a.m. on Monday, August 1, 2022 at the Public Works Reno Center, 30. S. Lambert Rd., Glen Ellyn IL 60137**

2. This work consists of:
Supplying the necessary materials, equipment, and labor to install, maintain, and remove lighting decorations on approximately **134 trees**. The work also includes supplying, installing, maintaining and removing decorative elements on approximately **240 street light poles**. It also includes decorating **the roof line of the Glen Ellyn Train Station**
3. Bid packets are available at the Public Works Offices, 30 South Lambert Road, Glen Ellyn, IL 60137, Monday through Friday, 7:00 a.m. to 3:30 p.m., or electronically upon request.

The Village staff contact is: Dave Buckley, Public Works Director, Glen Ellyn Public Works, 30 S. Lambert Rd., Glen Ellyn, IL 60137, and (630) 547-5513.

4. Bids for Seasonal Decorations in the Village of Glen Ellyn, Illinois, will be received until **11:00 AM on August 11, 2022**. All proposals shall be submitted at the Glen Ellyn Civic Center, 535 Duane St, Glen Ellyn, Illinois 60137, in an opaque, sealed envelope clearly labeled to identify the company and the project and marked **"2022/23 SEASONAL DECORATIONS BID - DO NOT OPEN"**.

All Bidders shall either submit bids in person, by mail, or by overnight shipping. Bids submitted by mail or overnight shipping are at the Bidder's risk. Bids submitted in person shall be delivered and placed in a bin labeled "BIDS" in the front (North) vestibule of the Glen Ellyn Civic Center, located at 535 Duane Street, Glen Ellyn, Illinois 60137. It is strongly recommended that all Bidders coordinate mailing or delivery times with the Village Clerk at 630-547-5202.

5. All proposals shall be submitted on the form provided by the Village. **BIDS WILL BE PUBLICALLY OPENED AND READ AT 11:00 am on August 11, 2022**
6. The Village reserves the absolute right in its sole discretion to accept a proposal, if any, which will best serve the public interest.
7. All proposals will remain subject to acceptance for 90 days after August 11, 2022.

Dated: **July 27, 2022**

B. Instructions to Bidders

**2022/23 Seasonal Decorations with options to extend
For the 2023/24 and 2024/25 seasons
For the Village of Glen Ellyn
Public Works Department**

1. The Village of Glen Ellyn will accept proposals for **Seasonal Decorations of the 2022/23 with options to extend for the 2023/24 and 2024/25 seasons** during the period from **September 1, 2022** through **August 31, 2025**.

2. Scope of Work

Over the years, the Village of Glen Ellyn has decorated for the holiday season. It is the desire of the Village to decorate light poles and trees in the **Central Business District and “5 Corners”** area with evergreens, and other holiday decorations. The contract awarded will provide for the 2022/23 holiday season with the option to extend for the 2023/24, and 2024/25 seasons. Pricing shall include all material, installation, and removal of decorations.

The work done under this proposal for decorations of light poles, trees and the train station shall be done according to the following specifications. Installation of all seasonal decorations must be completed **by the Friday before Thanksgiving** in each of the specified seasons.

The successful bidder must carry full insurance coverage and provide a Certificate of Insurance to the Village, outlining coverage and naming the Village of Glen Ellyn as an additional insured.

Services to include: coordination with the Village of Glen Ellyn, with regard to electrical requirements and sources.

Provide 24-hour response to maintenance calls. Any decoration to light strings not operating or that needs to be reinstalled in any tree or pole due to natural causes will be done free of charge. Vandalized lights/decorations will be repaired/ replaced at Village expense.

Due to the CBD Streetscape project spanning 2022-2024, and the scope of the project replacing all village streetlights and trees in village right of way, the exact number streetlights and number and sizes of trees each season will vary. The low bid contractor will be determined by the first year cost; the unit tree pricing and streetlight pricing will be used to extend the contract each season with a new number of streetlights and trees for each tree size category, if mutually agreed on by the contractor and village

There is a **required alternate bid** (total and unit price) to wrap the tree lights rather than the traditional draping used in Glen Ellyn.

3. The Contractor shall supply all labor, equipment and supervision to perform the work specified herein.
4. The Contractor shall supervise and direct the work using his best possible skill and attention. He shall be solely responsible for all licenses, permits, insurance, techniques and procedures for coordinating all portions of the work under this proposal.
5. This agreement shall commence on **September 1, 2022, and will end on August 31, 2023**. The Village, at its option, may extend this Agreement for an additional Year(s) if the Contractor and Village can agree on the additional year's cost.
6. The Village staff contact is Dave Buckley, Public Works Director, Glen Ellyn Public Works, 30 S Lambert Rd., Glen Ellyn, IL 60137, (630) 469-6756.
7. All proposals will remain subject to acceptance for 90 days after the bid opening.
8. Return all pages of this proposal by 11:00 AM on **August 11, 2022**, for consideration to the designated address in section A.

9. **INSURANCE REQUIREMENTS**

- 9.1 The Contractor shall not commence work under the Contract until all the insurance required under the Contract has been obtained. Certificates of Insurance showing coverage as required to be in effect will be filed with the Village at the time of entering into the Contract. Certificates of insurance will be on Insurance Service Office (ISO) Form and shall provide the coverage provided cannot be canceled or amended without thirty (30) days prior written notice to Village. The certificates will be signed by the insurance companies or their authorized agents. The insurance companies must be authorized to do business in the State of Illinois. All insurance shall be provided in companies which are rated at least A6 by the Bests Rating Service provided, however, that the Village may, in writing, waive this requirement.
- 9.2 The Contractor shall maintain in force the coverage required in this section for the term of the Contract. Also, the Contractor shall not allow any subcontractor to commence work on any portion of the project without evidence that the subcontractor has insurance coverage equal to the coverage required in this section.
- 9.3 The minimum amounts of insurance shall be as follows:
 - A. Worker's Compensation - Statutory Limits
Employer's Liability - \$1,000,000 Bodily Injury per Person
 - B. Comprehensive Automobile Liability

\$1,000,000 Combined Single Limit

If requested by Village, the Contractor will be required to provide prior three (3) year loss history for automobile liability.

C. Comprehensive General Liability

Policy shall include coverage for Premises and Operations, Completed operations, Broad Form Blanket Contractual Liability, Broad Form Property Damage including Completed Operations and Personal Injury Liability. Where the hazard exists, the coverage shall protect against claims of explosive, collapse, or underground damage.

1. \$1,000,000 Bodily Injury per Occurrence Limit

2. \$2,000,000 Bodily Injury Aggregate Limit

3. \$1,000,000 Property Damage per Occurrence

4. \$2,000,000 Property Damage Aggregate Limit

D. Umbrella Coverage

1. \$1,000,000 per Occurrence Aggregate Limit

For coverage (b) through (d) the Village and its officers and employees shall be named as additional insured.

10. RESTORATION

Whenever public or private property is damaged or destroyed, the CONTRACTOR shall at his own expense, restore such property to a condition equal to that existing before such damage or injury was done by repairing, rebuilding, or replacing it as may be directed, or he shall otherwise make good such damage or destruction in an acceptable manner. If he fails to do so the OWNER may, after the expiration of a period of 48 hours after giving him notice in writing, proceed to repair, rebuild, or otherwise restore such property as may be deemed necessary, and the cost thereof shall be deducted from any compensation due, or which may become due the CONTRACTOR under his CONTRACT.

11. FINAL ACCEPTANCE

Acceptance of work shall be made upon successful completion of the decoration installation and shall be to the satisfaction of the Village.

12. PAYMENT PROCEDURES

12.1 The work will be paid for at the contract price. Before payment for completed work will be processed, the Village will inspect the job sites.

- 12.2 Payment will be made to the CONTRACTOR within 4 weeks of receipt of billing for services rendered which invoice will include waivers of lien and authorization from the appropriate department of the Village that all work has been satisfactorily completed. The first payment of 75% of the contract will be paid after installation approval and a final payment of 25% after approved removal of decorations.

13. WAGE AND LABOR REQUIREMENTS

In calculating its bid hereunder, Contractor is advised that the Illinois Prevailing Wage Act may apply to the work set forth hereunder and to the Contractor. Accordingly, to the extent that the Act applies, Contractor shall comply with the provisions of the Act. Failure of Contractor to comply with the Act, including, but not limited to the inspection of records, and any rules or regulations promulgated by the State of Illinois with regard to the Act, can result in the cancellation of the Contract. Contractor expressly waives any right for recovering damages due to such Contract cancellation. Contractor's bonds shall include such provision and will guarantee the faithful performance of such prevailing wage clause as provided by this contract. Contractor shall maintain accurate records of the names, occupations, and wages paid to each laborer, worker, and mechanic employed in connection with the work and either file certified payroll, as required by the Act, **or a letter setting forth the reasons for why Contractor is excused from having to file certified payroll with the District.**

14. CONTRACTOR'S STATUS

The Contractor expressly understands and agrees that he (it) is an independent Contractor and he (it) is not an employee of the Village of Glen Ellyn, and the Village is not to provide Worker's Compensation, health or accident insurance, general liability insurance or any other form of insurance coverage of any kind which would cover the Contractor or his (its) employees in and under the terms of this agreement.

15. CONTRACTOR'S DUTIES

The CONTRACTOR shall supervise and direct the Work, using his best skill and attention and he shall be solely responsible for all construction means, methods, techniques, sequences and procedures and for coordinating all portions of the Work under the Contract. Unless otherwise specifically provided in the Contract Documents, the CONTRACTOR shall provide and pay for all labor, materials, equipment, tools, construction equipment and machinery, water, heat, utilities, transportation, and other facilities and services necessary for the proper execution and completion of the Work, whether temporary or permanent and whether or not incorporated or to be incorporated in the Work.

The CONTRACTOR shall at all times enforce strict discipline and good order among his employees and those of subcontractors, if allowed, and shall not employ on the Work or permit to be employed any unfit person or anyone not skilled in the task

assigned to him. All work will be performed in a business-like manner following reasonable safety procedures and using necessary safety equipment, such as traffic cones and street barricades.

The CONTRACTOR warrants to the OWNER that all materials incorporated in the Work will be new unless otherwise specified, and that all Work will be of good quality, free from faults and defects and in conformance with the Contract Documents. All Work not conforming to these requirements may be considered defective.

The CONTRACTOR shall be responsible to the OWNER for the acts and omissions of his employees, subcontractors, if allowed, and their agents and employees, and other persons performing any of the Work under a contract with the CONTRACTOR.

16. HOURS OF WORK

No work shall be performed prior to 7:00 AM and shall be completed by 7:00 PM. Extension of working hours needs prior approval from the Village. All inspections by the OWNER'S representative shall be scheduled so that they are accomplished by both CONTRACTOR and OWNER. Normal working days shall be Monday through Friday. No work will be permitted on Saturday, Sunday or holidays without prior approval from the Village. The Village reserves the right to request the CONTRACTOR to work on weekends in selected areas, and some weekend work can be expected. Each day that work is to be performed, CONTRACTOR shall notify the Village of the work site and type of work for the day.

17. LIQUIDATED DAMAGES

It is essential that work be completed in a timely fashion. Should CONTRACTOR not complete the work, the OWNER may impose a \$500 per calendar day penalty. Such penalty will be deducted from the unpaid balance of any work invoice.

18. TRAFFIC CONTROL

The CONTRACTOR will be responsible for all traffic control, including but not limited to barricades, signs, flagmen, etc., to maintain a smooth flow of traffic through the job sites. The CONTRACTOR shall ensure that all traffic control devices installed by him are operational 24 hours a day including Sundays and holidays. This also applies to barricades placed along the sidewalk to provide warning to pedestrian traffic. Should the Village be required to provide additional or supplemental traffic control devices or barricading for pedestrians the CONTRACTOR shall be charged at the following rates: \$18.00 per barricade per day plus a \$25.00 delivery and pick-up charge. All barricades shall be D.O.T. class II with reflective striping and either blinking or steady burning lighting.

19. SAFETY

The importance the Village attaches to safety cannot be over emphasized. The

Village reserves the right, at its discretion, to disallow payment for any work performed where the proper safety procedures were not being observed.

20. RIGHT TO SUSPEND WORK

The Village reserves the right to suspend the Work, wholly or in part, for such a time as may be necessary, due to conditions as are considered unfavorable for the satisfactory prosecution of the Work; or for such time as is necessary by reason of failure to perform any or the provisions of the proposal, and no additional compensation shall be paid the Contractor because of such suspension.

21. HOLD HARMLESS

To the fullest extent permitted by law, the CONTRACTOR shall indemnify and hold harmless the OWNER and OWNER'S Consultant, and their agents and employees from and against all claims, damages, losses and expenses, including but not limited to attorneys' fees arising out of or resulting from the performance of the Work, provided that any such claim damage, loss or expense. (1) is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than the Work itself) including the loss of use resulting therefrom, and (2) is caused in whole or in part by any negligent act or omission of the CONTRACTOR, any subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, regardless of whether or not it is caused in part by a party indemnified hereunder. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right of obligation of indemnity which would otherwise exist as to any party or person described in this Paragraph. In any and all claims against the OWNER or any of its agents or employees by any employee of the CONTRACTOR, any Subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable, the indemnification obligation under this Paragraph shall not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for the CONTRACTOR or any Subcontractor under workers' or workmen's compensation acts, disability benefit acts or other employee benefit acts.

22. LAWS TO BE OBSERVED

The Contractor shall at all times observe and comply with all Federal, State and Local laws, ordinances and regulations which in any manner affect the Work, of legislative bodies or tribunals having legal jurisdiction or authority over the Work, and no plea of misunderstanding or ignorance thereof will be considered.

23. SUBSTANCE ABUSE POLICY

Before the Contractor and any Subcontractor commences work, the Contractor and any Subcontractor shall have in place a written Substance Abuse Policy Prevention Program for the prevention of substance abuse among its' employees which meets or exceeds the requirements in P.A. 95-0635 or shall have a collective bargaining

agreement in effect dealing with the subject matter of P.A.95-0635.

The Contractor or Subcontractor shall file with a public body: a copy of the substance abuse prevention program along with a cover letter certifying that their program meets the requirements of the Act, or a letter certifying that the Contractor or Subcontractor has a collective bargaining agreement in effect dealing with the subject matter of this Act.

24. FREEDOM OF INFORMATION ACT REQUIREMENT

The Contractor agrees to maintain all records and documents for projects of the Public Body in compliance with the Freedom of Information Act, 5 ILCS 140/1 et seq. In addition, Contractor shall produce, without cost to the municipality, records which are responsive to a request received by the Public Body under the Freedom of Information Act so that the Public Body may provide records to those requesting them within the time frames required. If additional time is necessary to compile records in response to a request, then Contractor shall so notify the Public Body and if possible, the Public Body shall request an extension so as to comply with the Act.

In the event that the Public Body is found to have not complied with the Freedom of Information Act, based upon Contractor's failure to produce documents or otherwise appropriately respond to a request under the Act, then Contractor shall indemnify and hold the Public Body harmless, and pay all amounts determined to be due including but not limited to fines, costs, attorneys' fees, and penalties.

C. BID PROPOSAL FORM

FORMS MUST BE COMPLETED IN INK OR TYPEWRITTEN SIGNATURES MUST BE SIGNED IN INK AND NAME SPELLED OUT BELOW SIGNATURE

Per B.2, the scope of work if extended beyond one year **will not** be consistent year to year. The train station lighting will remain consistent, but the number of streetlight poles and trees will fluctuate due to the CBD Streetscape project spanning three years and the construction scope of work including additional streetlights installed and the removal of all trees in the ROW and replacement with 4-8" dbh in a greater number than the number of existing trees. For all new trees, there will either be outlets at the base of the tree or in the planter box containing the tree. The actual number of trees decorated will depend on pricing, wrapping vs draping, and yearly budget. Unit pricing will determine subsequent year contract scope and amount (the unit pricing should reflect the 1st year cost).

Supply necessary materials, equipment, and labor to install, maintain, and remove lighting decorations on 134 trees. All trees must be decorated by use of a bucket truck where the lighting decorations stretch from the top to the bottom of each individual tree canopy while maintaining a balanced distribution of lights throughout the tree (no wrapping of branches).

Light sets are to be installed so that they are weaved through the tree and stretched to their maximum length. Only dark colored extension cords are to be used. Supply, install, maintain, and remove red velvet bows, and live evergreen rope on approximately 240 street light poles. Supply, install and maintain rope and icicle lighting on roof line of Glen Ellyn train station (Sample photos of trees, light poles and train station design is attached)

1. STANDARD BID - Provide, install, and maintain LED warm white, lamp locking exterior miniature light sets (50 bulbs per set with a minimum 8" spacing between bulbs) in **134** trees draping tree canopy (noted with dots including tree heights on attached map). All lights to be installed by the Friday before Thanksgiving and removed between March 1-11 during each of the three seasons in the contract, but not before.
 - A. Breakdown of trees by size: 88 Small, 14 Medium, 31 Large and 1 Extra Large.
 - B. Lights on Main St trees from Hillside to Anthony will remain up for the entire year (if draped). These tree lights need to be in complete working order by April 30th of each year to be used for downtown events. Removal can occur after September 15th or at the time of the next season's installation.
2. ALTERNATE BID (**REQUIRED AS PART OF BID**) – Same details as #C.1, except all tree lighting will be wrapped rather than draped. Wrapping will include the trunk. Branch wrapping will not be tight on so as not to damage newly planted trees.
3. Provide, install and maintain live evergreen garland (Cedar and Douglas Fir

mix), and red velvet bows on **240** light poles to the following specifications:

- A. One hundred eighty-six (186) 12-foot poles (CBD), thirty seven (37) 14 foot poles (5 Corners), and seventeen (17) 16-foot poles (UP train platforms)
 - B. The poles will be wrapped in a spiral fashion with live evergreen roping at a minimum of 6-inches in diameter. Installation timing must consider the life of the greens lasting through January 1st.
 - C. Two bows, made with #40 outdoor red velvet with gold backing, will be mounted on each pole. Each bow should have 3 loops, with one 3.5 to 4 foot streamer (7 yards total) and placed on the top of each decorated section. The streamer should be secured into the garland.
 - D. Include the cost of labor to decorate the poles which must be completed the Friday before Thanksgiving and removed January 1-11 during each of the three seasons of the contract.
4. Provide, install and maintain rope and icicle LED lighting on the Glen Ellyn Train Station. Rope lighting outlines roof line and eaves of entire train station and LED icicle lights hang from the entire roof edge per attached design.

Standard Bid (draping tree lights)	<u>1st Year Cost</u>	
Lighting 134 trees and removal of lights (other than Main St.) and storing LED lights	\$ <u>42,134.00</u>	Total lights to be used for Draping 91,450
Decorating 240 light poles and removal of materials	\$ <u>13,315.00</u>	
Lighting train station and removal and storage of materials	\$ <u>3,451.00</u>	
Total Contract Cost	\$ <u>58,900.00</u>	

Unit Price per tree (Draping):

a. Small tree <15ft	\$ <u>154.00*</u>
b. Medium tree 15-30ft	\$ <u>480.00*</u>
c. Large tree 30-45ft	\$ <u>768.00*</u>
d. Extra Large tree >45ft	\$ <u>1,452.00</u>

* These costs are averages as each unique tree requires a different number of lights

Unit Price per streetlight pole: \$ 55.50

Alternate Bid (wrapping tree lights)**1st Year Cost**

Lighting 134 trees and
removal of lights (other than
Main St.) and storing LED lights

\$ 72,227.00

Total lights to be used for
Branch Wrapping 137,900

Decorating 240 light poles
and removal of materials

\$ 13,315.00

Lighting train station and
removal and storage of materials

\$ 3,451.00

Total Contract Cost

\$ 88,993.00

Unit Pricing per tree (Wrapping):

a. Small tree <15ft \$ 352.00*

b. Medium tree 15-30ft \$ 690.00*

c. Large tree 30-45ft \$ 1,104.00*

d. Extra Large tree >45ft \$ 3,168.00

*These costs are averages as each tree is unique and requires a different number of lights

Unit Price per streetlight pole:

\$ 55.50

D. NON-COLLUSION CERTIFICATE

CERTIFICATION THAT CONTRACTOR IS NOT BARRED FROM PUBLIC CONTRACTING DUE TO BID-RIGGING OR BID ROTATING CONVICTIONS

WHEREAS, a conviction for the offense of bid-rigging or bid rotating bars a person or entity from bidding on public contracts (Ill. Rev. Stat. 1987, ch. 38, par. 33E-3, 33E-4), and

WHEREAS, Section 33E-11 of the Criminal Code (Ill. Rev. Stat. 1987, ch. 38, par. 33E-11) requires bidders and contractors to certify on a form provided by the unit of local government or school district that they are not barred from public contracting due to bid-rigging or bid rotating convictions.

NOW, THEREFORE, IT IS HEREBY CERTIFIED THAT the undersigned,

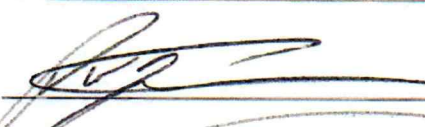
B&B Holiday Decorating, LLC

(Individual, firm, corporation or other entity)

is not barred from bidding on or entering into public contracts due to having been convicted of bid-rigging or bid rotating under paragraphs 33E-3 or 33E-4 of the Illinois Criminal Code.

The undersigned also certifies that no officers or employees of the bidder or contractor have been so convicted and that the bidder or contractor is not the successor company or a new company created by the officers or owners of one so convicted. It is further certified that any such conviction occurring after the date of this certification will be reported to the above named public body, in writing, within seven (7) days of such conviction, if it occurs during any bidding process, contract term or otherwise prior to entering into any contract therewith.

