



Agenda
Village of Glen Ellyn
Regular Village Board Meeting
Monday, February 24, 2025
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. **Consent Agenda - The following items are considered routine business by the Village Board and will be approved in a single vote in the form listed below:**

Motion to approve the following items including Payroll and Vouchers totaling \$1,864,807.51. These agenda items have been reviewed by the Management Team and Village Attorney and are consistent with the Village's purchasing policy (Trustee Gould).

- 1) Total Expenditures (Payroll and Vouchers) - \$1,864,807.51
- 2) Adopt Ordinance No. 7168, An Ordinance Amending the Budget of the Village of Glen Ellyn for the Fiscal Year Ending December 31, 2025 to Provide Funds for Prior Year Projects, Encumbrances and Capital Improvements (Finance Director Brankin)
- 3) Adopt Ordinance 7169, An Ordinance Granting a Variation from Section 10-4-

8(D)(3) of the Village's Zoning Code to Allow for a Reduction of the Required Side Yard Setback for the Property Located at 494 Hill Avenue, Glen Ellyn, Illinois 60137 (Community Development Director Henaghan)

- 4) Adopt Ordinance No. 7170-VC, An Ordinance to Amend Title 4 ("Building Regulations"), Chapter 1 ("Building Code"), Section 4-1-4 ("Fee and Deposit Schedule") of the Glen Ellyn Village Code and Other Provisions of the Village Code Regarding Fees and the Payment of Fees (Community Development Director Henaghan)

F. 640, 650 and 656 Taft Avenue - Map Amendment and Zoning Variations (Community Development Director Henaghan) (Trustee Thompson)

- 1) Adopt Ordinance No. 7171, An Ordinance Granting a Zoning Map Amendment from C3 Service Commercial District to R4 Residential District, Variations from the Zoning Code, and Exterior Appearance Review to Construct a Multiple-Family Dwelling on the Property located at 640, 650 and 656 Taft Avenue, Glen Ellyn, IL 60137
- 2) Adopt Ordinance No. 7172, An Ordinance Approving a Redevelopment Agreement between Full Circle Communities, Inc. and the Village of Glen Ellyn for the Properties Located at 640, 650 and 656 Taft Avenue, Glen Ellyn, Illinois 60137 and Authorizing its Execution

G. Consideration of an Annexation Agreement for the Property located at 21W508 Acorn Avenue (Community Development Director Henaghan) (Trustee Thompson)

- 1) Motion to Open Public Hearing Regarding a Proposed Annexation Agreement for 21W508 Acorn Avenue, Glen Ellyn, IL 60137
- 2) Motion to Close Public Hearing Regarding a Proposed Annexation Agreement for 21W508 Acorn Avenue, Glen Ellyn, IL 60137
- 3) Adopt Ordinance 7173, An Ordinance Approving an Annexation and Development Agreement for the Property Located at 21W508 Acorn Avenue, Glen Ellyn, Illinois 60137, and Authorizing its Execution

H. 2025 Street Resurfacing Project - Contract Awards and Funding Resolutions (Public Works Director Buckley) (Trustee Christiansen)

- 1) Adopt Resolution No. 25-06, A Resolution Approving a Contract with A Lamp Concrete Contractors, Inc. and Subsequent Change Orders for the Construction of the 2025 Street Resurfacing Project in the Total Not-To-Exceed Amount of \$3,052,075.77 to be Expensed to the Motor Fuel Tax and Water and Sanitary Sewer Funds and Authorizing the Contract's Execution
- 2) Adopt Resolution No. 25-07, A Resolution Approving a Contract with Chastain & Associates, LLC for Construction Engineering Services for the 2025 Street Resurfacing Project in a Total Not-To-Exceed Amount of \$309,929 to be expensed to the Motor Fuel Tax and Water and Sanitary Sewer Fund and Authorizing Its Execution
- 3) Adopt Resolution 25-08, A Resolution Authorizing the Appropriation of \$996,326.58 in Rebuild Illinois Funds, contained within the Village's Motor Fuel Tax Fund, for Construction of the 2025 Street Resurfacing Project
- 4) Adopt Resolution 25-09, A Resolution Authorizing the Appropriation of \$2,223,281.19 in Motor Fuel Tax Funds for Construction and Construction

Engineering for the 2025 Street Resurfacing Project

I. Other Business

J. Reminders

- 1) Village Board Special Workshop, Monday, March 10, 2025 at 6 pm
- 2) Village Board Meeting, Monday, March 10, 2025 at 7 pm