DATE: 8/08/2022

By: 

Witness: 

(If Individual or Firm)

Attest:

SEAL

(If Corporation)

"In the event that circumstances certified to in this certificate should change, we will notify you of the change within fifteen (15) calendar days."

E. NOTICE OF AWARD

TO: B&B Holiday Decorating, LLC
(CONTRACTOR)

2084 Foster Ave
(Address)

Wheeling, IL 60090

SERVICES DESCRIPTION:

The Village has considered the proposal submitted by you for the above described SERVICES in response to the Request for Bids dated July 27, 2022.

You are hereby notified that your PROPOSAL has been accepted for services in the amount of \$ 88,893.00

You are required by the Instructions to Contractors to execute the Contract and furnish the required certificates of insurance within fifteen (15) calendar days from the date of this Notice to you.

If you fail to execute said Contract and to furnish said certificates and bond within fifteen (15) days from the date of this Notice, the Village will be entitled to consider all your rights arising out of the Village's acceptance of your PROPOSAL as abandoned. The Village will be entitled to such other rights as may be granted by law and the right to receive any security which may have been submitted with the Proposal.

You are required to return an acknowledged copy of this NOTICE OF AWARD to the Village.

Dated this 30 day of September, 2022.

Village of Glen Ellyn, Illinois

By David Buckley

Public Works Director
Title

Acknowledged: David Buckley

Contractor

F. CONTRACTOR'S INFORMATION REPORT

The bidder is requested to state below what work of similar magnitude or character it has done, and to give references, including at least one municipality, that will enable the OWNER to judge the experience, skill and business standing and its ability to conduct the work as completely and as rapidly as required under the terms of the contract.

<u>Project Location</u>	<u>Reference (Name & Phone Number)</u>
(1) <u>Village of Algonquin</u>	<u>Vince Kilcullen 847-658-2700 Ext. 4404</u>
(2) <u>City of Park Ridge</u>	<u>Brandon Naser 847-318-5236</u>
(3) <u>Village of Northbrook</u>	<u>Matt Morrison 847-664-4111</u>
(4) <u>Village of Winnetka</u>	<u>Diana Pugh 847-716-3550</u>
(5) <u>Village of Glenview</u>	<u>Dewayne Balcom 847-376-0091</u>
(6) <u>Village of Lisle</u>	<u>Tim Martch 630-271-4175</u>
(7) <u>Village of Tinley Park</u>	<u>Kelly Mulqueeney 708-444-5520</u>

G. AGREEMENT BETWEEN OWNER AND CONTRACTOR

THIS AGREEMENT is dated as of the 26 day of September in the year 2022 by and between The Village of Glen Ellyn (hereinafter called OWNER) and B&B Holiday Decorating, LLC (hereinafter called CONTRACTOR).

OWNER and CONTRACTOR, in consideration of the mutual covenants hereinafter set forth, agree as follows:

Article 1. CONTRACT DOCUMENTS

1.1 The Contract Documents which comprise the entire agreement between OWNER and CONTRACTOR concerning the Work consist of the following:

This Agreement;
Notice of Award;
Specifications bearing the title GENERAL REQUIREMENTS AND TECHNICAL SPECIFICATIONS;
Instructions to Bidders;
Non-Collusion certificate;
Contractor's Bid Proposal;
Other documents attached to the Agreement including but not limited to insurance, surety, bonds and financial information.

1.2 There are no Contract Documents other than those listed above in this Article 1. The Contract Documents may only be amended, modified or supplemented by Change Order approved, in writing, by the OWNER and CONTRACTOR.

Article 2. WORK

2.1 CONTRACTOR shall complete all Work as specified or indicated in the Contract Documents.

2.2 If the CONTRACTOR fails to correct defective Work or persistently fails to carry out the Work in accordance with the Contract Documents, the OWNER, by a written order, may direct the CONTRACTOR to stop the Work, or any portion thereof, until the cause for such order has been eliminated; however, this right of the OWNER to stop the Work shall not give rise to any duty on the part of the OWNER to exercise this right for the benefit of the CONTRACTOR or any other person or entity.

2.3 If the CONTRACTOR defaults or neglects to carry out the Work in accordance with the Contract Documents and fails within seven (7) days after receipt of written notice from the OWNER to commence and continue correction of such default or neglect with diligence and promptness, the OWNER may, after seven (7) days following receipt by the

CONTRACTOR of an additional written notice and without prejudice to any other remedy he may have, make good such deficiencies. In such case an appropriate deduction may be taken by OWNER from the payments then or thereafter due the CONTRACTOR for the cost of correcting such deficiencies. If the payments then or thereafter due the CONTRACTOR are not sufficient to cover such amount, the CONTRACTOR shall pay the difference to the OWNER.

Article 3. EFFECTIVE DATE

The effective date of this contract is the date upon which the Village transmits a written notice to proceed to the CONTRACTOR. The notice to proceed shall be sent by the Village to the CONTRACTOR within 14 days after all parties to the contract have executed it provided that all other contractual requirements have been met.

Article 4. CONTRACT PRICE

Owner shall pay CONTRACTOR for completion of the Work in accordance with the Contract Documents.

Article 5. CONTRACTOR'S REPRESENTATIONS

In order to induce OWNER to enter into this Agreement, CONTRACTOR makes the following representations:

5.1 CONTRACTOR has familiarized itself with the nature and extent of the Contract Documents, work site, locality, and all local conditions and laws and regulations that in any manner may affect cost, progress, performance or furnishing of the Work.

5.2 CONTRACTOR has given OWNER written notice of all conflicts, errors or discrepancies that he has discovered in the Contract Documents and the written resolution thereof by OWNER is acceptable to CONTRACTOR.

Article 6. MISCELLANEOUS

6.1 No assignment by a party hereto of any rights under or interests in the Contract Documents will be binding on another party hereto without the written consent of the party sought to be bound; and specifically but without limitation moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment no assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

6.2 OWNER and CONTRACTOR each binds itself, its partners, successors, assigns and legal representatives to the other party hereto, its partners, successors, assigns and legal representatives in respect of all covenants, agreements and obligations contained in the Contract Documents.

IN WITNESS WHEREOF, OWNER and CONTRACTOR has signed this Agreement in duplicate. One counterpart each has been delivered to OWNER and CONTRACTOR. All portions of the Contract Documents have been signed or identified by OWNER and CONTRACTOR.

VILLAGE OF GLEN ELLYN

By 
Village President/
Village Manager

CORPORATE SEAL

CONTRACTOR

By 
Authorized Signatory

If a corporation, affix CORPORATE SEAL

Attest 
 Village Clerk

Attest _____
Authorized Signatory



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/6/2022

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER BILL R SCHUTZ (03095) 51 W SEEGER RD STE 1 ARLINGTON HGTS, IL 60005-0000	CONTACT NAME: BILL R SCHUTZ	
	PHONE (A/C, No, Ext): 847-690-1980 FAX (A/C, No): 847-690-1983	
	E-MAIL ADDRESS: BILL.SCHUTZ@COUNTRYFINANCIAL.COM	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: COUNTRY Mutual Insurance Company	20990
	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

INSURED 4354101
B & B HOLIDAY DECORATING LLC
2048 FOSTER AVE
WHEELING, IL 60090

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY ☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PROJECT ☐ LOC	☒	AB9237461	3/7/2022	3/7/2023	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
A	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☒ SCHEDULED AUTOS ☒ HIRED AUTOS ☒ NON-OWNED AUTOS	☒	AB9237461	3/7/2022	3/7/2023	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	☒ UMBRELLA LIAB ☒ OCCUR ☐ EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☒ RETENTION \$ 10,000	☒	AU9261082	3/7/2022	3/7/2023	EACH OCCURRENCE \$ 3,000,000 AGGREGATE \$ 3,000,000 \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below Y/N Y N/A	N/A	AW9237465	3/7/2022	3/7/2023	☒ WC STATUTORY LIMITS ☐ OTHER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

JOB NAME:

FOR ALL WORK PERFORMED BY THE ABOVE NAMED INSURED.

(CONTINUED)

CERTIFICATE HOLDER**CANCELLATION**

VILLAGE OF GLEN ELLYN PUBLIC WORKS DEPARTME
30 SOUTH LAMBERT ROAD
GLEN ELLYN, IL 60137

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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AGENCY CUSTOMER ID: _____

LOC #: _____



ADDITIONAL REMARKS SCHEDULE

Page 1 of 1

AGENCY		NAMED INSURED	
POLICY NUMBER AB9237461		B & B HOLIDAY DECORATING LLC 2048 FOSTER AVE WHEELING, IL 60090	
CARRIER COUNTRY Mutual Insurance Company	NAIC CODE 20990	EFFECTIVE DATE: 10/6/2022	

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
 FORM NUMBER: ACORD 25 FORM TITLE: CERTIFICATE OF LIABILITY INSURANCE

(JOB NAME CONTINUED)

PROOF OF INSURANCE

ADDITIONAL INSURED(S):
 VILLAGE OF GLEN ELLYN

WORKERS COMPENSATION EXCLUSIONS:
 PROPRIETOR, PARTNER(S), EXECUTIVE OFFICER(S), MEMBERS(S) IS/ARE EXCLUDED ON WORKERS COMPENSATION BY
 ENDORSEMENT.

THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.

NOTICE OF CANCELLATION TO CERTIFICATE HOLDER(S)

This endorsement modifies insurance provided under the following:

**BUSINESSOWNERS COVERAGE PART
COMMERCIAL AUTO COVERAGE PART
COMMERCIAL GENERAL LIABILITY COVERAGE PART
COMMERCIAL INLAND MARINE COVERAGE PART
COMMERCIAL PROPERTY COVERAGE PART
OWNERS AND CONTRACTORS PROTECTIVE LIABILITY COVERAGE PART
PRODUCTS/COMPLETED OPERATIONS LIABILITY COVERAGE PART
RAILROAD PROTECTIVE LIABILITY COVERAGE PART
COMMERCIAL LIABILITY UMBRELLA COVERAGE PART
WORKERS COMPENSATION AND EMPLOYERS LIABILITY INSURANCE POLICY**

With respect to coverage provided by this endorsement, the provisions of the Coverage Part (Policy) apply unless modified by the endorsement.

Cancellation

The following is added under the Cancellation Condition applicable to the Coverage Parts (Policy) listed above:

If we cancel this policy for any reason other than non payment of premium, we will mail written notice of cancellation to the certificate holder(s) on file with the Company. Notice will be provided prior to the effective date of cancellation. We will give the number of days notice as provided for in the Cancellation Condition of this policy. The notice will state the effective date of cancellation. The policy period will end on that date.

If you cancel this policy, or if we cancel for non payment of premium, we will mail written notice of such cancellation to the certificate holder(s) on file with the Company. The notice will state the date the policy was cancelled.

The notice will be mailed by first-class mail to the last known mailing address of the certificate holder(s) on file with the Company.

Any notice of cancellation provided by this endorsement applies only to the certificate holder(s) with a certificate of insurance applicable to this policy's period.

Our failure to send notice of cancellation to the certificate holder(s) will not amend, extend or alter the terms and conditions of this policy, including the cancellation of this policy.

If there is a conflict between any other policy cancellation provisions pertaining to the certificate holder(s) and this endorsement, the other policy provisions shall control.

Nothing contained here varies, alters, or extends any provisions of the policy except as provided in this endorsement.

Includes copyrighted material of Insurance Services Office, Inc., with its permission.

Includes copyrighted material of American Association of Insurance Services, Inc., with its permission.

Contains copyrighted material of the National Council on Compensation Insurance, with its permission.



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

Meeting 9/23/2024 7:00 PM
Department: Administration
Department Head: Emily Rodman
Category: Special Event
Prepared By: Grant Paplauskas

**AGENDA ITEM (ID
2024-634)**

DOC ID: 2024-634

Approve a New Special Event Autumn Glow Launch Party Hosted by Hazelry (Communications Coordinator Paplauskas)

Statement of the Issue:

Hazelry is seeking Village approval, and plans to host a launch party within its business to celebrate a new fall collection. As part of the event approval, the business is requesting the use of two parking spaces outside the store along Duane Street for use to house a mobile candle-making truck for the duration of the event (6-8 pm).

Analysis:

Hazelry is requesting the use of two parking spaces to host a mobile candle vendor on Duane Street directly outside the business. Village staff would provide cones/barricades to allow for the use of the two parking spaces during the event, which takes place September 26, 2024 from 6-8 pm at the Hazelry store. All other activities related to the Autumn Glow Fall Launch Party take place within the business and would not normally require Village special event approval.

Budget Impact:

\$50 special event permit fee has been paid. Minimal impact for Police/Public Works to block off the two parking spaces for the event. No other staffing or inspections are required.

Contribution to Strategic Plan

Strategic Priority: Development. **Initiative:** Successful growth & business retention: supporting Village businesses in their promotional efforts

Action Requested:

Approve a new Special Event Autumn Glow Fall Launch Party September 26, 2024 from 6-8 pm

Attachments:

1. Special Event Application



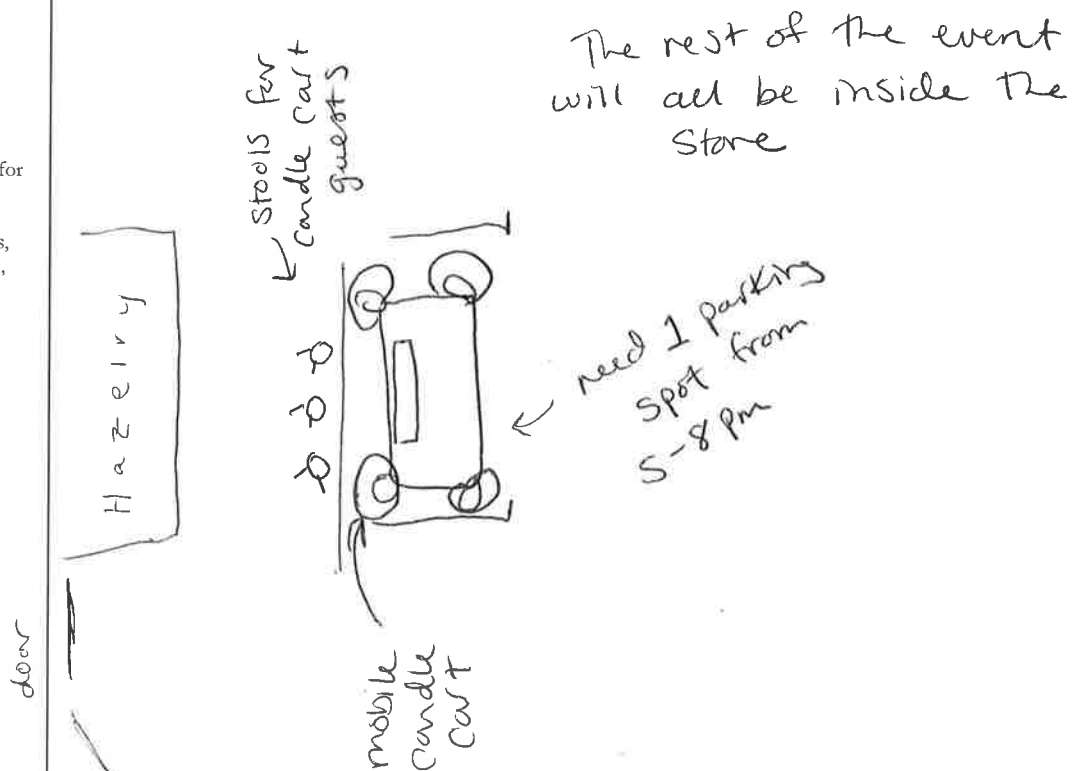
Village of Glen Ellyn Special Event Permit Application

The Special Event Permit Application must be submitted at least **sixty (60) days** prior to the event date in order to ensure sufficient time for processing. Please contact the Administration Department at 630-469-5000, or refer to the Special Event Permit Application Guidelines at www.glenellyn.org for more information. The Special Event Permit processing fee is \$50.00.

EVENT INFORMATION			
Event Title	Autumn Glow Fall Lunch Party		
Type of Event	☐ Carnival or Rides ☒ Business Special Event ☐ Festival ☐ Outdoor Concert ☐ Parade ☐ Tent Sale ☐ Walk/Run/Bike ☐ Zoo/Circus ☐ Other (please specify): _____		
Event Date(s)	9/26/24	Time	6 - 8 pm
Alternate Date(s)		Time	
First Time Applicant?	☒ Yes ☐ No	Is it an Annual Event?	☐ Yes ☐ No
Event Website (if any)		Anticipated Attendance	30
Location of Event Please list all requested street or sidewalk closures noting time(s) each street will be closed.	511 Duane St, Parking spot right outside Hazenry + Sidewalk. xxx		
Describe the Event Please describe your event in detail including any additional information that may be important to understanding its scope and purpose. Please attach any promotional materials regarding the event.	This will be an event celebrating the launch of a new fall collection in store. We will have discounts, raffles, mocktails, + hot apple cider. We are hosting a permanent jewelry vendor + (hopefully) a candle cart vendor for guests to make their own custom fall candle.		
Please see Section 3 of the Special Event Application Guidelines for more information regarding Event Activities			
Event Activities Please check all items that will be included in your event. *Extraordinary activities may require additional licenses, fees or submittals (See Guidelines for additional information).	☐ Alcohol* ☐ Animals* ☐ Automobiles ☐ Balloons/Signs/Decorations ☐ Bands/Live Music ☐ Carnival Rides* ☐ Floats ☐ Food Booth(s) ☐ Parade/Race* ☐ Parking Lots* ☐ Portable Toilets ☐ Promotional Signage* ☐ Sound Equipment ☐ Stage/Bandshell ☒ Streets/Sidewalks* ☐ Tents* ☒ Vendors ☐ Raffle* ☐ Other (please specify): _____		
For tents and promotional signage checked above, please indicate type, size and location(s): _____			

Draw Event Site Plan

Please provide a draft site plan for your event. Please include the following applicable locations; food/drink vendors, bathrooms, entry/exit points, parking, tents, and any additional details. (See guidelines for additional information).



All applications should be completed and submitted **not less** than sixty (60) days prior to the event date. Applications that are complete and submitted to the Village along with any necessary submittals will be processed by Village staff. Incomplete applications will be held for processing until it is complete. Please return your completed Special Event Permit Application to:

By Mail/Drop Off: Village of Glen Ellyn, Administration Department, 535 Duane Street Glen Ellyn, IL 60137

By Email: contactus@glenellyn.org

EVENT ORGANIZER INFORMATION

Name (First/Last)	Emma Hazel				
Address	516 S Jefferson St			Apt./Unit	
City	Lockport	State	IL	Zip Code	60441
Home Phone		Cell Phone	815-499-3978		
E-mail Address	shop.hazely@gmail.com				
Name of Sponsoring Organization(s) (If applicable/different)					
Organization's Legal Status	☐ Governmental Entity ☐ Non-profit Entity ☒ Commercial Business				
Sponsoring Organization Main Contact (If applicable/different)					
Address				Apt./Unit	
City		State		Zip Code	
Daytime Phone		E-Mail			

Applicant Signature:

Emma Hazel

Date: 9-12-24



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

Meeting 9/23/2024 7:00 PM
Department: Finance
Department Head: Patrick Brankin
Category: Budget
Prepared By: Patrick Brankin

AGENDA ITEM (ID
2024-635)

DOC ID: 2024-635

Adopt Ordinance No. 7127, An Ordinance Amending the Budget of the Village of Glen Ellyn for the Fiscal Year Ending December 31, 2024 to Provide for Additional Capital Projects and Fire Services Funding (Finance Director Brankin)

Statement of the Issue:

An amendment to the 2024 General Fund budget is proposed to transfer \$2 million of cash reserves to the Capital Projects Fund and \$2 million to the Fire Services Fund. These transfers would provide additional funding for the Village's Capital Improvements Plans and support anticipated facility needs of the Glen Ellyn Volunteer Fire Company, respectively.

Analysis:

As discussed at the August 12, 2024, Village Board Workshop, cash reserves in the General Fund exceeded the minimum reserve threshold by approximately \$5.9 million as of December 31, 2023, and by approximately \$6.8 million as of June 30, 2024. Staff recommends that \$2 million of these reserves be transferred to the Capital Projects Fund to support the Village's Capital Improvements Plan to reduce the amount of potential future debt issuances. Additionally, staff recommends that \$2 million of these reserves be transferred to the Fire Services Fund to support anticipated facility needs within that fund.

Subsequent to these transfers, cash reserves in the General Fund would remain in compliance with the Village's reserve policy for the General Fund, which is set at 30% of budgeted operating expenditures.

Budget Impact:

The proposed amendment would increase the budgeted transfers out of the General Fund by \$4 million.

Contribution to Strategic Plan

Strategic Priority: Financial Stability. **Initiative:** Maintain financial stability and create a financial decision-making framework and maintain our AAA bond rating.

Strategic Priority: Financial Stability. **Initiative:** Maintain capital funding viability.

Action Requested:

Adopt an Ordinance Amending the Budget of the Village of Glen Ellyn for the Fiscal Year Ending December 31, 2024 to Provide for Additional Capital Projects and Fire Services Funding

Attachments:

1. Budget Amendment Ordinance
2. Attachment A - Capital & Fire transfer
3. Transfer memorandum
4. Transfer Summary



Village of Glen Ellyn

Ordinance No. _____

**An Ordinance Amending the Budget of the Village of Glen Ellyn
for the Fiscal Year Ending December 31, 2024
to Provide for Additional Capital Projects and Fire Services Funding**

Adopted by the
President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois

This _____ Day of _____, 2024.

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 _____, 2024.

Ordinance No. _____

**An Ordinance Amending the Budget of the Village of Glen Ellyn
for the Fiscal Year Ending December 31, 2024
to Provide for Additional Capital Projects and Fire Services Funding**

Whereas, the Board of Trustees of the Village of Glen Ellyn on November 27, 2023, passed the annual budget for the Village of Glen Ellyn for Fiscal Year 2024 (January 1, 2024 - December 31, 2024); and

Whereas, the Village has developed a long-term Capital Improvements Plan; and

Whereas, the General Fund currently holds sufficient cash reserves to provide additional funding for planned capital improvement projects; and

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

Section One: The budget for the fiscal year ending December 31, 2024, is hereby amended as set forth in Attachment A.

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

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois this 9th day of September, 2024.

Voting	Ayes	Nays	Abstain	Absent
Fasules				
Gould				
Thompson				
Kalinich				
Simon				
Christiansen				
Senak (in event of a tie)				

Approved by the Village President of the Village of Glen Ellyn, Illinois this _____ day of September, 2024.

Mark Senak, Village President

ATTEST

Caren Cosby, Village Clerk

ATTACHMENT A
Budget Amendments
Fiscal Year 2024

Account			Account Name	Current Budget	Amendment	Revised Budget
General Fund						
121200	590910		Operating Transfer Out	-	4,000,000	4,000,000
Fire Services Fund						
2400	490800		Operating Transfer In	-	(2,000,000)	(2,000,000)
Capital Projects Fund						
4000	490800		Operating Transfer In	-	(2,000,000)	(2,000,000)
				-	-	-

MEMORANDUM

TO: Village Board

FROM: Patrick Brankin, Finance Director

DATE: September 17, 2024

RE: Capital Transfers, Grant Funding, and Corporate Reserve Fund (revised)



Background

The purpose of this memorandum is to provide the Village Board with information requested during the September 9, 2024 Board Meeting concerning CARES ACT and ARPA funds received by the Village, the purchase of the hotel site within the Corporate Reserve Fund, and transfers to the Capital Projects Fund.

CARES Act and ARPA funding

In 2020, the Village received \$1.44 million through the CARES Act, followed by a total of \$3.77 million in American Rescue Plan Act (ARPA) funding distributed over the years 2021 and 2022. The entirety of these funds was allocated towards police department salaries within the General Fund. This allowed the Village to redirect other General Fund reserves to support various other initiatives throughout the Village, such as the items described in the remainder of this memorandum.

Hotel Site Purchase and the Corporate Reserve Fund

The Roosevelt Road hotel site was purchased by the Village in January 2022 at a total cost of \$2.85 million. Approximately \$268,000 in Roosevelt Road TIF funds were used for this purchase, with the remainder of the purchase, approximately \$2.58 million, being allocated to the Corporate Reserve Fund. To support this purchase and bolster reserves within the Corporate Reserve Fund, \$3,000,000 in General Fund reserves were transferred to the Corporate Reserve Fund later in 2022.

The Village received approximately \$1.4 million following the recent sale of the East portion of the hotel property, which will be allocated proportionally to the Corporate Reserve Fund and the Roosevelt Road TIF.

Capital Project Fund Transfers

Over the past several years, the Village has made multiple transfers to the Capital Projects Fund from various sources, including the General Fund, Forfeiture Fund, and Parking Fund. These transfers were aimed at supporting significant projects, such as the Police Station construction and the Village's Capital Improvement Plan. A detailed summary of these transfers is included in the attached **Transfer Summary** document. Below is a brief overview:

- **2017:** \$300,000 transferred from the General Fund for Police Station construction.
- **2018:** \$300,000 transferred from the Forfeiture Fund for Police Station construction.
- **2019:** \$300,000 transferred from the Forfeiture Fund for Police Station construction.
- **2022:** \$2,000,000 transferred from the General Fund to support the Village's Capital Improvement Plan.
- **2023:** \$75,000 transferred from the Parking Fund for applicable projects, including parking garage costs.
- **2023:** \$4,000,000 transferred from the General Fund to support the Village's Capital Improvement Plan.

Please refer to the attached **Transfer Summary** for a complete breakdown of these transfers.

Transfer Summary				
Year	From	To	Amount	Description
2017	General Fund	Capital Projects Fund	300,000.00	Use of seized funds to assist with cost of Police Station construction (seized funds were accounted for in the General Fund at this time)
2018	Forfeiture Fund	Capital Projects Fund	300,000.00	Use of seized funds to assist with cost of Police Station construction
2019	Forfeiture Fund	Capital Projects Fund	300,000.00	Use of seized funds to assist with cost of Police Station construction
2022	General Fund	Capital Projects Fund	2,000,000.00	Use of General Fund reserves to support the Village's Capital Improvement Plan
2023	Parking Fund	Capital Projects Fund	75,000.00	Use of Parking Fund reserves to support applicabe projects, including reimbursement of cost of parking garage
2023	General Fund	Capital Projects Fund	4,000,000.00	Use of General Fund reserves to support the Village's Capital Improvement Plan



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

Meeting 9/23/2024 7:00 PM
Department: Administration
Department Head: Mark Franz
Category: Ordinance
Prepared By: Paul Stephanides

**AGENDA ITEM (ID
2024-636)**

DOC ID: 2024-636

Adopt Ordinance No. 7129-VC, An Ordinance to Amend Title 3 ("Business Regulations"), Chapter 19 ("Liquor Control Code"), Section 3-19-12 ("Restriction on Number of Licenses") of the Glen Ellyn Village Code to Amend the Number of Class M-1 Permitted Liquor Licenses (Village Attorney Stephanides)

Statement of the Issue:

The Village restricts the number of liquor licenses available to existing businesses that are in operation and in good standing. The Village has received a liquor license application from The Better You Studio, located at 1218 Roosevelt Road, for a Class M-1 License. The proposed ordinance increases the Class M-1 liquor licenses from zero (0) to one (1).

Analysis:

The Better You Studio ("Better You Studio") has been open in Glen Ellyn since 2019. The Better You Studio offers salon services, such as lash extensions, eyebrow treatments, lash lifts and permanent makeup treatments, at its location and has been in business for 2 1/2 years. Better You Studio seeks to offer wine and champagne alcoholic beverages to enhance the atmosphere of the salon. The M-1 liquor license classification allows the retail sale of alcoholic liquor to customers receiving salon services from "a principal beauty shop business" per Section 3-19-11(M) of the Liquor Control Code and Better You Studio qualifies as such a business. Better You Studio meets the Village Code's liquor license application requirements and is a business in good standing in the Village.

Village President Mark Senak, acting as the Village's Local Liquor Commissioner, has directed staff to move forward with the approval of a Class M-1 liquor license for Better You Studio. The proposed Ordinance provides for the following update to the Liquor Control Code:

- Amend the number of permitted Class M-1 liquor licenses from zero (0) to one (1).

Budget Impact:

The applicant has paid the \$500 application fee and will pay the annual license fee of \$500.

Contribution to Strategic Plan

Strategic Priority: Development, **Initiative:** Implement Economic Development strategy focused on overall commercial vitality, equalized assessed value (EAV) growth and sales tax growth, **Action:** Liquor license management assists in projecting sales tax revenue.

Action Requested:

Adopt Ordinance 7129-VC, An Ordinance to Amend Title 3 ("Business Regulations"), Chapter 19 ("Liquor Control Code"), Section 3-19-12 ("Restriction on Number of Licenses") of the Glen Ellyn Municipal Code to Amend the Number of Permitted Liquor Licenses

Attachments:

1. Class M-1 Liquor License Ordinance
2. The Better You Studio Request



Village of Glen Ellyn

Ordinance No. xxxx-VC

An Ordinance to Amend Title 3 (“Business Regulations”), Chapter 19 (“Liquor Control Code”), Section 3-19-12 (“Restriction on Number of Licenses”) of the Glen Ellyn Village Code to Amend the Number of Class M-1 Permitted Liquor Licenses

**Adopted by the
President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois
This 23rd Day of September, 2024.**

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 _____, 2024.

Ordinance No. xxxx-VC

**An Ordinance to Amend Title 3 (“Business Regulations”),
Chapter 19 (“Liquor Control Code”), Section 3-19-12
 (“Restriction on Number of Licenses”) of the Glen Ellyn Village Code
 To Amend the Number of Class M-1 Permitted Liquor Licenses**

WHEREAS, the Village of Glen Ellyn (“Village”) is a home rule unit of government as provided by the provisions of Article VII, Section 6 of the Illinois Constitution of 1970; and

WHEREAS, as a home rule unit of government, the Village is expressly empowered to perform any function pertaining to its government and affairs, including, but not limited to the power to regulate for the protection of the public health, safety, morals and welfare; and

WHEREAS, pursuant to the Illinois Liquor Control Act, 235 ILCS 5/1-1 *et seq.*, and the Village’s home rule powers, the Village 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 Title 3 (“Business Regulations”), Chapter 19 (“Liquor Control Code”) of the Village Code of the Village of Glen Ellyn; and

WHEREAS, the 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 Code of the Village to change the number of permitted liquor licenses in various classifications; and

WHEREAS, the Board of Trustees have determined that it is in the best interest of the Village that it is in the best interest of the Village to amend the number of Class M-1 permitted liquor licenses to increase the number of licensees to one (1); and

WHEREAS, the Village President serving as the Local Liquor Control Commissioner is in support of this Ordinance.

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 their home rule powers, as follows:

Section 1. Findings and Conclusions Incorporated. The findings of fact and conclusions set forth above are hereby adopted by the President and Board of Trustees as the findings of fact and conclusions of the corporate authorities of the Village of Glen Ellyn and are incorporated herein by reference as though fully set forth.

Section 2. Village Code Amended. Title 3 (“Business Regulations”), Chapter 19 (“Liquor Control Code”), Section 3-19-12 (“Restriction on Number of Licenses”) of the Glen Ellyn Village Code is amended by deleting the overstricken language and adding the underlined language to read as follows:

3-9-12. Restriction on number of licenses.

The Local Liquor Control Commissioner shall not issue more than the number of licenses set forth hereinbelow for each class.

	*	*	*	*
Class M-1	None (0)	<u>One (1)</u>	permitted	
	*	*	*	*

Section 3. Severability and Repeal of Inconsistent Ordinances. 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. All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. Effective Date. This Ordinance shall be in full force and effect after its approval, passage and publication as provided by law.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois this
23rd day of September, 2024.

Voting	Ayes	Nays	Abstain	Absent
Fasules				
Gould				
Thompson				
Kalinich				
Simon				
Christiansen				
Senak (in event of a tie)				

Approved by the Village President of the Village of Glen Ellyn, Illinois this _____ day
of September, 2024.

Mark Senak, Village President

ATTEST

Caren Cosby, Village Clerk

At The Better You Studio, we are committed to providing our clients with a luxurious and relaxing experience. We offer lash extensions, lash lift, brow lamination, shape & tint services and permanent makeup treatments. We're a smaller salon (we have 4 technicians and a front desk), and we've been in the area for about 2.5 years now.

We believe that offering a selection of fine beverages (wines and champagne) will greatly enhance the atmosphere and enjoyment of our salon, especially for our loyal regular clients.

Here are some key benefits we anticipate:

1. Elevated Client Experience: Serving champagne and wine will add a touch of elegance and luxury, making each visit feel like a special occasion for our clients.
2. Relaxation and Comfort: Many of our services, such as lash extensions or brow treatments, are meant to be relaxing. A complimentary beverage can enhance this experience, allowing clients to unwind more fully.
3. Increased Client Satisfaction: By providing this additional amenity, we aim to improve client satisfaction and encourage repeat visits, contributing to the vibrancy of our local business community.
4. Community Engagement: We believe that this offering will foster a more welcoming and social environment, helping to build stronger connections among clients and staff, and by extension, within our community.

We are dedicated to ensuring responsible service and adhering to all regulations and guidelines associated with serving alcoholic beverages.

Please let us know if there are any additional steps or information required for this process. Thank you for considering our application. We look forward to hearing back from you!

Regards,
Karyna Warywoda | Owner
The Better You Studio



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

Meeting 9/23/2024 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Public Hearing
Prepared By: Daniel Harper

**AGENDA ITEM (ID
2024-622)**

DOC ID: 2024-622

Adopt Ordinance No. 7130, An Ordinance Granting a Second Amendment to the Special Use Permit Adopted on March 28, 2005, Pursuant to Ordinance No. 5347 to Allow for Outdoor Display and Storage for the Jewel-Osco Located at 599 Roosevelt, Glen Ellyn, IL 60137

Statement of the Issue:

Jewel Food Stores, Inc. ("Jewel") has submitted an application for a second amendment to a special use permit originally granted on March 28, 2005 which allows Jewel to display and store merchandise outdoors at its grocery store located at 599 Roosevelt Road ("Subject Property"). The proposed ordinance amends the special use permit to change the locations that Jewel may display and store merchandise outdoors. The attached exhibits show the proposed new locations which are in the front of the store and on the western side of the store. Jewel requests that the display area locations be changed in order to recapture approved outdoor display areas that were removed as a result of Jewel enclosing a portion of the sidewalk to construct indoor shopping cart corrals at the northeast and northwest entrances.

Analysis:

Background

Jewel previously was granted a special use permit to display outdoor merchandise on March 28, 2005 pursuant to Ordinance No. 5347. That Ordinance permitted display areas in the recessed areas along the frontage of the store on the west and east, and at the east/southeast of the store. The outdoor display in these areas were limited to seasonal garden tools and watermelon from April through July and holiday decor September through December. In 2020, Jewel, sought an expansion of the outdoor display area which was granted on July 27, 2020 pursuant to Ordinance No. 6791. That Ordinance amended Ordinance No. 5347 by permitting additional displays within recessions between columns at the front of the store. A condition of that amendment was that outdoor storage and displays placed in front of windows shall not exceed three (3) feet in height.

Project Summary

Jewel's seeks in its new application a reconfiguration of its outdoor display areas. The two proposed new display areas are identified as Areas A and B in Exhibit C of the proposed Ordinance.

Display Area A consists of Display Areas 1 through 7 for seasonal plants and produce from April

through July, and holiday decor from September through December. Display Area 8 would be for the outdoor storage of firewood and charcoal, while Display Area 9 would be for the outdoor storage and sale of propane canisters. Display Area A is marked in red at the north and northeast of the store. Placement of these display racks is similar to the locations approved in 2020 by Ordinance No. 6791. However, Jewel proposes to add display areas within the middle three recessed window recession areas of the building frontage where previously no displays were allowed. Display Area B is marked in green at the west of the building and Jewel proposes seasonal display in that location in addition to cart storage in Area 10 and "cart storage fence (all year)" in Area 11. The location of the cart storage is consistent with the current special use permit.

Plan Commission

The Plan Commission conducted a public hearing to consider the amendment to the special use permit request at its August 22, 2024, meeting. To view the Plan Commission packet, click [here](#). Public testimony was provided by staff and Jewel. The Plan Commission raised concerns about the width of the pedestrian walkway and fire lane in front of the building, Jewel's history of not complying with the approved height and dimension restrictions required by the current special use permit and the proposed six feet (6') height for displays in front of windows. The Plan Commission recommended approval of the amendment by a vote of four (4) in favor and two (2) against, subject to the condition that the proposed height of the displays located in front of the front window of the store be reviewed by the Glen Ellyn Police Department.

Updated Information post Plan Commission

The Police Department has reviewed the proposed display area and recommends that display areas identified as Display Area A 1 and Display Areas A 7-9 should be six (6)' in height and that Display Areas A 2-6 should remain at the currently approved height of three feet (3'). The proposed Ordinance includes revised exhibits reflected the Police Department's recommendation.

Budget Impact:

Not Applicable

Contribution to Strategic Plan

Not Applicable

Action Requested:

The Village Board may approve, approve with conditions, or deny the proposed motion to approve the attached Ordinance. Please note that the attached Ordinance includes the Plan Commission's and Police Departments' recommended conditions.

Attachments:

1. Draft Ordinance No. XXXX- Jewel-Osco
2. Jewel Ord 5347
3. Jewel Ord 6791



Village Of Glen Ellyn

Ordinance No. _____

**An Ordinance Granting a Second Amendment to
the Special Use Permit Granted on March 28, 2005
Pursuant to Ordinance No. 5347 to Amend the Display Locations for Outdoor Sales and
Storage for the Jewel-Osco located at 599 Roosevelt Road Glen Ellyn, IL 60137**

**Adopted by the
President and the Board of Trustees
of the Village of Glen Ellyn
DuPage County, Illinois
This 23rd Day of September, 2024.**

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 _____, 2024.

Ordinance No. _____

**An Ordinance Granting a Second Amendment to
the Special Use Permit Granted on March 28, 2005
Pursuant to Ordinance No. 5347 to Amend the Display Locations for Outdoor Sales and
Storage for the Jewel-Osco located at 599 Roosevelt Road Glen Ellyn, IL 60137**

WHEREAS, Jewel Food Stores, Inc (“Petitioner”) has applied has applied for an amendment to the special use permit granted by the Village Board on March 28, 2005 pursuant to Ordinance No. 5347 for the property located at 599 Roosevelt Road, Glen Ellyn, Illinois 60137, and legally described in Exhibit A (“Subject Property”); and

WHEREAS, Ordinance No. 5347 granted a special use permit to allow outdoor sales and storage at the store subject to an approved site plan showing approved display areas; and

WHEREAS, the Village Board adopted Ordinance 6791 on July 27, 2020 to amend the special use permit to allow for revised display area locations and to require outdoor storage and displays in front of window shall not exceed three feet (3’) in height; and

WHEREAS, the Petitioner seeks an amendment to the special use permit to modify the locations for the outdoor display of merchandise and storage of merchandise located outside of the Petitioner’s grocery store located at the Subject Property (“Application”); and

WHEREAS, following due and proper publication of notice in The Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto and following written notice to all property owners within 250 feet of the Subject Property and following the placement of a placard on the Subject Property not less than fifteen (15) days prior thereto, the Plan Commission conducted a public hearing on August 22, 2024 to consider the Application; and

WHEREAS, after having considered the evidence presented, including the exhibits and materials submitted, the Village of Glen Ellyn’s (“Village”) Plan Commission made its findings of fact and recommendations as set forth in the minutes of the Plan Commission dated August 22,

2024, which is attached hereto as Exhibit B and, by a vote of 4 “yes” and 2 “no,” the Plan Commission recommended approval of the amendment to the special permit use set forth in this Ordinance; and

WHEREAS, the Village President and Board of Trustees have reviewed the evidence, exhibits, and materials presented at the August 22, 2024, meeting of the Plan Commission and the and has considered the findings of fact and recommendations of the Plan Commission; and

WHEREAS, the President and Board of Trustees have determined that granting the amendment set forth herein is consistent with the applicable Zoning Code standards, the goals of the Glen Ellyn Comprehensive Plan.

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 their home rule powers, as follows:

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

Section 2. Plan Commission Findings Incorporated. The August 22, 2024 minutes of the Plan Commission, Exhibit B attached hereto, and the findings set forth therein are hereby adopted as the findings of the President and Board of Trustees.

Section 3. Application Granted. Based upon the recommendation of the Plan Commission, as adopted herein, and the findings of fact and conclusions set forth in the recitals above, the Application granted.

Section 4. Section Conditions of Approval. Section Three of Ordinance 6791 is hereby repealed and replaced in its entirety to read as follows:

Section Three: The granting of the special use permit is conditioned upon and limited to the following:

A. Any outdoor sales and storage shall comply with the plans, testimony and evidence presented at the August 22, 2024 Plan Commission public hearing and with Exhibit “B” and Exhibits “C-1” through “C-5” submitted by the Petitioner and attached hereto and incorporated herein by reference.

Section 5. Recording of Ordinance. The Village Clerk is hereby authorized to record this Ordinance, including all exhibits, in the Office of the DuPage County Recorder.

Section 6. Failure to Comply with Terms of Ordinance: Failure of the owner of the Subject Property or other party in interest or a subsequent owner or other party in interest to comply with the terms of this Ordinance, after execution of such Ordinance, shall subject the owners or party in interest to the penalties set forth in Section 10-10-18(A) and (B) of the Village’s Zoning Code.

Section 7. Severability and Repeal of Inconsistent Ordinances. 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. All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 8. Effective Date. This Ordinance shall be in full force and effect from and after the passage, approval, and publication in pamphlet form.

[Remainder of Page Intentionally left blank]

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois this
23rd day of September 2024.

Voting	Ayes	Nays	Abstain	Absent
Fasules				
Gould				
Thompson				
Kalinich				
Simon				
Christiansen				
Senak (in event of a tie)				

Approved by the Village President of the Village of Glen Ellyn, Illinois this _____ day
of September, 2024.

Mark Senak, Village President

ATTEST

Caren Cosby, Village Clerk

EXHIBIT A

Subject Property's Legal Description

THE NORTH 467.0 FEET (EXCEPT THE WEST 1166.82 FEET THEREOF) OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23 AND THE NORTH 467.0 FEET OF THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER LYING WESTERLY OF THE CENTER LINE OF PARK BOULEVARD OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PARCEL ALSO KNOWN AS TRACT 1 OF JOHN S. WAGNER'S PLAT OF SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED MAY 31 1956 AS DOCUMENT 798962, IN DUPAGE COUNTY, ILLINOIS.