K. Adjourn

Approval of Vouchers
For the Village Board Meeting on February 24, 2025

EXPENDITURES:

Accounts Payable Warrant 0125-5	\$	42,456.53
Accounts Payable Warrant 0125-6	\$	2,000.00
Accounts Payable Warrant 0225-1	\$	241,204.05
Accounts Payable Warrant 0225-2	\$	854,736.14
	\$	-

Sub-Total	\$	1,140,396.72	<u>\$ 1,140,396.72</u>
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PAYROLL EXPENDITURES

February 7, 2025

Total ACH+live checks

Net Employee Payroll Checks

\$ 457,305.52 \$ -

Employee & Employer Payroll Deductions:

Net of DD Employee Deductions*

\$ 209,925.09 \$ -

2300-2305 IMRF - Employer contribution

\$ 20,748.12 \$ -

1000-1100 Social Security/Medicare Tax Withheld - Employer portion

\$ 36,432.06 \$ -

Total Payroll

\$ 724,410.79 **\$ -**

\$ 724,410.79

\$ 1,864,807.51

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST 02.24.25

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
922 VILLAGE OF GLEN ELLYN												
110195-0225 CHECK DATE: 02/14/2025		02/01/2025		0225-2	38254	4.37		4.37	02/21/2025	DIR	PD	WATER: 460 PENNSYLVANI
110205-0225 CHECK DATE: 02/14/2025		02/01/2025		0225-2	38255	4.37		4.37	02/21/2025	DIR	PD	WATER: 487 PENNSYLVANI
110275-0225 CHECK DATE: 02/14/2025		02/01/2025		0225-2	38256	4.37		4.37	02/21/2025	DIR	PD	WATER: 509 PENNSYLVANI
110465-0225 CHECK DATE: 02/14/2025		02/01/2025		0225-2	38257	4.37		4.37	02/21/2025	DIR	PD	WATER: 505 CRESCENT IR
110485-0225 CHECK DATE: 02/14/2025		02/01/2025		0225-2	38258	4.37		4.37	02/21/2025	DIR	PD	WATER: 526 N MAIN IRR
120365-0225 CHECK DATE: 02/14/2025		02/01/2025		0225-2	38259	4.37		4.37	02/21/2025	DIR	PD	WATER: 569 PENNSYLVANI
120495-0225 CHECK DATE: 02/14/2025		02/01/2025		0225-2	38260	98.30		98.30	02/21/2025	DIR	PD	WATER: 524 PENNSYLVAN
121350-0225 CHECK DATE: 02/14/2025		02/01/2025		0225-2	38261	28.32		28.32	02/21/2025	DIR	PD	WATER: 800 N MAIN
122670-0225 CHECK DATE: 02/14/2025		02/01/2025		0225-2	38262	29.65		29.65	02/21/2025	DIR	PD	WATER: 557 GENEVA
122675-0225 CHECK DATE: 02/14/2025		02/01/2025		0225-2	38263	2.62		2.62	02/21/2025	DIR	PD	WATER: 557 GENEVA
310027-0225 CHECK DATE: 02/14/2025		02/01/2025		0225-2	38264	4.37		4.37	02/21/2025	DIR	PD	WATER: 503 DUANE
310029-0225 CHECK DATE: 02/14/2025		02/01/2025		0225-2	38265	4.37		4.37	02/21/2025	DIR	PD	WATER: 532 HILLSIDE
310031-0225 CHECK DATE: 02/14/2025		02/01/2025		0225-2	38266	4.37		4.37	02/21/2025	DIR	PD	WATER: 548 DUANE ST
310033-0225 CHECK DATE: 02/14/2025		02/01/2025		0225-2	38267	4.37		4.37	02/21/2025	DIR	PD	WATER: 424 FOREST
310035-0225 CHECK DATE: 02/14/2025		02/01/2025		0225-2	38268	4.37		4.37	02/21/2025	DIR	PD	WATER: 426 MAIN ST
310037-0225 CHECK DATE: 02/14/2025		02/01/2025		0225-2	38269	4.37		4.37	02/21/2025	DIR	PD	WATER: 444 MAIN ST
315090-0225 CHECK DATE: 02/14/2025		02/01/2025		0225-2	38270	218.49		218.49	02/21/2025	DIR	PD	WATER: 535 DUANE
315091-0225		02/01/2025		0225-2	38271	10.59		10.59	02/21/2025	DIR	PD	WATER: 539 DUANE