EXCEPTING FROM THE ABOVE THOSE PORTIONS OF THE PREMISES LYING IN THE ROOSEVELT (ROUTE 38) ROAD AND PARK (JOLIET ROAD) BOULEVARD RIGHT-OF-WAYS.

P.I.N. 05-23-104-037

Address: 599 E. Roosevelt Road, Glen Ellyn, IL 60137

EXHIBIT B

DRAFT MINUTES
Glen Ellyn Plan Commission
Thursday, August 22, 2024 at 7:00 PM
Glen Ellyn Civic Center
Galligan Board Room
535 Duane Street

A. Call to Order and Roll Call

Chairperson Tim Loftus called the meeting to order at 7:00 PM and explained the Plan Commission's function and operating procedure as an advisory board. He described the public hearing protocol including for public comment and announced that comments would be recorded.

Roll was called.

PRESENT: Chairperson Tim Loftus, Plan Commissioners Connie Arango, Laura Brown, Peter Cooper, Ian Dawson and Adam Kreuzer

ABSENT: Commissioners Sumita Mukherjee, Parag Thakkar and Robert Wyant.

Also in attendance: Trustee Steve Thompson (7:38); Daniel Harper, Planning Manager and Julie Settles, Recording Secretary.

Chairperson Loftus informed Ms. Settles that Parag Thakkar's term expired and is no longer on the Commission.

B. Public Comment (non-agenda items)

Rick Scheck, President of the Civic Betterment Committee, stated that this group, which is formerly known as Civic Betterment Party, is a non-partisan group what has been around for one hundred years. The Committee is looking for great people who want to be engaged in public office. They provide a non-partisan nominating process that promotes quality municipal government for Glen Ellyn. They have launched a new website which is www.civicbetterment.com. He stated they are trying to reach out to various groups to inform them of the following open positions: Village President, Village Clerk, three Trustees and four Library Trustees. He stated he has a flyer that he'd like to hand out. He stated that if anyone was interested or new someone who was, to please let them know. He stated that applications are available on the website.

Chairperson Loftus asked what the requirements are. Mr. Scheck answered that you had to be a Glen Ellyn resident. Commissioner Dawson asked if Mr. Scheck said they take a non-partisan stance. Mr. Scheck answered yes. Mr. Dawson asked that in the 100 years what is the election record of committee for endorsed candidates. Mr. Scheck answered that he couldn't speak on the percentage but seems like it's a strong record.

C. Approval of Minutes

Chairperson Loftus informed Ms. Settles that in the minutes he would like to see the names of the Commissioners who voted aye or nay or the number count of ayes and nays. He stated both motions from the July 25, 2024 should include this.

Commissioner Kreuzer moved to approve the amended draft minutes of July 25, 2024 Plan Commission meeting; seconded by Commissioner Cooper, the motion passed by voice vote all ayes.

D. New Business

1. Public Hearing – 599 Roosevelt Road Jewel Special Use Permit

Chairperson Loftus stated that this is a continuation from last month's application for a Special Use Permit. He stated the public hearing was closed so if the Commission wants Mr. Harper to present again and have representatives from Jewel speak, the public hearing needs to be opened again.

Commissioner Cooper moved to open the Public Hearing. Commissioner Dawson seconded the motion and the motion passed by an all ayes voice vote.

Sworn in, Daniel Harper, Planning Manager for the Village of Glen Ellyn, introduced the request: 599 Roosevelt Road Jewel Special Use Permit. He stated he'd provide a brief overview and then the representatives from Jewel can speak. He stated that this is a continuation from last month that was tabled at the July 25th meeting. He stated this is a modification to the special use permit granted for outdoor storage, displays and merchandising to include three display racks in front of the store. Due to outdoor merchandising locations being in noncompliance with the currently approved ordinance, processing of the special use permit application in question was delayed until these deficiencies were corrected. Mr. Harper showed the site plane and stated display areas B, G, C and F have been enclosed since the special use permit was granted and used as cart storage. New areas are A and B. One through seven are in the front of the store and four of the seven are currently approved from the existing permit. The three in the middle in the front of the store are new. Eight and nine are for propane tank storage and area B ten and eleven are used for outdoor display and cart storage. Ten and eleven are also the grocery pickup area.

Commissioner Cooper asked if the new A section is an expansion of Section H. Mr. Harper answered yes. Commissioner Cooper asked if the dimensions were 29" of depth and 3' of height. Mr. Harper answered yes. Commissioner Cooper asked if the 3' of height was because the Police had a concern. Mr. Harper answered yes there was a concern about visibility from the windows. Commissioner Cooper asked if the Police were consulted for this special use. Mr. Harper stated the Police Department didn't give a comment, but the Commission could make that a condition in the process. Commissioner Cooper asked if Jewel is currently in compliance. Mr. Harper answered he was there on Tuesday and the firewood display was over the height requirement. He also stated in July Jewel violated the ADA clearance, but that has been rectified.

Sworn in, Johanna Chacon, Licensing Manager of Jewel, and Silvia Castillo, Store Director of Jewel. Ms. Chacon stated they were both present at the meeting to answer any questions the Commission might have.

Chairperson Loftus asked where the propane tank storage is now. He stated it used to be against the wall. Ms. Chacon stated that it still is and the distance between the propane cage and the door is the same.

Commissioner Arango stated that typically the customer would park their car, go in and buy the propane tank, get the tank and then take it to their car. She asked if there is a concern that a customer would just pull up and get the tank. Ms. Castillo answered if a customer buys a tank, only a management member can unlock the cage and give the tank to the customer. She stated she's been there two years and there hasn't been a safety concern there. Commissioner Arango stated that in the past Christmas wreaths were put on an A frame display. She asked if those are complying. Ms. Castillo answered that the A frame is no longer needed and the new way they will be displayed doesn't take up much room.

Chairperson Loftus asked what the size of this store is compared to others. Ms. Castillo stated they base the stores by a number based on square feet, but this Jewel is a little over medium sized compared to others.

Commissioner Arango asked if there was any thought given to expand the sidewalk area. She stated that there is a parcel pickup area, striped fire lane area and once you put displays there, people won't be able to walk through and may have to step off the curb to get around. She stated that's a safety issue for pedestrians. She stated that maybe Jewel can combine the lane that has the stop signs and no parking sign and the sidewalk. Ms. Chacon answered at this time they have not investigated expanding the sidewalk. She stated that Jewel can investigate that.

Chairperson Loftus asked Mr. Harper if he knew any code requirements for the fire zone. Mr. Harper answered he didn't know. Ms. Chacon stated Jewel's understanding was 36' of sidewalk so they accommodated for that.

Commissioner Arango stated that would merit some thought because the sidewalk does not accommodate what Jewel wants.

Commissioner Kreuzer stated he shops at the Jewel in Wheaton on Schmale because it's closer to his house and that Jewel doesn't have a curb so that allows people to step off without an elevation change.

Commissioner Cooper asked if Jewel was aware that the current use is not in compliance. Ms. Chacon answered that she wasn't aware. Commissioner Cooper stated that if Area A is granted with displays by the windows, that will increase traffic. He stated that an issue isn't there now but could now with more displays. Ms. Chacon said Jewel lost space due to enclosing a portion of the areas for indoor cart storage so now we're looking to see where we can make up the lost space.

Commissioner Arango stated she was at the Jewel today and people who get rides are stopping right in front of the store. Ms. Castillo stated it was busy there today. She said Jewel needs to patrol the area for the safety of employees and customers and we do need a bigger sidewalk.

Chairperson Loftus asked what type of employee training there was regarding setting up the displays, so they are complying. Ms. Castillo said it is her responsibility and that there is no training. She stated she will make sure that everything is complying. Ms. Chacon stated they could mark where the displays should be placed so employees have a reference when setting up the displays.

Commissioner Kreuzer asked if Jewel has written policies for important things. Ms. Chacon answered yes. Commissioner Kreuzer asked if Jewel has any written policies for outdoor displays. Ms. Chacon answered no. Commissioner Kreuzer stated his concern is the compliance, so the Village does not have to come out from time to time to make sure everything is correct. Ms. Chacon said they could make signs to show the requirements for outdoor displays.

Commissioner Brown stated that she doesn't have a problem with anything Jewel is asking for on the application and she thanked Jewel for coming in. She stated another grocery store in town did whatever they wanted without a permit.

A motion was made by Commissioner Dawson to close the Public Hearing; Commissioner Brown seconded the motion; which passed by an all ayes voice vote.

Commissioner Deliberation and Recommendation

Commissioner Kreuzer stated that the Commission was troubled by the petitioner not being at the last meeting and now they are here and answered all the Commission's questions and say they intend to stay in compliance so he's comfortable with moving ahead.

Chairperson Loftus stated that he can live with the depth by the windows if Jewel meets the 36" requirement. He stated he doesn't agree with the 5' or 6' by the windows due to today's world with shoplifting and police visibility is important. Commissioner Kreuzer stated he shops at the Jewel in Wheaton and the pumpkins don't block the windows. Chairperson Loftus stated he'd like to see a condition of 36" from curb and 3' height by the windows.

Commissioner Kreuzer he'd like a condition to have the Police Department look at the plan. Commissioner Brown stated that if anyone should be concerned, it should be Jewel so she's going to trust them. Commissioner Cooper stated the issue is not shoplifting, it's more about grocery store shootings. He stated to bring the application to the Police Department and see if they have any concerns. He stated he's concerned the new displays are going to bring in more traffic in front of the store and with the curb there, he thinks it's dangerous.

Commissioner Dawson stated he likes the idea of having the Police Department review the application. He stated his concern is the ADA aspect and that the curb can be an issue for someone in a wheelchair. He recommends widening of the sidewalk and removing the curb. Commissioner Brown stated that the curb protects pedestrians because cars can't get there. She also wants the Police Department to review.

Commissioner Kreuzer made the motion:

After conducting a public hearing and deliberating on the requests of the petitioner, Jewel Food Stores, for approval of a special use permit at 599 Roosevelt Road, the Plan Commission public hearing on August 22, 2024, which are hereby incorporated into the Motion by reference as though fully set forth herein, and a copy of which will be attached to the minutes of this meeting and kept on file as part of the permanent records of the Village. The Plan Commission makes this recommendation of approval with the follow conditions:

1. The proposed height of the displays located in front of the front window of store to be reviewed by the Glen Ellyn Police Department.

Commissioner Brown seconded the motion. Chairperson Loftus asked for a roll call vote. The motion passed on a roll call vote with four ayes and Commissioners Arrango and Cooper voting no.

E. Trustee Liaison's Report

Trustee Thompson thanked the Commission for their service. He stated at the upcoming Board meeting they are swearing in a new member for the Plan Commission. He stated that he had an update on the Glen Oak's County Club parking lot and he's looking for feedback from the Commission. He stated they didn't agree with any of the Plan Commission's conditions. Mr. Harper and the Village attorney met with them, and they agreed to a reduction in the lumens and kelvins in all of the parking lot. They also agreed to put only one light on a timer closest to the neighboring homes. They feel it's safer for employees who work until midnight and for employees who come at four-thirty in the morning.

Chairperson Loftus stated that lowering the color temperature is good and he hopes their landscaping plan will also block the lights for the houses.

Trustee Thompson stated that staff is very receptive and if neighbors have any concerns and calls the golf course, he believes they will work on fixing the issue. He asked if the Commission is ok with the golf course not turning off all the lights.

Commissioner Cooper stated it's unclear to him why the lights need to be on overnight. He stated that episodically they have late night functions, and he believes during non-golf times, the golf course is not in use. Commissioner Kreuzer also stated that if it's not open, why they need the lights on. Commissioner Brown answered that the golf course is still open on the weekends.

Commissioner Kreuzer asked what the kelvins are going to be. Mr. Harper stated were in the plans for 6,272 and reducing to 5,645. They are also changing the color to 3,000k.

Commissioner Brown stated that the golf course is closing on September 27th for at least a year, but there will still be regular events held there.

Chairperson Loftus stated that motion lighting would solve the problem. Trustee Thompson stated if the motions lights are going on and off, that would be annoying.

Commissioner Arango asked if the golf course employs any security. Trustee Thompson answered that he didn't know.

Chairperson Loftus asked what the Village can do if the golf course isn't in compliance. Mr. Harper stated the Village could issue a fine or if they are in construction, the Village can stop the work. Chairperson Loftus also stated that Commission members are all volunteers and when the Commission addresses a concern sometimes, they aren't followed through. Trustee Thompson answered for the Commission to give him a list of concerns and he'll address them.

Commissioner Dawson stated on the Village website the ZBA Commission is down to four members. He asked if the Village is looking for people. Mr. Thompson answered that people are being interviewed now. Mr. Harper stated a member is being appointed at the next Board meeting on Monday. Commissioner Dawson stated that in the past the Commission was promised there would be a children's play area at Frank Johnson Center and he drove by and there is no park. Commissioner Kreuzer stated they are starting the playground now.

Trustee Thompson stated that the City of Wheaton want to annex two properties around Anthony Street. Glen Ellyn is doing an Anthony Street stormwater and flooding study, so the boundary line agreement is on hold.

F. Chairman's Report

Chairperson Loftus stated that the fall agendas are looking to have lots of applications and asked that the Commission members arrange their schedules so they can attend the meetings.

Commissioner Brown asked if the Village would reconsider Zoom meeting. Trustee Thompson stated it's and Open Meeting Act issue that the State of Illinois does not allow Zoom for any public meeting.

F. Staff Report

Mr. Harper stated that Churchill School broke ground and the Village is still working to finalize all the things the Village has control over.

Chairperson Loftus asked if they got their traffic plans approved. Mr. Harper stated no that DuPage County hasn't approved everything.

Mr. Harper stated that next month the agenda will include Glenbard requesting a PUD amendment to allow for modifications to the parking area located north of the gymnasium. He stated he needs confirmation that the neighbors to the north have been notified. The Full Circle Project is currently under review by staff and is anticipated to come before the Plan Commission in late fall or early winter. Mr. Harper stated he is anticipating the Downtown Event Park will be

on the agenda in October. Mr. Harper stated that possible in October there will be a doggy day care special use permit application in the I1 district.

Commissioner Brown stated that District 87 purchased a home by Glenbard West and asked what they intend to do with it. Mr. Harper answered it's being used and an administration off and file storage for now.

G. Other Business

None.

H. Adjournment

Commissioner Kreuzer made a motion to adjourn the meeting: Commissioner Cooper seconded the motion and the motion passed by voice vote at 8:44 PM.



Jewel/ Osco

STORE NO. 3340
599 E. ROOSEVELT RD.
GLEN ELLYN, IL 60137

PROPOSED NEW AREA

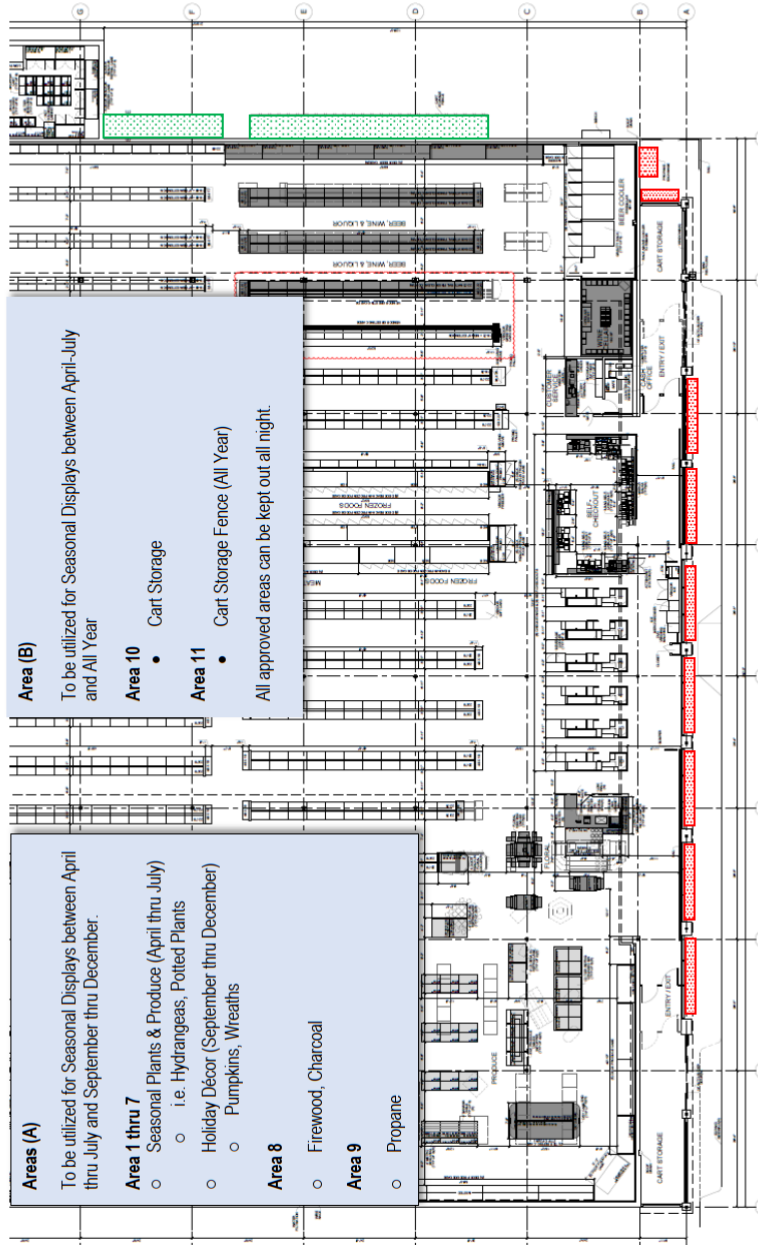
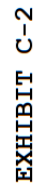
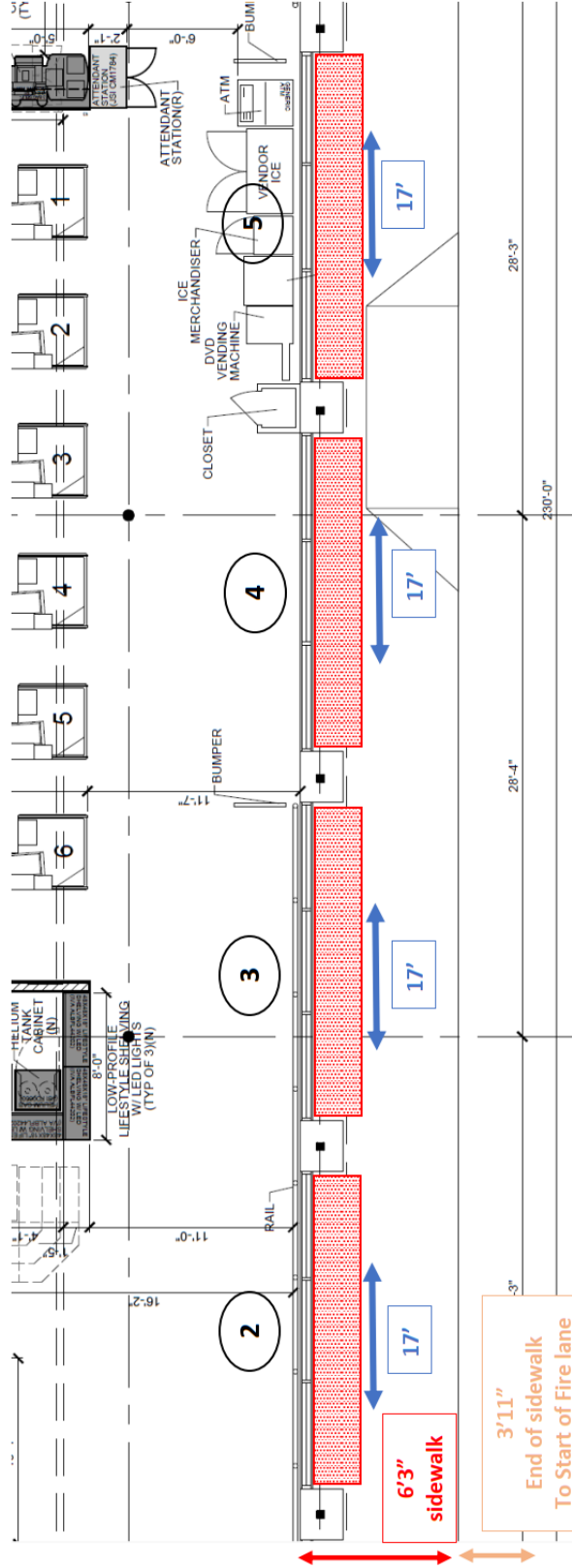


EXHIBIT C-1



DISPLAY AREA (A)