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INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 02/14/2025											
315215-0225		02/01/2025		0225-2	38272	13.99	13.99	02/21/2025	DIR	PD	WATER: 450 FOREST
CHECK DATE: 02/14/2025											
410010-0225		02/01/2025		0225-2	38273	609.50	609.50	02/21/2025	DIR	PD	WATER: 30 S LAMBERT
CHECK DATE: 02/14/2025											
423765-0225		02/01/2025		0225-2	38274	154.57	154.57	02/21/2025	DIR	PD	WATER: 65 S PARK
CHECK DATE: 02/14/2025											
423925-0225		02/01/2025		0225-2	38275	163.98	163.98	02/21/2025	DIR	PD	WATER: 681 TAFT
CHECK DATE: 02/14/2025											
11084 CHASE BANK NA											
GWA-102040		01/05/2025		0125-5	38276	3,682.53	3,682.53	01/31/2025	DIR	PD	DUE FROM GWA
CHECK DATE: 01/31/2025											
ALLN-343		01/05/2025		0125-5	38277	29.94	29.94	01/31/2025	DIR	PD	JEWEL: CANDY CANES
CHECK DATE: 01/31/2025											
ALLN-345		01/05/2025		0125-5	38278	72.42	72.42	01/31/2025	DIR	PD	BINNYS: MIXERS
CHECK DATE: 01/31/2025											
ALLN-346		01/05/2025		0125-5	38279	167.92	167.92	01/31/2025	DIR	PD	GARVEYS: CARDSTOCK FOR
CHECK DATE: 01/31/2025											
ALLN-347		01/05/2025		0125-5	38280	124.99	124.99	01/31/2025	DIR	PD	ORKIN: PEST CONTROL
CHECK DATE: 01/31/2025											
ALLN-348		01/05/2025		0125-5	38282	437.94	437.94	01/31/2025	DIR	PD	YODEL.COM: TV SERVICE
CHECK DATE: 01/31/2025											
ALLN-349		01/05/2025		0125-5	38283	170.08	170.08	01/31/2025	DIR	PD	HOT SCHEDULES: SCHEDUL
CHECK DATE: 01/31/2025											
ALLN-350		01/05/2025		0125-5	38284	93.41	93.41	01/31/2025	DIR	PD	JEWEL: TURKEY
CHECK DATE: 01/31/2025											
ALLN-351		01/05/2025		0125-5	38285	417.83	417.83	01/31/2025	DIR	PD	COMCAST: TV SERVICE
CHECK DATE: 01/31/2025											
ALLN-352		01/05/2025		0125-5	38286	403.20	403.20	01/31/2025	DIR	PD	GOOGLE: MONTHLY G-SUIT
CHECK DATE: 01/31/2025											
ALLN-353		01/05/2025		0125-5	38287	1,856.99	1,856.99	01/31/2025	DIR	PD	PORTILLO'S: STAFF HOLI
CHECK DATE: 01/31/2025											
ALLN-354		01/05/2025		0125-5	38288	1,556.25	1,556.25	01/31/2025	DIR	PD	US CASINO RENTALS: STA
CHECK DATE: 01/31/2025											
ALLN-355		01/05/2025		0125-5	38289	-161.11	-161.11	01/31/2025	CRM	PD	PORTILLO'S: STAFF HOLI
CHECK DATE: 01/31/2025											

VILLAGE OF GLEN ELLYN



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INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
ALLN-356 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38290	328.49		328.49	01/31/2025	DIR	PD	PORTILLO'S: STAFF HOLI
BRAP-182 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38291	30.00		30.00	01/31/2025	DIR	PD	PAYPAL: MUNIS ONLINE P
BRAP-184 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38292	31.80		31.80	01/31/2025	DIR	PD	GLEN OAK: STAFF LUNCH
BRAP-185 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38293	134.40		134.40	01/31/2025	DIR	PD	GLEN OAK: HOLIDAY LUNC
BRAP-186 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38294	100.75		100.75	01/31/2025	DIR	PD	GLEN OAK: HOLIDAY LUNC
BRAP-187 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38295	40.80		40.80	01/31/2025	DIR	PD	MAIN STREET PUB: LUNCH
BRAP-188 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38296	70.80		70.80	01/31/2025	DIR	PD	MAIN STREET PUB: LUNCH
BRAP-189 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38297	70.21		70.21	01/31/2025	DIR	PD	NOBEL HOUSE: AUDIT PLA
BUCD-255 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38298	465.00		465.00	01/31/2025	DIR	PD	GREAT LAKES CONCRETE:
BUCD-259 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38299	465.00		465.00	01/31/2025	DIR	PD	BARONES: STAFF HOLIDAY
BURN-70 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38300	165.53		165.53	01/31/2025	DIR	PD	HOME DEPOT: TOOLS FOR
BURN-72 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38301	140.94		140.94	01/31/2025	DIR	PD	HOME DEPOT: TOOLS FOR
BURN-73 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38302	355.94		355.94	01/31/2025	DIR	PD	HOME DEPOT: TOOLS FOR
BURN-74 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38303	-5.00		-5.00	01/31/2025	CRM	PD	HOME DEPOT: TOOLS FOR
CAMM-244 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38304	104.56		104.56	01/31/2025	DIR	PD	THE UPS STORE: SHIPPIN
CAMM-246 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38305	48.41		48.41	01/31/2025	DIR	PD	HOTEL COLLECTION: AIR
CAMM-247 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38306	22.50		22.50	01/31/2025	DIR	PD	DOLLAR TREE: DECORATIO
CAMM-248 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38307	19.98		19.98	01/31/2025	DIR	PD	JEWEL: FOOD RESALE
CAMM-250		01/05/2025		0125-5	38308	44.43		44.43	01/31/2025	DIR	PD	JEWEL: COOKIE PARTY IT

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INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 01/31/2025												
CAMM-251 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38309	103.47	103.47	01/31/2025	DIR	PD		JEWEL: COOKIE PARTY IT
CAMM-252 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38310	148.77	148.77	01/31/2025	DIR	PD		THE UPS STORE: SHIPPIN
CAMM-253 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38311	400.00	400.00	01/31/2025	DIR	PD		US CASINO RENTALS: HOL
CANP-173 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38312	11.49	11.49	01/31/2025	DIR	PD		HOBBY LOBBY: PICTURE F
CANP-175 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38313	29.95	29.95	01/31/2025	DIR	PD		MARCEL'S: SYMPATHY GIF
CANP-176 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38314	25.29	25.29	01/31/2025	DIR	PD		USPS: POSTAGEFOR SYMPA
CANP-177 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38315	250.00	250.00	01/31/2025	DIR	PD		RESERVE 22: DEPOSIT RE
CANP-178 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38316	250.00	250.00	01/31/2025	DIR	PD		RESERVE 22: DEPOSIT CL
CHIJ-350 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38317	979.83	979.83	01/31/2025	DIR	PD		ASTOUND: VILLAGE TELEC
CHIJ-352 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38318	10.25	10.25	01/31/2025	DIR	PD		WSJ: SUBSCRIPTION
CROA-613 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38319	1,285.00	1,285.00	01/31/2025	DIR	PD		GCSAA: MEMBERSHIP (CRO
CROA-615 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38320	4,260.90	4,260.90	01/31/2025	DIR	PD		MENARDS: CABINETS/COUN
DAUR-47 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38321	5.00	5.00	01/31/2025	DIR	PD		APWA: SIDEWALK LITIGAT
DAVS-78 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38322	39.00	39.00	01/31/2025	DIR	PD		DOLLAR TREE: HOLIDAY P
DAVS-80 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38323	47.16	47.16	01/31/2025	DIR	PD		JEWEL: HOLIDAY PARTY
DAVS-81 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38324	51.71	51.71	01/31/2025	DIR	PD		JEWEL: HOLIDAY PARTY
DUFK-17 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38325	84.62	84.62	01/31/2025	DIR	PD		BARONE'S: PIZZA
FOTT-834 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38326	46.47	46.47	01/31/2025	DIR	PD		WEBSTAUANT: PEPPER MI