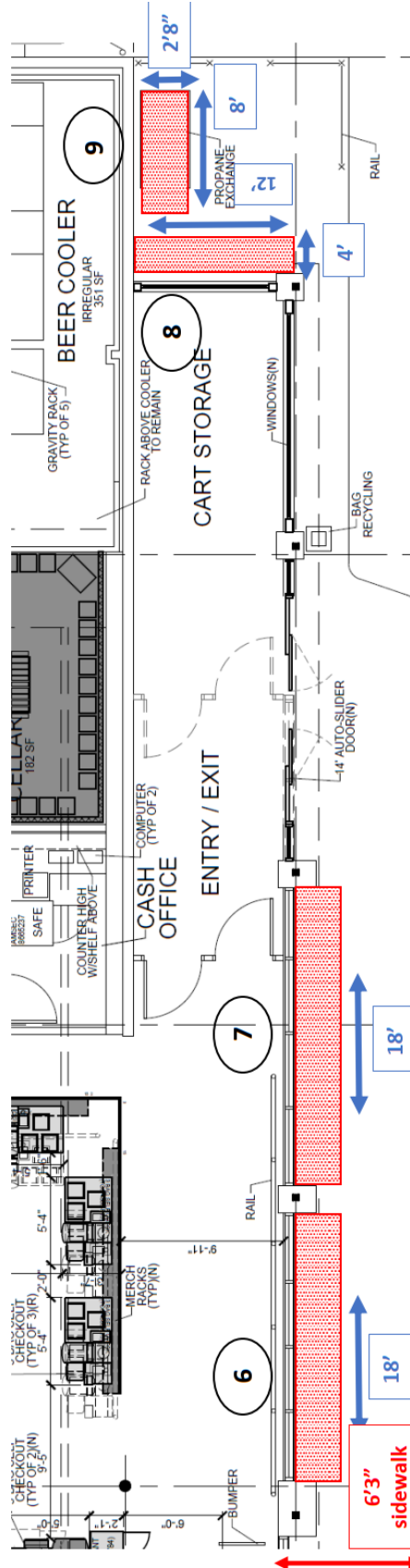
- (2) 3' (H) x 3' (W) x 17' (L)
- (3) 3' (H) x 3' (W) x 17' (L)
- (4) 3' (H) x 3' (W) x 17' (L)
- (5) 3' (H) x 3' (W) x 17' (L)

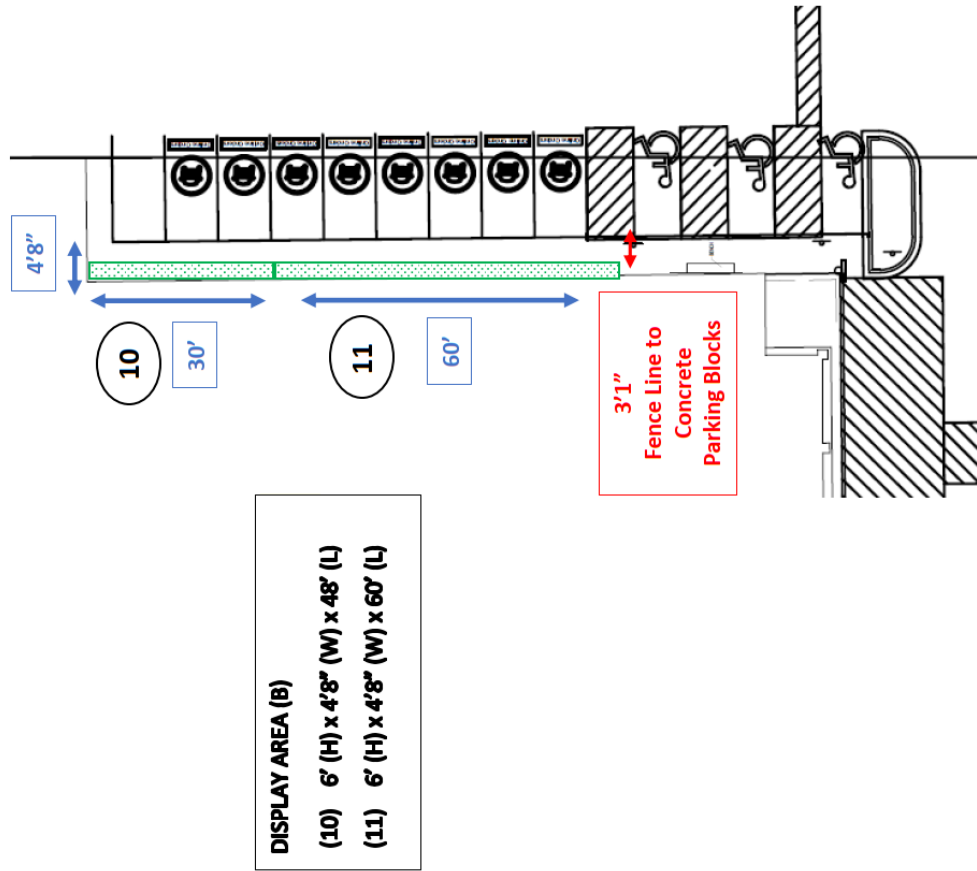




DISPLAY AREA (A)

- (6) 3' (H) x 3' (W) x 18' (L)
- (7) 6' (H) x 3' (W) x 18' (L)
- (8) 6' (H) x 4' (W) x 12' (L)
- (9) 6' (H) x 2' 8" (W) x 8' (L)





VILLAGE OF GLEN ELLYN

ORDINANCE NO. 5347

AN ORDINANCE GRANTING A SPECIAL USE PERMIT
FOR OUTDOOR SALES AND STORAGE
FOR JEWEL-OSCO
LOCATED AT 599 ROOSEVELT ROAD

ADOPTED BY THE
PRESIDENT AND THE BOARD OF TRUSTEES
OF THE
VILLAGE OF GLEN ELLYN
DUPAGE COUNTY, ILLINOIS
THIS 28TH DAY OF MARCH, 20 05.

Published in pamphlet form by the authority of the
President and Board of Trustees of the Village of
Glen Ellyn, DuPage County, Illinois, this 29TH
day of MARCH, 20 05.

ORDINANCE NO. 5347

AN ORDINANCE GRANTING A SPECIAL USE PERMIT
FOR OUTDOOR SALES AND STORAGE
FOR JEWEL-OSCO
LOCATED AT 599 ROOSEVELT ROAD

WHEREAS, Jewel-Osco located at 599 Roosevelt Road in Market Plaza has petitioned the Village President and Board of Trustees for approval of a Special Use Permit in accordance with Section 10-4-11(B)13 of the Glen Ellyn Zoning Code to allow outdoor sales and storage at the store; and

WHEREAS, the subject property is zoned C3 Service Commercial District and is legally described as follows:

THE NORTH 467.0 FEET (EXCEPT THE WEST 1166.82 FEET THEREOF) OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23 AND THE NORTH 467.0 FEET OF THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER LYING WESTERLY OF THE CENTERLINE OF PARK BOULEVARD OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDAN, SAID PARCEL ALSO KNOWN AS TRACT 1 OF JOHN S. WAGNERS' PLAT OF SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED MAY 3, 1956 AS DOCUMENT 798962, IN DUPAGE COUNTY ILLINOIS.

EXCEPTION FROM THE ABOVE THOSE PORTIONS OF THE PREMISES LYING IN THE ROOSEVELT (ROUTE 38) ROAD AND PARK (JOLIET ROAD) BOULEVARD RIGHT-OF-WAYS.

P.I.N. 05-23-104-037

WHEREAS, following due notice by publication in The Glen Ellyn News not less than fifteen (15) nor more than thirty (30) days prior thereto, and by mailing notice to all property owners within 250 feet of the subject property at least ten (10) days prior thereto, and following the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Glen Ellyn Plan Commission conducted public hearings on February 10, 2005 and March 10, 2005, at

which the petitioner presented evidence, testimony, and exhibits in support of the requested Special Use Permit and no persons spoke either in favor of or in opposition to the request; and

WHEREAS, based upon the evidence, testimony, and exhibits presented at the February 10, 2005 and March 10, 2005 public hearings, the Glen Ellyn Plan Commission adopted findings of fact and, by a vote of six (6) "yes", zero (0) "no" and one (1) "abstention", recommended that the requested Special Use Permit be granted for Areas B, C, D and E, but recommended that a Special Use Permit not be granted for Area A due to concerns about safety and visibility; and

WHEREAS, the Plan Commission encouraged the petitioner to meet with staff and revise the plans prior to appearing before the Village Board to respond to the safety and visibility concerns raised about proposed outdoor sales and storage Area A; and

WHEREAS, the recommendation of the Plan Commission is set forth in the Report and Recommendation of the Plan Commission, dated February 10, 2005 and March 10, 2005, a copy of which is appended hereto as Exhibit "A"; and

WHEREAS, on March 14, 2005, the petitioner met with Village staff to discuss the safety and visibility concerns raised by the Plan Commission in regard to Area A and the petitioner offered to modify the plans in manner which staff felt would minimize these concerns; and

WHEREAS, the President and Board of Trustees of the Village of Glen Ellyn have reviewed the exhibits presented at the February 10, 2005 and March 10, 2005 Plan Commission public hearings and have considered the findings of fact and recommendations of the Glen Ellyn Plan Commission and the revised plans submitted by the petitioner for Area "A"; and

WHEREAS, the President and Board of Trustees have determined that granting a Special Use Permit to allow outdoor sales and storage at Jewel-Osco located at 599 Roosevelt Road is consistent with the goals of the Glen Ellyn Zoning Code;

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

SECTION ONE: The Report and Recommendation of the Glen Ellyn Plan Commission, Exhibit "A" appended hereto, is hereby accepted, and the findings of fact and conclusions set forth therein are hereby adopted as the findings of fact and conclusions of the corporate authorities of the Village of Glen Ellyn.

SECTION TWO: The President and Board of Trustees hereby grant a Special Use Permit to allow outdoor sales and storage for Jewel-Osco located at 599 Roosevelt Road.

SECTION THREE: The grant of a Special Use Permit is conditioned upon and limited to the following:

A. Any outdoor sales and storage shall be in substantial conformance with the plans and testimony presented at the February 10, 2005 and March 10, 2005 Plan Commission public hearings and with the petitioner's application packet, including the later revisions made to outdoor sales and storage Area "A" and the following documents:

- Special Use Permit application dated November 11, 2004
- Letter to the Plan Commission stamped received February 24, 2005 attached hereto as Exhibit "B"
- Proposed Cart Maintenance Plan attached hereto as Exhibit "C"
- Picture of Cart Storage "Shed"
- Letter to Village Board stamped received March 17, 2005 attached hereto as Exhibit "D"
- Pictures of Property
- Sketch of Proposed Fence stamped received March 17, 2005
- Picture of Proposed Display Vehicle stamped received March 17, 2005
- Site Plan stamped received March 24, 2005 and attached hereto as Exhibit "E"

and said documents shall be filed with and made a permanent part of the records of the Planning and Development Department

- B. Areas D and E shall be used for storage only and items shall not be displayed in Areas D and E for the purpose of sale.
- C. The petitioner shall provide an enclosed cart storage "shed" in Area D with opaque sides similar in color to the color of the building. The petitioner may choose whether or not to cover the cart storage area with a roof.

SECTION FOUR: This Ordinance shall be in full force and effect from and after the passage, approval, and publication in pamphlet form as provided by law.

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.

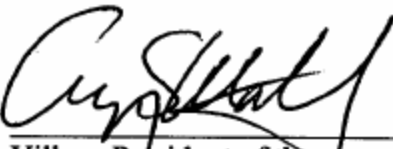
PASSED by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this 28TH day of MARCH, 20 05.

AYES: MULHERN, LOCH, CHAPMAN, PFEFFERMAN

NAYS: - 0 -

ABSENT: BARDNER, RILEY

APPROVED by the Village President of the Village of Glen Ellyn, Illinois, this 28TH day of MARCH, 20 05.



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 29TH day of MARCH 2005)

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**REPORT AND RECOMMENDATION
OF THE GLEN ELLYN PLAN COMMISSION
REGARDING A REQUEST FOR APPROVAL OF A
SPECIAL USE PERMIT FOR JEWEL OSCO
LOCATED AT 599 ROOSEVELT ROAD**

TO: The President and Board of Trustees,
Village of Glen Ellyn, Illinois

DATES: February 10, 2005
March 10, 2005

Jewel-Osco, represented by Constance Zaio, compliance manager, and Joseph Mango, store manager, has submitted an application for approval of a Special Use Permit to allow outdoor sales and storage at the Jewel-Osco store located at 599 Roosevelt Road in Market Plaza. The subject site is located on the south side of Roosevelt Road in the C3 Service Commercial district.

The petitioner appeared before the Glen Ellyn Plan Commission at public hearings on February 10, 2005 and March 10, 2005 for review and recommendation of the requested Special Use Permit. The Plan Commission issued the following Report and Recommendation:

I. REPORT:

- A. Request. The petitioner is requesting approval of a Special Use Permit in accordance with Section 10-4-11(B)13 of the Glen Ellyn Zoning Code to allow outdoor sales and storage at the Jewel-Osco store located at 599 Roosevelt Road.
- B. Exhibits. The following exhibits were distributed to the Plan Commission prior to the February 10, 2005 public hearing:
1. Staff Report dated February 4, 2005
 2. Location Map
 3. Public Hearing Notice
 4. Mailing Labels for Public Hearing Notice
 5. Pages 159 and 160 of the Glen Ellyn Zoning Code
 6. Letter to Jewel-Osco from Dale Wilson dated June 10, 2004
 7. Letter to Jewel-Osco from Dale Wilson dated July 30, 2004
 8. Letter to Jewel-Osco from Michele Stegall dated August 24, 2004
 9. Letter to Jewel-Osco from Dale Wilson dated October 25, 2004
 10. Four pictures of outdoor storage taken June 8, 2004
 11. Five pictures of outdoor storage taken October 25, 2004
 12. Petitioner's application packet stamped received January 26, 2005 and including the following materials:
 - Cover letter dated January 24, 2005
 - Special Use Permit application dated November 11, 2004
 - Ownership by Land Trust (blank)

- Ownership by a Corporation
- Affidavit of Authorization
- Narrative Statement (no date)
- Diagram of Outdoor Sales and Storage Areas
- Site Plan showing proposed Outdoor Sales and Storage Areas

Pictures of the property taken on the evening of Sunday, February 6, 2004 by Commissioner Whalen and showing the cart storage on the site were also distributed at the meeting.

The following materials were distributed to the Plan Commission prior to the March 10, 2005 public hearing:

1. Staff Report dated March 4, 2005
2. Petitioner's revised application materials stamped received February 24, 2005 and including the following materials:
 - Cover Letter
 - Detail of Shelving Unit
 - Proposed Cart Maintenance Plan
 - Picture of Covered Cart "Shed" with attached Site Plan and Quote (3 pages)
 - Amended Site Plan

C. February 10, 2005 Public Hearing.

1. Staff Presentation. Village Planner Michele Stegall indicated that Jewel-Osco located at 599 Roosevelt Road in Market Plaza is requesting approval of a Special Use Permit to allow outdoor sales and storage at this facility. The subject property is located in the C3 Service Commercial district. Commercial establishments and C3 zoning are located to the north, east and west of the site. The property immediately south of the site is developed with apartments and is zoned R4 Residential district.

Last year, the petitioner received several violation notices from the Planning and Development Department notifying the store that the outdoor sales and storage areas on the property were in violation of the Zoning Code and that the store must obtain approval of a Special Use Permit to allow any outdoor sales or storage on the property. Therefore, the petitioner has submitted a Special Use Permit application to allow outdoor sales and storage at this location.

The petitioner is requesting approval to allow outdoor sales and storage at a total of four locations along the front and side of the building. The proposed outdoor sales and storage areas are shown on the site plan submitted with the petitioner's application packet and are labeled A, B, C, and D.

Proposed areas B and C are located under the canopies in front of the building. Area B is proposed to be 5 feet deep by 25 feet long. Area B is located under the west canopy. Seasonal garden tools are proposed to be sold in Area B between April and July 1st of each year and Holiday Ornaments are proposed to be sold in this area in November and December of each year. Area C is located under the east canopy and is proposed to be 5 feet deep by 28 feet long. Area C is proposed for year-round outdoor sales and storage of propane, salt and firewood. There is an existing fence at the east end of Area C, which provides some separation between Area C and the adjacent parking lot and drive lanes. As proposed, there would be a 6-foot clear area between Areas B and C and the adjacent parcel pick-up zone.

Area A is located along the 6½-foot wide sidewalk in front of the building. The petitioner has indicated that outdoor sales in this area would be confined to the southern or back 3½ feet of Area A. This would leave a 3-foot clear area between Area A and the adjacent parcel pick up area. Plants and lawn supplies would be sold in Area A between April and July 1st of each year.

Shopping cart and pallet storage is proposed on the side of the building in Area D. This area is proposed to be 5 feet deep by 48 feet long.

The petitioner has indicated that the outdoor sales and storage areas on the site would be limited to a height of 5 feet.

Planner Stegall noted that a copy of the recently approved Ordinance that granted approval to allow outdoor sales and storage at Len's Ace Hardware at 485 Roosevelt Road had been distributed to the Plan Commission prior to the meeting for reference.

2. Petitioner's Presentation. Constance Zaio, compliance manager for Jewel-Osco, and Joseph Mango, store manager, addressed the Commission. Ms. Zaio apologized for the store's delay in coming before the Village to request the Special Use Permit. She indicated that there had been a change in management at the store, which lent to the paperwork falling through the cracks.

Ms. Zaio indicated that Jewel realizes about \$150,000 a year from outdoor sales. She stated that Jewel-Osco is permitted outdoor sales and storage in all of the surrounding communities, including Lombard, Wheaton and Glendale Heights.

Commissioner Swanson inquired about the photos taken by the Village inspectors showing the outdoors sales and storage on the property in June and October of 2004. He indicated that these pictures appeared to show products being stored in areas outside of where the petitioner was requesting approval for storage. Mr. Mango indicated the store only planned to use the areas shown on the plan for outdoor sales and storage. Commissioner Swanson indicated that Area C is often crowded with carts and that the various organizations such as the Girl Scouts and

Salvation Army tend to set up in this location to sell goods. Therefore, he inquired if the proposal was sufficient and if the store would be able to abide by it. Mr. Mango stated that the proposal does minimize the outdoor sales and storage that would be on the site but believes it is sufficient. Commissioner Swanson indicated that it is his perception that the east side of the store near Area B is longer and questioned if some of the proposed year-round storage might be better suited for Area B. Mr. Mango indicated that this was a possibility but noted that there are other tenants nearby in this area.

Commissioner Lee asked if carts were proposed to be located in Area C as one of the inspector's photos shows carts in this area. Mr. Mango indicated that carts would not be placed in Area C. Commissioner Lee also noted that the outdoor sales and storage proposed in Area B seems small compared to what has been done in the past and what is shown on the pictures that were taken last year. Ms. Zaio noted that the petitioner is proposing to downsize the outdoor sales and storage areas from what has been used in the past, particularly as the Village's inspector had questioned placing these areas so close to the parcel pickup lane.

Commissioner Lee noted that in her experience it can be difficult to drive in front of the store, particularly as the stop signs seem to be continually moving. She believes this is problematic in regard to proposed Area A and expressed concern that someone could be hit by vehicle.

Commissioner Swanson stated that he did not have any concerns about the proposal as presented but was concerned about the management of the shopping carts for which a provision had not been made. He noted that he has often seen carts lined up in front of the building along Area A. Mr. Mango indicated that the store is much smaller than other Jewel stores. Therefore, there is not a lot of room inside the store for cart storage.

Acting Chairperson Scanlan asked if a cart enclosure could be placed in Area D along the side of the building. Ms. Zaio stated that a cart enclosure has been designed for some of their other stores and that she could inquire about doing something similar at this store. She noted that cart storage is proposed along Area D but that it might have to be enlarged if this were done.

Commissioner Whalen asked how the carts were currently being stored on the site. Mr. Mango stated that as many carts as possible are stored inside the store behind the storefront windows. He does not know the exact number of carts that the store has. Commissioner Whalen stated that he has seen carts lined up outside of the building in and near Area B and extending in front of and blocking the entrances of other stores at the eastern end of the shopping center. Staff distributed pictures taken by Commissioner Whalen, which showed this. Mr. Mango indicated that these pictures were probably taken in the evening when the floors were being cleaned and the adjacent businesses were closed. Mr. Mango stated that the floors are cleaned 7 days a week and that the carts are typically

placed outside during this time. Commissioner Whalen stated that at the time the pictures were taken, no carts were located in proposed Area D or in the cart corrals located throughout the parking lot. Commissioner Whalen inquired if this may have been because the forecast called for snow and questioned if it would be beneficial to have a covered cart storage area.

Commissioner Scanlan indicated that when she visited the site, there were numerous carts in Area B blocking the sidewalk and that she had to walk outside of the pillars in this area.

Commissioner Swanson suggested that one possibility might be to extend the proposed outdoor sales and storage area into the parcel pick-up area, which does not appear to get much use. Planner Stegall noted that the parcel pick-up zone also serves as a fire lane.

Commissioner Whalen asked if Area D instead of Area A could be used for plant sales. Mr. Mango indicated that plants create excitement in front of the store and attract people. Therefore, he would prefer to have them visible. Commissioner Whalen asked if the plants could be placed in Area B and D and their stock rotated. He noted that when Len's Ace Hardware applied for a similar Special Use Permit, they made arrangement to store some of their goods off-site. Mr. Mango reminded the Commission that Area D was proposed for both cart and pallet storage. Ms. Zaio noted that if the cart storage in Area D is enlarged, there may not be sufficient room for plants also. Commissioner Swanson suggested that locating plants along Area D could increase the incidence of shop lifting unless a sales person was placed in this location.

Commissioner Whalen stated that he believed the store is in a unique situation because it is an older store and their options are somewhat limited. However, he expressed concern about allowing the retail to extend too far outside of the building in a manner that would create a precedent and possibly encourage other businesses, such as gas stations, to make similar requests.

Commissioner Whalen also indicated that he is concerned about allowing outdoor sales in Area A as it would encourage pedestrian traffic in this area and place people and vehicles in close proximity of each other. Therefore, he indicated that he was looking for another alternative to proposed storage Area A. Ms. Zaio stated that Jewel has received approval of Special Use Permits to do tents in the parking lots of some of their other stores. However, parking in this Shopping Center is more limited than at some of their other locations.

Commissioner Kasserman inquired about making the drive aisle in front of the store a one-way lane, which would allow the sidewalk in front of the store to be widened without narrowing the parcel pick-up lane. He noted that before the shopping center had been redone, he believed there had been one-way drive aisles in the parking lot. A short discussion regarding traffic flow in the parking lot

followed. It was noted that the Shopping Center Management Company and other stores in the Center would need to be involved in any discussion regarding changing the traffic flow in the parking lot.

3. Public Comment. No members of the public commented on the proposal.
4. Plan Commission Deliberation. There was a general consensus that the Commission would like the petitioner to return with a cart management plan and an alternate plan that would address the safety concerns raised in regard to proposed Area A. Some Commissioners encouraged the petitioner to look into the option of having a tent in the parking lot for plant sales rather than using Area A. At least one Commissioner also indicated that she would like the petitioner to take a closer look at Area B to make sure that pedestrian traffic in this area is not blocked.
5. Motion. Commissioner Swanson moved, seconded by Commissioner Kasserman, to continue the public hearing until the March 10, 2005 Plan Commission meeting.

Acting Chairperson Scanlan declared the motion carried on a roll call vote with 8 "yes" and 0 "no" votes as follows: Commissioners Lee, Swanson, Fullerton, Garwood, Hanley, Kasserman, Whalen and Acting Chairperson Scanlan voted "yes".

D. March 10, 2005 Public Hearing.

1. Staff Presentation. Planner Stegall indicated that since the February 10, 2005 public hearing, the petitioner had submitted revised materials in an attempt to address the concerns raised by the Commission. These revised materials include a cart management plan with a cart storage "shed" to be located on the west side of the building in Area D and newly proposed outdoor storage Area E, also on the west side of the building, to be used for the storage of bagged goods. The petitioner has also indicated that shelving units would be placed in Area A to ensure that the outdoor sales and storage in Area A would be confined to the rear 3'1" of the 6'5" sidewalk in this location. This would leave a 3'4" clear sidewalk between the building and the adjacent parcel pick-up area. The petitioner has also made some modifications to the items and dates of materials that would be stored outdoors and raised the proposed maximum stacking height of these materials from 5' to 5'6".

Although there is no mention of a possible tent in the petitioner's application materials, the petitioner has verbally indicated to staff that the store may present such an application for consideration next year. However, given that the parking lot is used by other stores in Shopping Center and is not owned by the petitioner, making any changes to the number of parking spaces or traffic flow in parking lot

would necessitate involvement by more parties and, at this time, Jewel-Osco does not have the authority to cause such a change.

Planner Stegall noted that staff had asked for input on the application from Police Chief Norton who expressed several concerns about proposed outdoor storage Area A. Chief Norton had noted that the weather is nice and more people are walking around outside during the months that storage is proposed in Area A. He also noted that 3'4" is not enough room for 2 people with shopping carts to pass on the sidewalk. Therefore, he believes that there are inherent safety concerns related to outdoor storage Area A as it encourages pedestrian traffic near the parcel pick-up zone. Planner Stegall noted that Chief Norton also expressed concern that allowing outdoor sales in Area A would obstruct the view into the store.

Planner Stegall noted that although Commissioner Hase was not at the first public hearing for this request, she had listened to the tape of the meeting and was, therefore, able to vote on the application.

2. Petitioner's Presentation. Ms. Zaio indicated that the petitioners could keep two full windows open if this would alleviate some of the Police Department's concerns about visibility into the store. There are a total of 6 window openings along Area A. She also noted that the plant racks would be moved at the end of the season. Commissioner Loveless asked if these openings could be on the west side of the building by the bank. Ms. Zaio indicated that they would be willing to work with the Village to leave open whatever 2 spaces they preferred.

In response to a question from one of the Commissioners, Ms. Zaio indicated that Area E would be used for pallet storage only and that the petitioner had not planned to screen or enclose this area.

Various questions were asked about the proposed construction of the cart storage "shed". Ms. Zaio stated that it would be constructed with chain link and that slats would be placed in between.

3. Public Comment. No members of the public commented on the proposal.
4. Plan Commission Deliberation. Commissioner Kasserman stated that he would like to approve the request but continued to have safety concerns about proposed outdoor storage Area A.

Commissioner Whalen concurred that he was in favor of the proposal with the exception of Area A. He also encouraged the petitioner to look into doing a tent in the future.

Commissioner Hanley indicated that she was not concerned about the width of the sidewalk adjacent to Area A but was concerned about the visibility issue raised by the Police Chief.

Commissioner Lee agreed with the concerns about Area A raised by the other Commissioners.

Commissioner Hase indicated that she would like to see the cart storage area enclosed with a roof as shown on the picture that was submitted as this would protect the carts from the elements. She also stated that she had safety concerns about proposed outdoor storage Area A and encouraged the petitioner to look into using a tent in the future.

Commissioner Loveless concurred with the other Commissioners about outdoor storage Area A and encouraged the petitioner to meet with the Police Chief prior to going to the Village Board to see if the plans could be amended in a way that would provide the police suitable visibility into the store.

Acting Chairperson Scanlan indicated that she concurred with the previous comments and would like to see the cart storage "shed" enclosed. However, Commissioner Hanley indicated that she had safety concerns about enclosing the outdoor cart storage area. The Commission discussed this issue and decided that they would recommend leaving this issue up to the petitioner.

Commissioner Whalen encouraged the petitioner to match the color of the slats in the cart storage "shed" to the building. The Commission generally concurred with this suggestion.

5. Findings of Fact. The Commission made the following findings of fact in regard to requested outdoor sales and storage areas B, C, D and E.
 - a. The proposed use will be harmonious and in accordance with the general objectives, or within a specific objective, of the Comprehensive Plan because all guidelines will be followed.
 - b. The proposed project is designed and shall be constructed and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area because the area will be kept clean and properly maintained.
 - c. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses of the property because product will be stored on pallets and other display vehicles will not block the right-of-way of customers.

- d. The proposed use will be served adequately by the existing public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers and schools, and that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services because merchandise displays will be appropriately designed and situated.
- e. The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the Village because sales from item display areas will enhance the economic welfare of the Village.
- f. The use will not involve activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare and odors because the propane tanks will be stored in locked displays.
- g. The project will have vehicular approaches to the property, which shall be so designed to not create undue interference with traffic on surrounding public streets or roads because no displays will deter or block traffic.
- h. The project will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief because no entrances, fire hydrants, sewers, etc. will be blocked by displays.
- i. The project will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community.

II. RECOMMENDATION:

Commissioner Hanley moved, seconded by Commissioner Whalen, to recommend approval of a Special Use Permit in accordance with Section 10-4-11(B)13 of the Glen Ellyn Zoning Code to allow outdoor sales and storage for Jewel-Osco located at 599 Roosevelt Road subject to the following conditions:

- A. The outdoor sales and storage areas shall be in substantial conformance with the plans as submitted and the testimony presented at the February 10, 2005 and March 10, 2005 Plan Commission public hearings.
- B. For safety reasons, this grant of approval for outdoor sales and storage shall not be applicable to proposed outdoor sales and storage Area A and no materials shall be displayed or sold in proposed outdoor sales and storage Area A as shown in the submitted plans.

- C. Areas D and E shall be used for storage only and items shall not be displayed in these areas for the purpose of sale.
- D. The petitioner shall provide an "enclosed" cart storage area with opaque sides similar in color to the color of the building. The petitioner may choose whether or not to roof the cart storage area.

Acting Chairperson Scanlan declared the motion carried on a roll call vote with six (6) "yes", zero (0) "no" and one (1) "abstention" as follows: Commissioners Lee, Hanley, Hase, Kasserman, Whalen and Acting Chairperson Scanlan voted "yes". Commissioner Loveless abstained as he was not at the February 10, 2005 public hearing and was not able to listen to the tape from this meeting prior to the March 10, 2004 public hearing.

Respectfully Submitted,



Phyllis Scanlan,
Acting Plan Commission Chair

Date of Meeting: February 10, 2005

Present: Commissioners Lee, Swanson, Fullerton, Garwood, Hanley, Kasserman, Whalen and Acting Chairperson Scanlan

Absent: Commissioners Loveless, Mansfield and Chairperson Hase

Also Present:

Trustee Liaison, Thomas Riley
Village Planner, Michele Stegall
Recording Secretary, Barbara Utterback

Date Of Meeting: March 10, 2005

Present: Commissioners Lee, Loveless, Hanley, Hase, Kasserman, Whalen and Acting Chairperson Scanlan

Absent: Commissioners Fullerton, Garwood, Swanson and Mansfield

Also Present:

Trustee Liaison, Thomas Riley
Michele Stegall, Village Planner
Court Reporter

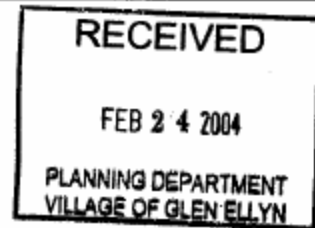
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Exhibit "B"

An Albertson's Company

Re: Special Use Permit
Jewel-Osco #3340
599 Roosevelt Road
Wheaton, IL 60187



Dear Members of the Glen Ellyn Plan Commission:

Pursuant to your request in regard to our Special Use Permit application, please see the attached revisions and additions for your review.

- The slight receiving area extension was omitted from the original site plan submitted with our application. This area is outlined in red on the attached plan. (behind Area D)
- We have drafted a proposed cart maintenance plan. (attached)
- The storage area as referenced on your site plan as "D" on the west side of the store has been increased to 53' x 4'6".
- Storage area "D" will be utilized only for cart storage.
- We have added a request for storage area "E" which will be utilized for summer bag goods that were originally proposed for area "D".
- The dimension of area "E" will be 5' x 28'
- The height of the pallets have been amended from 5' to 6'.
- We have attached pictures of the plant display vehicles. ~~As discussed, the dimensions of these display, which will be utilized in the front of the building are 3'1". The width of the sidewalk is 6'5". [6'5" minus 3'1" (width of display) leaves a clearance of 3'4" on the front sidewalk].~~
- Special note on the front sidewalk; customers walk right from the parking lot to either the east or west entrance. The front sidewalk is not regularly utilized by customers in order to enter the store.
- Summary of display dates (some amended)

Front of Store (A)	April thru July - Plants
East Entrance (B):	April thru July - Plants July & August - Watermelon September thru December - Holiday Décor (pumpkins, wreaths, etc.)
West Entrance (C)	All Year - Salt, Propane
West Side (D)	All Year - Cart Storage
West Side Rear (E)	April thru July - Bag Goods





An Albertson's Company

Re: Jewel-Osco #3340
599 W. Roosevelt Road
Glen Ellyn, IL 60137

Purpose: In order to eliminate the storage of carts on the east side of the building and to prevent the blocking of any neighboring businesses, the above captioned location will have a cart storage shed built. This will afford the store a designated location for excess carts and allow the store to remain in compliance with all local fire regulations.

PROPOSED CART MAINTENANCE PLAN

- Jewel-Osco #3340 has a total cart allocation of 175.
- Each day the store will start out with approximately 75 carts in the store, approximately 100 carts will be stored on west side of the building in cart storage shed.
- Proposed cart storage shed's dimensions are 53' x 4'6". The shed has a roof with both ends open for easy access.
- Except for a few hours on Sunday night, no carts will be stored on the east side of the building near other retail stores.
- On Sunday evenings when floor maintenance is scheduled, the 75 designated interior carts will be placed on the east side of the building for a few hours until floor maintenance is complete.
- There are many times on busy weekends or on holidays when all carts will be in use at one time.
- When carts are collected from various parking lot cart corrals, front and side of store, excess carts will continue to be filtered into the shed.
- We usually have one to two people scheduled daily to collect carts hourly from 7:00 a.m. to 12 midnight.
- Upon approval, this cart maintenance plan will be posted in the Store Director's office in an effort to insure that all future management teams adhere to these guidelines.





An Albertson's Company

Re: Special Use Permit
Jewel-Osco #3340
599 Roosevelt Road
Wheaton, IL 60187

Dear Members of the Village Board:

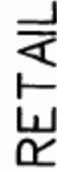
Pursuant to our meeting with Police Chief Philip Norton, please see the attached revisions and additions for your review.

- Attached is a site plan including the front window layout w/dimensions and designated fence placement.
- The fencing will run the width of the respective window sections with an opening by each pillar. The opening will be large enough for a customer to pass through, but not large enough for a shopping cart.
- We are showing six sections of fencing, but possibly may only utilize 4 sections.
- We have attached a sketch of the proposed fencing. The fencing is similar to the type utilized on the west side of our building.
- The fencing comes in 4' sections, but in our case several sections will be attached with no separation to correspond to the respective window section width.
- The fencing will be anchored into the concrete.
- We have attached pictures of the plant display vehicles. As discussed, the dimensions of this display, which will be utilized in the front of the building, will be amended to 1'9". The width of the sidewalk is 6'5". [6'5" minus 1'9" (width of display) leaves a clearance of 4'8" on the front sidewalk].
- If we utilize three step benches per window section, there will be a minimum of 3'3" opening on each side of the 37" display vehicle for visibility into the store. [smallest window 16' minus 9'3" (3 x 37" = 111", 3'9") = 6' 7" ÷ 2 = 3'3"]
- We are proposing NOT to utilize the first window section on the east side and the first window section on the west side of the store for plant display. These two sections will be completely open allowing complete visibility into the store.
- Special note on the front sidewalk; customers walk right from the parking lot to either the east or west entrance. The front sidewalk is not regularly utilized by customers in order to enter the store.
- Front of the store plant display dates will be: April thru July



TRAINING DEPARTMENT
CITY OF GLENVIEW

5- Bag Goods Storage (April - July)



850 SPACES
114.95

Front of Store in between columns)

Racks that are 21" deep, 34" high, 37" wide will be utilized. Sidewalk is 6 1/4". The proposed fence would be installed at approx. 6" from the end of the sidewalk, right in front of parcel pick up lane. Openings will be left every 6'. The fence will be centered in front of the windows, not starting until after the second section of windows from the east and west entrances.

Cart Storage Vehicle will be similar to the picture minus the roof. The sides are made of chained link fence with colored slats. The cart storage would be placed on the west side of the building, right next to the building and start after the handicap parking places. The storage would be between the building and parking barriers. No spaces will be lost.



8 0 7 1 3 1 8 9

Tx:40184865

FRED BUCHOLZ, RECORDER

DUPAGE COUNTY ILLINOIS

09/11/2020 09:42 AM



DOCUMENT # R2020-102274

Village of Glen Ellyn

Ordinance No. 6791

**An Ordinance Amending Ordinance No. 5347 Granting Approval of
a Special Use Permit for Outside Display and Storage
for the Jewel-Osco
Located at 599 Roosevelt Road
Glen Ellyn, Illinois 60137**

Adopted by the
President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois
This 27 Day of July, 2020

Published in pamphlet form by the authority
of the President and Board of Trustees of the
Village of Glen Ellyn, DuPage County, Illinois,
this 28 day of July, 2020.

PREPARED BY AND MAIL TO:

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

Ordinance No. 6791

**An Ordinance Amending Ordinance No. 5347 Granting Approval of
a Special Use Permit for Outside Display and Storage
for the Jewel-Osco
Located at 599 Roosevelt Road
Glen Ellyn, Illinois 60137**

Whereas, the Johanna Chacon, representing Jewel-Osco and the property located at 599 Roosevelt Road, has petitioned the Village President and Board of Trustees for approval of the following:

1. Approval of an amendment to the Special Use Permit granted on March 28, 2005 by the adoption of Ordinance No. 5347 to allow additional outdoor storage and display locations on the property; and

Whereas, the subject property is located on the south side of Roosevelt Road, west of Park Boulevard in the C3 Service Commercial District, and is legally described as follows:

THE NORTH 467.0 FEET (EXCEPT THE WEST 1166.82 FEET THEREOF) OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23 AND THE NORTH 467.0 FEET OF THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER LYING WESTERLY OF THE CENTER LINE OF PARK BOULEVARD OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PARCEL ALSO KNOWN AS TRACT 1 OF JOHN S. WAGNER'S PLAT OF SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED MAY 31 1956 AS DOCUMENT 798962, IN DUPAGE COUNTY, ILLINOIS.

EXCEPTING FROM THE ABOVE THOSE PORTIONS OF THE PREMISES LYING IN THE ROOSEVELT (ROUTE 38) ROAD AND PARK (JOLIET ROAD) BOULEVARD RIGHT-OF-WAYS

P.I.N. 05-23-104-037; and

Whereas, following due and proper publication of notice in the Daily Herald not less than 15 nor more than 30 days prior thereto, and following written notice to all property owners within 250 feet, and the placement of a placard on the subject property not less than 15 days prior thereto, the Plan Commission of the Village of Glen Ellyn conducted a public hearing on

June 25, 2020, to consider the petitioner's request for approval of an amended Special Use Permit; and

Whereas, after having considered the evidence presented, including the exhibits and materials submitted, the Plan Commission made its findings of fact and recommendations as set forth in the minutes from June 25, 2020 Plan Commission meeting, a copy of which is attached hereto as Exhibit "A", and by a vote of 9 "yes" and 0 "no", the Plan Commission recommended approval of the requested Special Use Permit amendment; and

Whereas, at the June 25, 2020 public hearing of the Plan Commission, the petitioner presented evidence and testimony relative to the requested Special Use Permit amendment and no persons spoke in favor of or in opposition to the request; and

Whereas, the Village President and Board of Trustees have reviewed the evidence, exhibits, and materials presented at the June 25, 2020 Plan Commission public hearing and have considered the recommendation of the Plan Commission and hereby make the following findings of fact in regard to the request for an amendment to the Special Use Permit:

1. The proposed use will be harmonious and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or Zoning Code because outdoor storage is permitted in the C3 zoning district with the approval of a Special Use Permit.
2. The proposed project is designed and shall be maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area because the displays will not cause obstruction to users or neighbors, there are already displays located on this site, and there will be adequate space for customers to move between and around displays.
3. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses of the property because the display area will be clean and organized and not block or disturb customers or neighbors and because the displays are all temporary and can be removed if necessary.

4. The proposed use will be served adequately by existing public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services because displays will be treated in the same manner as any other area within the store and there will be no change to the public facilities and/or services due to the proposed displays.
5. The proposed use will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the Village because the displays will not create any additional costs or need for services.
6. The use will not involve activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare and odors because the displays will not create additional traffic or produce excessive noise or conditions detrimental to the site or surrounding neighbors.
7. The project will have vehicular approaches to the property which shall be so designed as not to create an undue interference with traffic on surrounding public streets or roads because the existing vehicular access will not change.
8. The project will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief because the displays will not increase potential for flood damage to the property or surrounding properties. There will not be any increase in impervious surface due to the displays.
9. The project will not result in the destruction, loss or damage of natural, scenic or historic features of major importance to the community because the displays will not damage any features as there are no natural, scenic, or historic features in the locations where the displays are proposed.

Whereas, the President and Board of Trustees have determined that granting the requested Special Use Permit amendment is consistent with the goals of the Glen Ellyn Zoning Code.

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

Section One: The minutes from the June 25, 2020 Plan Commission public hearing, a copy of which is attached hereto as Exhibit "A", and the findings of fact set forth therein and in the preambles above are hereby adopted as the findings of fact of the Village President and Board of Trustees based upon their review of the evidence, exhibits, and materials presented at the June 25, 2020 public hearing before the Plan Commission.

Section Two: Based upon the findings of fact and recommendations of the Plan Commission, as adopted herein, and the findings of fact and conclusions set forth in the preambles above, the Village President and Board of Trustees hereby grant approval of the requested Special Use Permit amendment to allow additional outdoor storage and display locations at the existing Jewel-Osco at 599 Roosevelt Road.

Section Three: Section Three of Ordinance No. 5347 is hereby repealed and replaced in its entirety to read as follows, and all new terms and conditions are underlined:

"Section Three: The grant of a Special Use Permit is conditioned upon and limited to the following:

A. Any outdoor sales and storage shall be in substantial conformance with the plans and testimony presented at the February 10, 2005, March 10, 2005 and June 25, 2020 Plan Commission public hearings and with the petitioner's application packet, including the later revisions made to outdoor sales and storage Area "A" and the following documents:

- *Special Use Permit application dated November 11, 2004*
- *Letter to the Plan Commission stamped received February 24, 2005 attached hereto as Exhibit "B"*
- *Proposed Cart Maintenance Plan attached hereto as Exhibit "C"*
- *Picture of Cart Storage "Shed"*
- *Letter to Village Board stamped received March 17, 2005 attached hereto as Exhibit "D"*
- *Pictures of Property*

- Sketch of Proposed Fence stamped received March 17, 2005
- Picture of Proposed Display Vehicle stamped received March 17, 2005
- Site Plan stamped received March 24, 2005 and attached hereto as Exhibit "E"

As well as the following plans from the petitioner's Special Use Permit application packet dated September 6, 2019. Where there may be conflicts or discrepancies between the plans and materials listed below and those identified herein above, the plans and materials listed below shall supersede and take precedent over any such plans or materials:

- Letter to the Plan Commission dated September 6, 2019, attached hereto as Exhibit "B" to the Ordinance amending the Special Use Permit approved by Ordinance No. 5347
- Site Plan Sketch of the existing and proposed display areas attached hereto as Exhibit "C" to the Ordinance amending the Special Use Permit approved by Ordinance No. 5347
- Display Dimension Exhibits attached hereto as Group Exhibit "D" to the Ordinance amending the Special Use Permit approved by Ordinance No. 5347

and said documents shall be filed with and made a permanent part of the records of the Glen Ellyn Plan Commission.

- B. Areas D and E shall be used for storage only and items shall not be displayed in Areas D and E for the purpose of sale.
- C. The petitioner shall provide an enclosed cart storage "shed" in Area D with opaque sides similar in color to the color of the building. The petitioner may choose whether or not to cover the cart storage area with a roof.
- D. Outdoor Storage and displays placed in front of windows shall not exceed three feet in height."

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

Section Five: Failure of the owners or other party in interest or a subsequent owner or

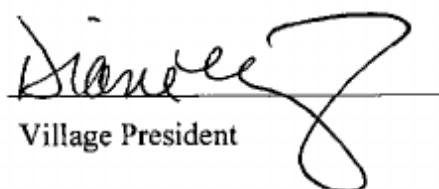
other party in interest to comply with the terms of this Ordinance, after execution of such Ordinance, shall subject the owners or party in interest to the penalties set forth in Section 10-10-18 (A) and (B) of the Village of Glen Ellyn Zoning Code.

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

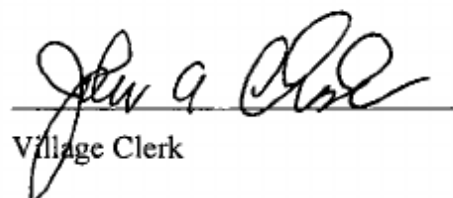
Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois this 27 day of July 2020.

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

Approved by the Village President of the Village of Glen Ellyn, Illinois this 27 day of July 2020.


Village President

Attest:


Village Clerk

AFFIX VILLAGE SEAL

(Published in pamphlet form and posted on the 28 day of July, 2020.)

Exhibit "A"

MINUTES REGULAR PLAN COMMISSION MEETING June 25, 2020

Call to Order and Roll Call

The meeting was called to order at 7:02 p.m. by Chairperson Mary Loch, who described the Commission's charge, advisory in nature, and listed the various methods used to notify the public of the meeting, a public hearing procedure, and allow for feedback from the public. She also outlined the evening's meeting procedures, explaining that due to COVID-19 concerns the meeting was being conducted remotely using Zoom platform technology.

Chairperson Loch introduced the following Village Staff participating in the meeting: Community Development Director Staci Springer, Planners Katie Ashbaugh and Kelly Purvis, Associate Planner Cole Jackson, Recording Secretary Barbara Dutton, and Board liaison to the Plan Commission Village Trustee Bill Enright.

In addition to Chairperson Loch, Plan Commissioners Lloyd Berry, Laura Broman Brown, Angela Fanella, Tracy Heming-Littwin, John Mulherin, David Rodemann, Mohammed Saeed and Jamie Vondruska were present.

Adoption of Emergency Allowance of Remote Participation by the Plan Commission

A motion to allow remote participation in the meeting carried unanimously by a roll call vote.

Public Comment Non-Agenda Items

There was no public comment pertaining to non-agenda items.

Approval of May 28, 2020 Plan Commission Meeting Minutes

Commissioner Heming-Littwin moved to approve the draft minutes of the May 28, 2020 Regular Plan Commission meeting; seconded by Commissioner Berry, the motion carried with nine (9) yes votes and zero (0) no votes as follows: Plan Commissioners Heming-Littwin, Berry, Mulherin, Fanella, Saeed, Broman Brown, Rodemann and Vondruska, and Chairperson Loch, voted "yes." Motion carried.

Public Hearing – 599 Roosevelt Road – Jewel Osco – Special Use Permit for Outside Storage of Merchandise

A motion to open the Public Hearing concerning Special Use Permit for Outside Storage of Merchandise at Jewel Osco, 599 Roosevelt Road was made by Commissioner Fanella, and seconded by Commissioner Saeed. The motion carried with a roll call vote of nine (9) yes votes and zero (0) no votes as follows: Plan Commissioners Heming-Littwin, Berry, Mulherin, Broman Brown, Rodemann, Vondruska, and Chairperson Loch, voted "yes." Motion carried.

Staff Introduction

After being sworn in, Associate Planner Jackson, 535 Duane Street, Glen Ellyn, provided an overview of the request for an amendment to the special use permit granted by Ordinance 5347 to allow outdoor

sales and storage at the Jewel Osco at 599 Roosevelt Road. Displaying photo and map imagery, Planner Jackson gave a rundown of the uses in the area of the subject property: To the south are residential; and to the east, a small office district. Site plans delineated Park and Roosevelt entries to it, current outdoor storage and display, and proposed space for seasonal outdoor displays between April and July and September to December. Items are expected to include plants, produce, firewood, and holiday decorations. Because some of the proposed spaces are in front storefront windows, staff, said Jackson, is recommending any approval be on condition that displays not exceed 3 feet in height, as per request by the Police Department for safety.

Petitioner's Presentation

Sworn in were Petitioner representatives Johanna Chacon and Spiro Piperi, both of 599 Roosevelt Road, Glen Ellyn, Ill., Jewel Osco. Petitioner representative Chacon thanked Village staff for their help, and explained that the store would like to offer customers greater variety, and so is seeking to expand product display space in front of the store. She cited watermelons, pumpkins, wreaths, charcoal displays as examples, as well as said the grocery envisions placing for shopper consideration planters in front of windows in an aesthetic manner. Petitioner Piperi restated the goal to have greater variety of product for customers, and an eye-appealing presentation of wares. Chacon said displays would remain overnight and be moved around as supplies deplete.

Commissioner Questions

Commissioner Rodemann asked if the displays in front of the windows would be on palettes that look temporary. Mr. Piperi said these displays would not be palettes, but a temporary display fixture – most likely of seasonal plants – moved when products are sold. Watermelons, he said, would be on display only for a short time. Chairperson Loch asked if the proposed display were devised as a solution to better manage lines of customers under Covid19 conditions. Ms. Chacon responded that displays were planned to allow adequate space for shoppers with carts and should not present an issue relative to Covid19 protocols.

Commissioner Saeed asked if fencing would be placed around displays for late-night hours. Ms. Chacon said no plans were in place for such. Commissioner Heming-Littwin asked how deep the proposed displays by the windows would be and about the sidewalk depth. Ms. Chacon responded 2 ½ feet and 6 ½ feet respectively, but said that columns currently in place between windows already disrupt the sidewalk space.

Public Comment

There was no public comment.

Commissioner Saeed moved to close the Public Hearing; seconded by Commissioner Heming-Littwin, the motion carried by roll call with nine (9) yes votes and zero (0) no votes as follows: Plan Commissioners Saeed and Heming-Littwin, Chairperson Loch, and Commissioners Berry, Brown, Fanella, Mulherin Rodemann and Vondruska voted "yes."

Commissioner Discussion

Commissioner Mulherin supports amending the special use permit, believing there is plenty of space for the proposed display plan at the grocery store. He added that, for the most part, drivers in the lot are considerate, and that encourage businesses to do well is in everybody's best interest.

Commissioner Heming-Littwin, who thinks it's common to have such displays and so is fine with the request, proceeded to move for the following:

After conducting a public hearing and deliberating on the request of Johanna Chacon, representing Jewel Osco for the property at 599 Roosevelt Road for approval of an amendment to a Special Use Permit to allow additional outdoor storage on the site, the Plan Commission hereby makes the following findings of fact:

1. The proposed use will be harmonious and in accordance with the general objectives, or specific objectives of the Comprehensive Plan and/or Zoning Code.
2. The proposed project is designed and shall be maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.
3. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses of the property.
4. The proposed use will be served adequately by existing public facilities and services.
5. The proposed use will not create excessive additional requirements at public cost for public facilities and services.
6. The use will not involve activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare.
7. The project will have vehicular approaches to the property which shall be so designed as not to create an undue interference with traffic.
8. The project will not increase the potential for flood damage to adjacent property
9. The project will not result in the destruction, loss or damage of natural, scenic or historic features of major importance.

Therefore, the Plan Commission recommends that the Village Board approve an amendment to the Special Use Permit granted by Ordinance No. 5347 in accordance with Section 10-10-14(E) of the Glen Ellyn Zoning Code to allow additional outdoor storage at 599 Roosevelt Road subject to the following conditions:

- A. That the outdoor storage/display areas substantially conform with the site plan and testimony presented at the Plan Commission public hearing on June 25, 2020; and
- B. That the outdoor storage/display areas in front of windows shall not exceed three feet in height.

Seconded by Commissioner Mulherin, the motion carried by roll call with nine (9) yes votes and zero (0) no votes as follows: Plan Commissioners Heming-Littwin and Mulherin, and Chairperson Loch and Commissioners Berry, Brown, Fanella, Rodemann, Saeed and Vondruska voted "yes."

Public Hearing – 25780 IL-53 & 22W151 Butterfield Road – BP Wash-N-Go & Commercial Drive-Thru – Minor Subdivision with Variations (Extraterritorial)

A motion to open the Public Hearing concerning a Minor Subdivision with Variations relative to 25780 IL-53 & 22W151 Butterfield Road – BP Wash-N-Go & Commercial Drive-Thru, was made by Commissioner Heming-Littwin, and seconded by Commissioner Saeed. The motion carried by a roll call vote with nine (9) yes votes and zero (0) no votes as follows: Plan Commissioners Heming-Littwin and Saeed, Chairperson Loch, Commissioners Berry, Broman Brown, Fanella, Mulherin, Rodemann and Vondruska voted "yes."

Staff Introduction

Planner Katie Ashbaugh, Village of Glen Ellyn, 535 Duane Street, Glen Ellyn, was sworn in, and introduced the subject of the hearing: a minor plat of subdivision and required variances to the Subdivision Code in relation to the redevelopment of the southwest corner of State Route 53 and Butterfield Road, more commonly known as the BP Wash-n-Go. She noted an unoccupied Chase bank facility to the west of the BP Wash-n-Go, and reviewed the means of notice of this public hearing: publication in the *Daily Herald* on June 9, 2020, mailing to property owners within 350 feet of the subject properties, and a placard placed between the subject two properties.

Planner Ashbaugh stated that the subdivision—in unincorporated DuPage County – is "extraterritorial," being within 1 ¼ miles of Glen Ellyn's corporate boundaries, but not within the Village's zoning jurisdiction. She continued that the State, however, has granted the Village the authority to apply subdivision regulations, if the Village elects to do so, which it has.

Planner Ashbaugh provided the development history of the project, which included that the DuPage County Board, which has final zoning authority over redevelopment of the property, approved a planned unit development with five zoning deviations, a conditional use for a new gas station, convenience store and car wash to redevelop the existing BP, and a conditional use for a drive-thru, quick-service restaurant on January 28, 2020. She continued that on May 8, 2020, the DuPage County Plat Committee also approved the plat of subdivision that the Plan Commission was now reviewing this evening. She continued that now the plat, termed a minor plat subdivision in the Glen Ellyn Subdivision Code, is before the Plan Commission and that the final determination will be made on July 27, 2020, meeting of the Village Board in addition to the hearing for the annexation agreement.

The following variances being sought by the Petitioner are as follows:

- To not install sidewalks along Butterfield Road and State Route IL 53;
- To not install a multiuse path along Butterfield Road and State Route IL 53;
- To not install parkway trees along Butterfield Road and State Route IL 53; and
- To not bury existing overhead utility lines.

Planner Ashbaugh described the surrounding conditions of the subject property, which includes a Walmart store to the south; Hidden Lake Forest Preserve across Route 53 to the east, and townhomes to the north. She continued to describe the existing conditions of the current BP site, including its four curb cuts from roadway and the adjacent Chase site has a private-access drive not directly accessible from a roadway. She also stated the site's current zoning designation in the county is B1. She described the surrounding properties' zoning designations as follows: residential zoning (R3) is to the north; the Forest Preserve to the east is R1 zoning designation in the Village of Downers Grove. She added that the development also incorporates a small 0.15 acre parcel under contract for purchase.

Planner Ashbaugh briefly described the proposed redevelopment as approved by DuPage County and the two access points, being a right-in right-out on Butterfield Road and a second right-in right-out on State Route 53.

Commissioner Rodemann inquired if a canopy, as appeared in a rendering (evidently over vacuum stations), was to be included as it wasn't noted on the site plan. Planner Ashbaugh said she'd defer to the Petitioner on a response. Commissioner Rodemann speculated that storm water management would be worked out at the County level.

Planner Ashbaugh pointed out that the landscape plan calls for installation of trees along the north and east property lines on the subject site on the private property, noting that IDOT does not permit them in either right-of-way. She stated that the Plan Commission may recommend approval, approval with conditions, or denial of the minor subdivision, and may recommend a combination of variances or none. The petitioner, she said, has provided details of hardships relative to the variances requested.

Commissioner Fanella asked for confirmation that the variance requests were because IDOT directives would not allow the petitioner to fulfill the Village's subdivision code requirements. Planner Ashbaugh stated this was correct, but pointed out that some design constraints were related to utility placement and that the sidewalk and multi-use path replacement carried a drainage concern.

Petitioner's Presentation

Sworn in and representing FMI Properties, LLC, was Petitioner Mark Gil, 2429 Old Tavern Road, Lisle; and project engineer Steve Shanholtzer, Manhard Consulting, 700 Springer Drive, Lombard, Ill. Mr. Gil, who is managing partner of FMI Properties, LLC, the developer, said he owns the BP station and has a history in and close ties to the community. He said that the planning process for the development proposed has been transparent and has invited community input, yielding substantial support.

He confirmed that since the DuPage County Board approved the site plan that IDOT has required a right-in/right-out Route 53 access, and noted that left-turns will be prevented by a curb on the road because of a median. He said the site plan delineates 10 vacuum stations, but that charging stations are being explored. Regarding storm water and impervious surfaces, Mr. Gil said the current site has 57 percent impervious, but after redevelopment will be 58 percent, going up by some 2,000SF, which is beneath County's threshold, will not require retention.

Mr. Gil continued to provide the status of the redevelopment, stating that the former Chase building is set for demolition and conversion to a quick-service restaurant with a drive-thru, in the form of a

2,200SF structure for a tenant. He said the stacking will accommodate 19 cars, so they will not back up on to Butterfield Road. He said that's about double the traffic the tenant typically sees at their restaurants in terms of stacking. He added that an outdoor seating area and bicycle racks will be featured.

Mr. Gil said the current gas station will be demolished and replaced with a convenience store-gas station facility supporting 12 fueling positions. Mr. Gil said that the approximately 3,800SF convenience store will prominently feature foodservice, and have an 800SF outdoor seating area. He continued that the carwash will have a dual-lane approach, and could conceivably contain water-reuse applications.

Mr. Gil said that the proposed right-in/right-out on Butterfield will be placed at point from the intersection to create a distance that pleases IDOT, which is requiring a deceleration lane on Butterfield Road. He touted the gas station's tradition of thoughtful landscaping, outlining the landscape plan for the new development, to feature an array of trees, shrubs, ornamental grasses, perennials and vines.

Commissioner Questions

Commissioner Mulherin asked about plans for mitigating rain runoff, and potential underground leakage from tanks, noting the site to be in a high-risk aquifer location. Mr. Gil explained that currently in the ground are single-wall steel tanks that have associated protection, though acknowledged that the technology is old. He said that new tanks will be double-walled, have sensors to alert of breaches, and that there will be a containment mechanism under fuel dispensers to capture leakage. Mr. Shanholtzer also addressed the water runoff query, stated that the site primarily drains to Route 53, and indicated that a storm sewer system will collect contact storm water on the new parking facility. He added that a manufactured storm water treatment device adjacent to the fueling area will treat storm water before it is discharged into the IDOT storm sewer, capturing the "first flush" in the event of a spill or fuel getting washed into the storm sewer.

Commissioner Heming-Littwin asked if the new facility would still accommodate signs such as those bearing birthday wishes. Mr. Gil expects that practice will remain.

Commissioner Saeed asked if the petitioner had discussed with IDOT permission to bury utility cables. Mr. Shanholtzer indicated that FMI is working with IDOT on planning improvements, and also pointed out that overhead wires lie along both roads, which he asserts, make the utility companies not inclined to want to bury a section of infrastructure. Mr. Gil said that a challenge in coordinating plans with IDOT, as road-widening plans are in the offing. The expectation of a "taking" to accommodate new left-turn lanes, he said, is the reason FMI is asking for a variance on widening. He mentioned restricted space as a factor as a barring underground lines.

Commissioner Brown asked Mr. Gil how bikes would enter the property to go to the restaurant and convenience store. Mr. Gil stated he is aware of plans for a bike path, which he hopes will reach feature a bridge over Butterfield Road. He noted a planned pathway into the nearby preserve, and hopes a way can be found to accommodate safe access to the subject site from across Route 53. He believes that at present the safest crossing is at the Butterfield Road intersection, where push-button signals will facilitate crossing from Hidden Lake.

Commissioner Rodemann asked whether sidewalks were not going to be installed due to IDOT prohibition. Mr. Gil stated that IDOT is not putting anything on his side of the street. Commissioner Rodemann asked how many employees were to be onsite at a time, noting site planned components as it relates to parking, and expressing a concern that the plan was "under parked." Mr. Gil responded average two in the store and two at the car wash, but that it could be higher during peak season. He added that FMI was granted a five-space variance from the County on parking spaces for the restaurant, as the drive-thru is projected to make up 60 percent of traffic.

Commissioner Berry asked if the restaurant tenant is subject to approval of the various groups involved. Mr. Gil said he has a signed letter of intent, and a yet-to-be-signed lease that it is not contingent upon these proceedings.

Public Comment

Planner Ashbaugh read the following letter, received in advance of the meeting, into the record:

Kevin Stough, Land Preservation Manager, Forest Preserve District of DuPage County, 35580 Naperville Road, Wheaton, IL: "Dear Ms. Loch, The Forest Preserve District of DuPage County recently received a Notice of Public Hearing regarding FMI Properties, LLC's request for approval of a Minor Subdivision and multiple variances as it relates to the properties located at 25780 State Rt. 53 and 22W151 Butterfield Rd. We appreciate receiving timely notification of such requests that may have an impact on District property and thank you for the opportunity to comment.

District Staff has reviewed the information provided and does not have any comments."

Commissioner Heming-Littwin moved to close the Public Hearing; seconded by Commissioner Fanella, the motion carried by roll call vote with nine (9) yes votes and zero (0) no votes as follows: Plan Commissioners Heming-Littwin and Fanella, Chairperson Loch, and Plan Commissioners Berry, Brown, Mulherin, Rodemann, Saeed and Vondruska voted "yes."

Commissioner Comments

Commissioner Fanella expressed that, based on the testimony provided and the requirements of IDOT, she approves of the plan as presented.

Commissioner Berry opined that the proposed project represents significant improvement to that corner.

Commissioner Rodemann said he is in full support of the plan, which he called "well-thought out." He said his only concern – being aware of flooding that has occurred in the area – is the storm water aspect, but he is comfortable knowing that this will go through a process of review.

Commissioner Mulherin said he "totally" supports the proposal, seeing it as being a vast improvement of the site, which he looks forward to seeing.

Commissioner Vondruska concurred that the concept presents a "big improvement," and doesn't see any major issues with the plan, and it is nice to see significant improvements being made to the corner.

Commissioner Heming-Littwin moved, seconded by Commissioner Saeed, to recommend approval of a Minor Subdivision Plat with variances at 2S780 State Route 53 & 22W151 Butterfield Road (BP Wash N Go Redevelopment), declaring the following:

After conducting a public hearing and deliberating on the request of Mark Gil, representing FMI Properties, LLC, for the properties at 2S780 State Route 53 & 22W151 Butterfield Road to be subdivided as depicted on the plat presented and available for public review and so as to construct the development as depicted on the plans presented and available for public review, the Plan Commission hereby makes the following findings of fact:

In regard to the request for approval of a Minor Subdivision Plat in accordance with in accordance with Section 11-3-7 of the Glen Ellyn Subdivision Regulation Code, the Plan Commission finds that

1. The applicable statutory provisions are met;
2. Although the Village of Glen Ellyn Zoning Code does not apply as the properties are within unincorporated DuPage County, the proposed two lots resulting from this Minor Subdivision Plat do meet the minimum lot size requirements of the planned future zoning district designation of C3 Service Commercial within the Village;
3. All other applicable laws of the appropriate jurisdictions are met or will be met as required by the DuPage County Building & Zoning Department;
4. The purpose and intent of the Village of Glen Ellyn 2001 Comprehensive Plan and most recently adopted capital improvement plans are met;
5. The special requirements of the regulations and any rules of the county health department and/or appropriate state agencies are met or will be;
6. The rules of the Illinois Department of Transportation are met;
7. The DuPage County Countywide Storm Sewer and Floodplain Ordinance as adopted, amended or varied by the Village; and
8. The Village of Glen Ellyn standard for construction of public improvements, except those for which the petitioner is requesting the following variations from the Subdivision Code, are met; and

In regard to the request for approval of the following Variances from the Glen Ellyn Subdivision Regulations Code in accordance with Section 11-3-11 of the Glen Ellyn Subdivision Regulations Code, the Plan Commission further finds that:

1. Subsections 11-4-7(A) and (B) do not require the installation of sidewalks with a minimum width of 5 feet along both sides of the right-of-way adjacent to the subject property;
2. Subsection 11-4-7(D) to not require the installation of a multi-use path with a minimum width of 10 feet in the right-of-way adjacent to the subject properties, per the 2014 DuPage County Regional Bikeway Map;
3. Subsection 11-4-8(A) to not require the burial of communication and electric facilities in the right-of-ways adjacent to the subject property; and
4. Subsection 11-4-9(C) to not require the installation of parkway trees in the rights-of-way adjacent to the subject properties.

Therefore, having considered the petition of Mark Gil of FMI Properties, LLC, owner of the properties at 25780 State Route 53 & 22W151 Butterfield Road, to request said properties to be subdivided as depicted on the plat presented and available for public review so as to construct the development as depicted on the plans presented and available for public review, the Plan Commission recommends that the plat, plans and the presentation which included the findings associated with the Minor Plat of Subdivision and the requested Variances from the Subdivision Code have been satisfied and therefore recommends that the Village Board approve the Minor Plat of Subdivision and related Variances as requested.

The motion carried by roll call vote with nine (9) yes votes and zero (0) no votes as follows: Plan Commissioners Heming-Littwin and Saeed, Chairperson Loch, and Commissioners Berry, Brown, Fanella, Mulherin, Rodemann and Vondruska voted "yes." Motion carried.

Trustee's Report

Village Board Trustee Bill Enright began his remarks by saying that the proposed project discussed immediately prior sounds like it will be "a cool gas station" if it all goes through. He reported that the Village Board had voted to make Glen Ellyn "100-percent green" with its electricity purchases, so will continue with a green program. The Board, he said, also voted to ask the Forest Preserve District to allow the American Legion to use the McKee House at Churchill Woods for meetings and to give the Legion time to raise rehab funds, and is waiting to hear back from the Forest Preserve District on this.

Chairman's Report

Chairperson Loch thanked Staff for facilitating this remotely conducted meeting.

Staff Report

Planner Purvis announced a project coming forward for a townhome development at 403-07 Duane Street. Anticipated to be the subject of a July 9th public hearing, she said the Plan Commission will be asked to consider zoning variations and exterior appearance approval. She also mentioned the prospect of a small cell text amendment and other amendments, and expects a heavy autumn schedule.

Planner Ashbaugh reported that applications have been filed for formal approval of the Planned Unit Development with zoning deviations and exterior appearance in connection with apartment complex proposed for the McChesney site. She said staff is hoping for continued updates to the architectural design and is seeking professional feedback, which will hopefully get incorporated before an autumn hearing. Director Springer reported that the Village Board reviewed the project and numbers related to the TIF request and overall were supportive of a TIF incentive subject to approval of the project.

Director Springer also described the work and composition of the "Architectural Appearance Group," a volunteer body of professionals formed to offer suggestions for project designs, and which provided input to the aforementioned Duane Street townhome concept. Lastly, she stated that under Phase 4 of the Governor's reopening plan, Village offices would reopen to the public on Monday, June 29th.

Other Business

None.

Adjournment

Following a motion by Commissioner Fanella to adjourn second by Commissioner Saeed, after a voice vote, Chairperson Loch concluded the meeting at 8:49 p.m.

Respectfully submitted,

Barbara Dutton
Recording Secretary

Reviewed by,

Katie Ashbaugh, AICP
Planner, and

Cole Jackson
Associate Planner

Exhibit "B"

09/06/2019

RE: **Special Use Permit**
Jewel-Osco #3340
599 Roosevelt Road
Glen Ellyn, IL 60137

Dear Members of the Glen Ellyn Plan Commission:

Jewel-Osco would like to request permission from the Village of Glen Ellyn to add additional outdoor display areas at the above caption location.

The attached diagram outlines, in red, **THREE** areas with the specific location, layout and dimensions of these new outdoor display areas.

- o Area F (Under West Canopy) - *Display Area size – 3' W x 29' L x 6' H*
- o Area G (Under East Canopy) - *Display Area size – 3' W x 18' 4" L x 6' H*
- o Area H – located between the front window columns.
 - Display Area (1) 2' 5" W x 18' L x 5' H*
 - Display Area (2) 2' 5" W x 17' 3" L x 5' H*
 - Display Area (3) 2' 5" W x 16' 3" L x 5' H*
 - Display Area (4) 2' 5" W x 18' 3" L x 5' H*

The display areas will allow the store to showcase additional seasonal or high demand product such as:

- o **April thru July**
 - Seasonal Plants & Produce - i.e. Hydrangeas, Hanging Baskets, Potted Plants, Watermelon.*
 - Summer Items - i.e. Charcoal, Firewood, Soil.*
 - Water/Beverage Displays (April thru July)*
- o **September thru December**
 - Holiday Décor - i.e. Pumpkins, Wreath, Firewood.*

Product will remain outdoors throughout the evening and will be displayed for the seasonal period agreed upon or until product is depleted.

In addition, depending on the amount of product remaining, displayed product may be shifted between display areas throughout the season in order to enhance the look of the store or to accommodate additional product display.

Approved display dimensions will be considered when shifting product in between display areas.

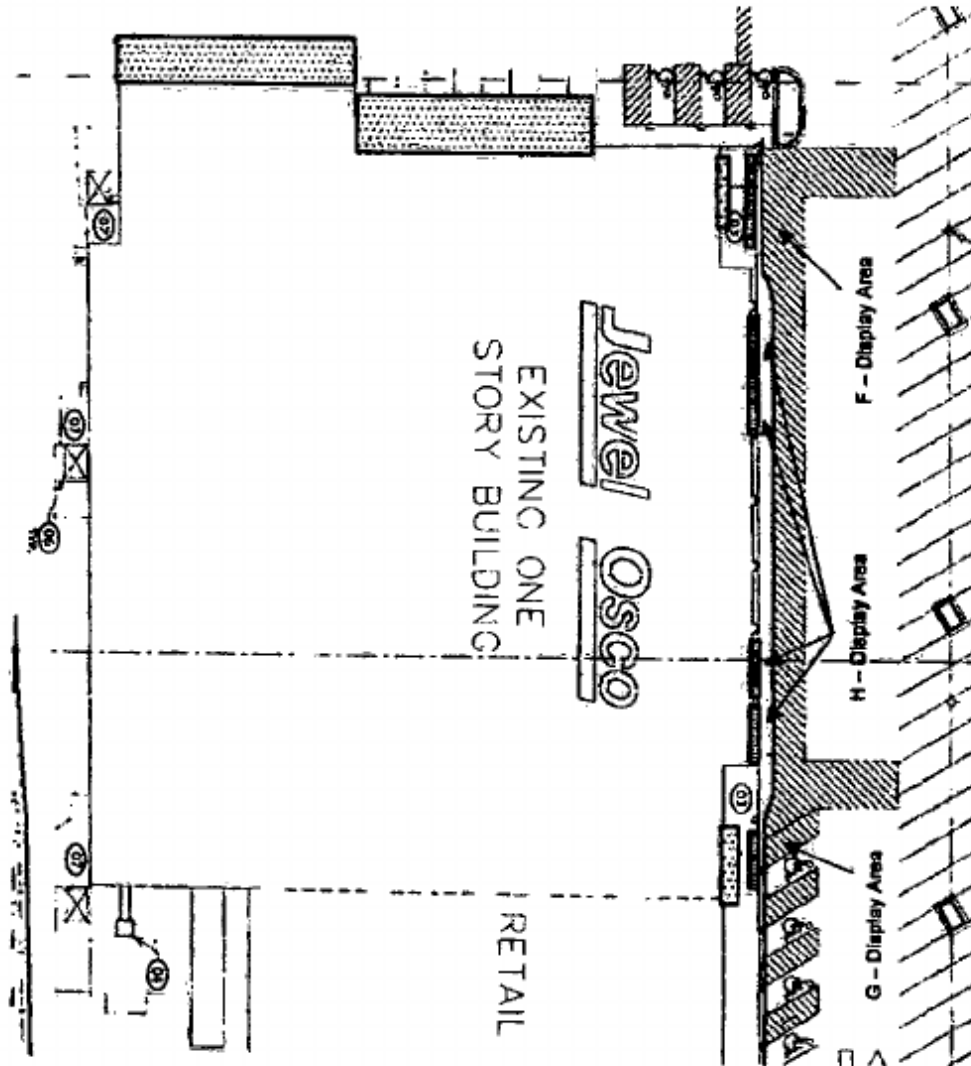
Sincerely,

Johanna Chacon
Assistant Secretary

Jewel Osco

STORE NO. 3346
509 E. ROOSEVELT RD.
GLEN ELLEN, IL 60137

Exhibit "C"



Proposed Area (F), (G) and (H) to be utilized for Seasonal Displays between April thru July and September thru December.

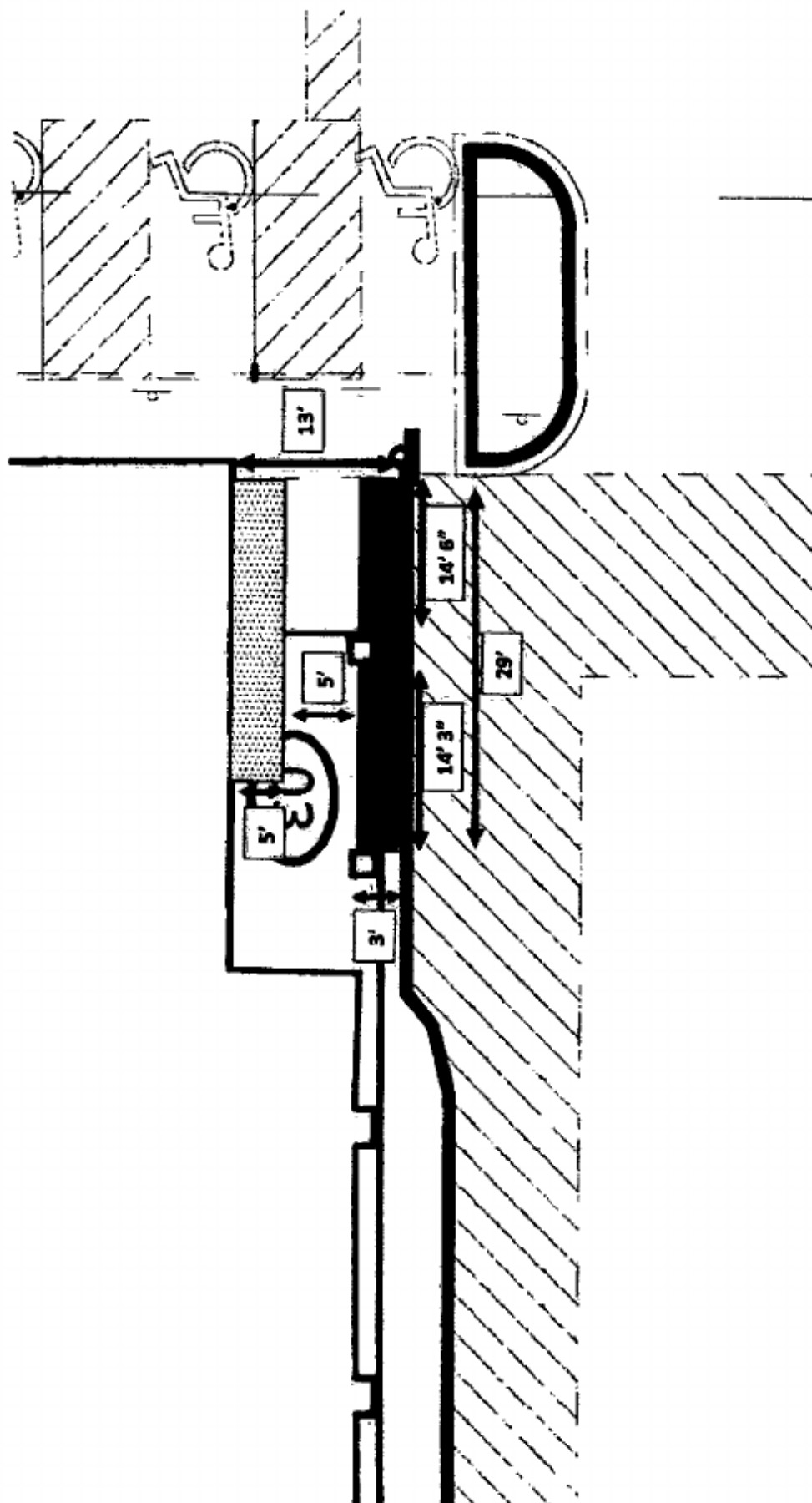
Example:

- Seasonal Plants & Produce (April thru July)
 - i.e. Hydrangeas, Watermelon
- Summer Items (April thru July)
 - i.e. Charcoal, Firewood
- Water/Beverage Displays (April thru July)
- Holiday Décor (September thru December)
 - i.e. Pumpkins, Wreath, Firewood

Exhibit "D"

EXHIBIT F

DISPLAY AREA 6' (H) x 3' (W) x 28' (L)

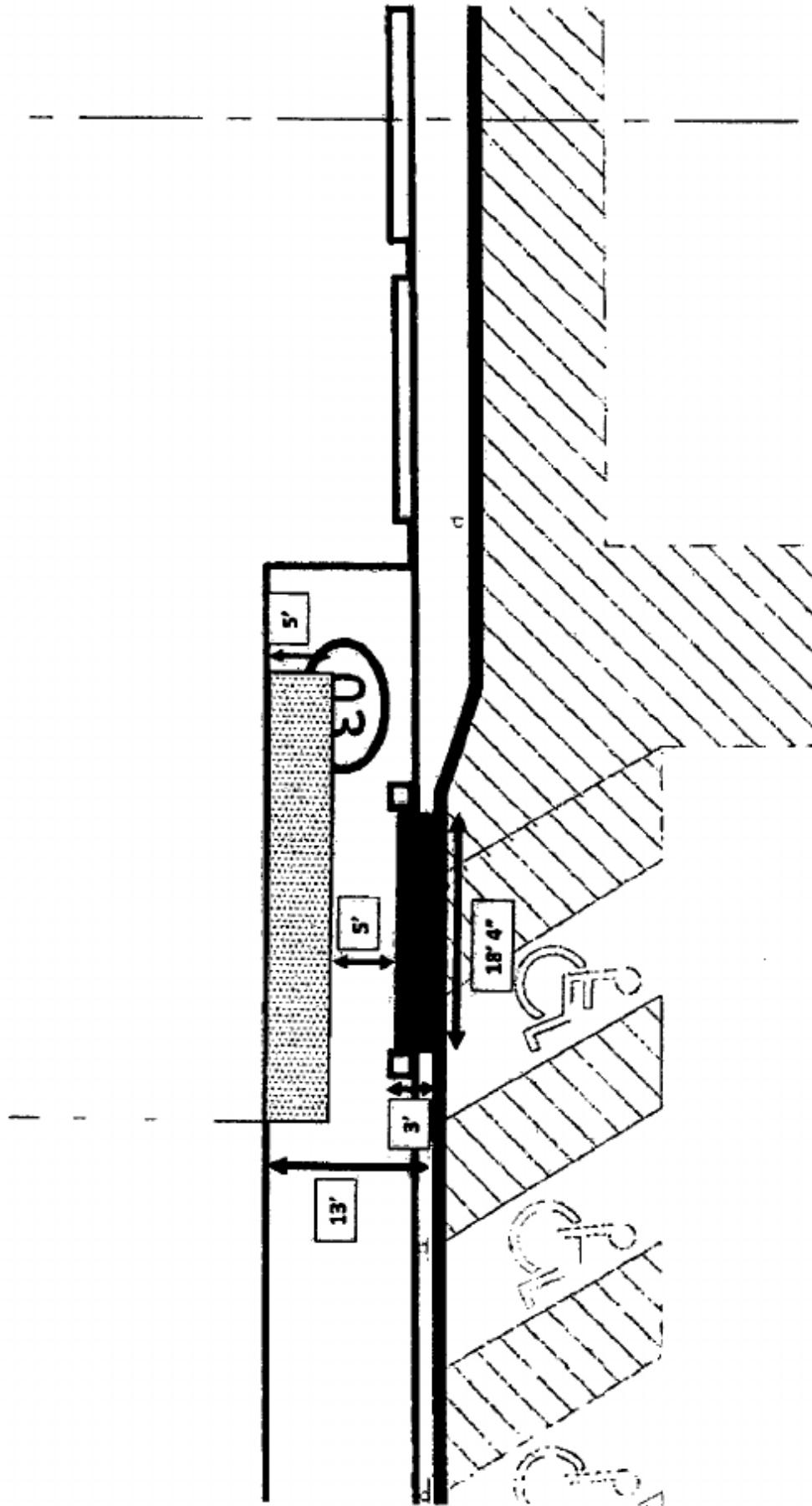


Jewel Osco

STORE NO. 3340
590 E. ROOSEVELT RD.
GLEN ELLYN, IL 60137

EXHIBIT G

DISPLAY AREA 6' (H) x 3' (W) x 18' 4" (L)



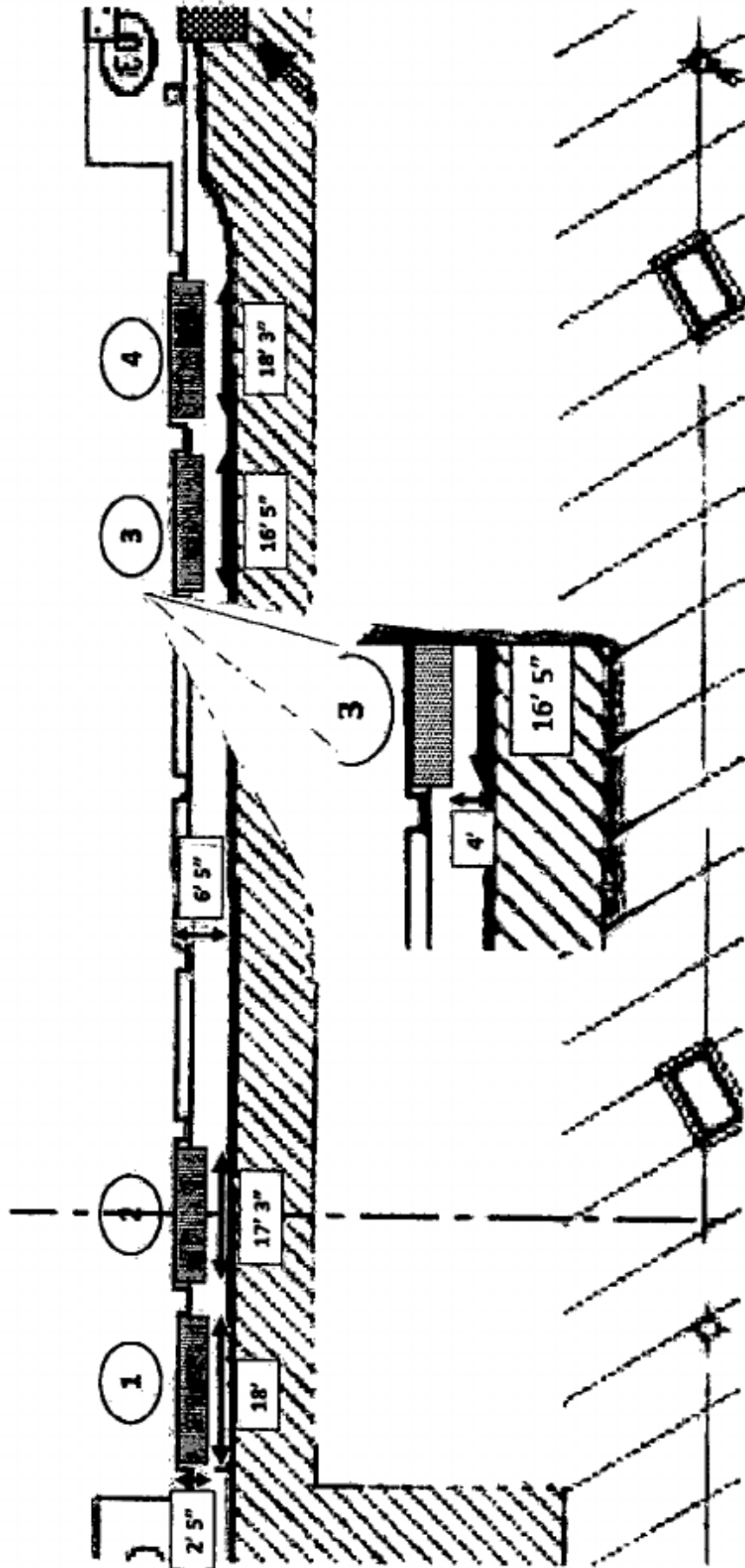
Jewel Osco

STORE NO. 3340
590 E. ROOSEVELT RD.
GLEN ELLEN, IL 60137



EXHIBIT H

DISPLAY AREA (1) 5' (H) x 2' 5" (W) x 18' (L)
DISPLAY AREA (2) 5' (H) x 2' 5" (W) x 17' 3" (L)
DISPLAY AREA (3) 5' (H) x 2' 5" (W) x 16' 5" (L)
DISPLAY AREA (4) 5' (H) x 2' 5" (W) x 18' 3" (L)



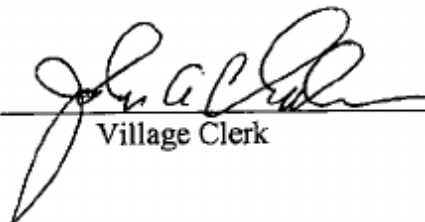
CERTIFICATION

I, John Chereskin, duly elected Village Clerk of the Village of Glen Ellyn, Illinois, do hereby certify that the attached is a true and correct copy of Ordinance No. 6791, passed by the Board of Trustees of the Village of Glen Ellyn, Illinois, at the Regular Meeting of said Board held on the 27 day of July 2020, and that the same was signed and approved by the President of said Village on the 27 day of July 2020.

I do further certify that the original, of which the attached is a true and correct copy, is entrusted to me as Village Clerk of said Village for safekeeping and that I am the lawful custodian and keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Glen Ellyn, Illinois, this 27 day of July, 2020.

CORPORATE SEAL


Village Clerk