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INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
FOTT-836 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38327	26.83	26.83	01/31/2025	DIR	PD		WEBSTaurant: ICE SCOOP
FOTT-837 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38329	77.04	77.04	01/31/2025	DIR	PD		WEBSTaurant: VANILLA S
FOTT-869 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38330	294.66	294.66	01/31/2025	DIR	PD		RESTAURANT DEPOT: GR B
FOTT-870 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38331	-29.98	-29.98	01/31/2025	CRM	PD		WEBSTaurant: GLASS BRE
FOTT-871 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38332	81.00	81.00	01/31/2025	DIR	PD		NOTHING BUNDT CAKE: PA
FOTT-872 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38333	5.98	5.98	01/31/2025	DIR	PD		JEWEL: JUICE
FOTT-873 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38334	55.98	55.98	01/31/2025	DIR	PD		WEBSTaurant: PORTION S
FOTT-874 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38335	47.74	47.74	01/31/2025	DIR	PD		RESTAURANT DEPOT: CHEE
FOTT-875 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38336	99.00	99.00	01/31/2025	DIR	PD		WEBSTaurant: MONTHLY M
FOTT-876 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38337	3,109.00	3,109.00	01/31/2025	DIR	PD		WEBSTaurant: CHAR BROI
FOTT-877 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38338	102.40	102.40	01/31/2025	DIR	PD		WEBSTaurant: SMOKER WO
FOTT-878 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38339	71.97	71.97	01/31/2025	DIR	PD		WEBSTaurant: GLASS RAC
FRAM-579 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38340	52.00	52.00	01/31/2025	DIR	PD		CONSTANT CONTACT: MONT
FRAM-581 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38341	27.13	27.13	01/31/2025	DIR	PD		STAPLES: NOTEBOOK SYST
FRAM-582 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38342	55.00	55.00	01/31/2025	DIR	PD		MAIZE AND MASH: LUNCH
FRAM-583 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38343	84.00	84.00	01/31/2025	DIR	PD		MAIN ST PUB: LUNCH (PR
FRAM-584 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38344	199.05	199.05	01/31/2025	DIR	PD		GLEN OAK: BREAKFAST (E
HANM-160 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38345	109.00	109.00	01/31/2025	DIR	PD		NIU: ILLINOIS FINANCI

VILLAGE OF GLEN ELLYN



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INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
HANM-162 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38346	270.00		270.00	01/31/2025	DIR	PD	GE CHAMBER OF COMMERCE
HANM-163 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38347	172.21		172.21	01/31/2025	DIR	PD	RE JOURNALS: CHICAGO R
HUBJ-294 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38348	410.72		410.72	01/31/2025	DIR	PD	GRIMCO: SIGN MATERIALS
HUBJ-296 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38349	42.70		42.70	01/31/2025	DIR	PD	KWIK TRIP: FUEL (REIMB
IRIS-11 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38350	20.00		20.00	01/31/2025	DIR	PD	NIU: FINANCIAL FORECAS
KLOM-29 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38351	45.06		45.06	01/31/2025	DIR	PD	WALMART: HOLIDAY GATHE
LUDM-1052 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38352	293.98		293.98	01/31/2025	DIR	PD	INTERSTATE BATTERIES:
LUDM-1054 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38353	82.00		82.00	01/31/2025	DIR	PD	BEST ACCESS DOORS: HAT
LUDM-1055 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38354	48.21		48.21	01/31/2025	DIR	PD	HOME DEPOT: DOOR STRIP
LUDM-1056 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38355	447.91		447.91	01/31/2025	DIR	PD	MENARDS: PRIMER/PAINT
LUDM-1057 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38356	194.96		194.96	01/31/2025	DIR	PD	STENS: BLADES 4000D
LUDM-1058 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38357	100.00		100.00	01/31/2025	DIR	PD	COMCAST: GROUNDS INTER
LUDM-1059 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38358	60.69		60.69	01/31/2025	DIR	PD	MENARDS: PLOW MARKERS
LUCG-143 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38359	34.96		34.96	01/31/2025	DIR	PD	MENARDS: CONCRETE CORM
LUCG-145 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38360	189.73		189.73	01/31/2025	DIR	PD	HOME DEPOT: SANDER/SAN
LUCG-146 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38361	13.98		13.98	01/31/2025	DIR	PD	HOME DEPOT: SAND PAPER
LUCG-147 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38362	40.14		40.14	01/31/2025	DIR	PD	HOME DEPOT: LIGHT SWIT
LUCG-148 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38363	30.72		30.72	01/31/2025	DIR	PD	HOME DEPOT: DRAWER PUL
LUCG-149		01/05/2025		0125-5	38364	17.23		17.23	01/31/2025	DIR	PD	HOME DEPOT: LIQUID NAI

VILLAGE OF GLEN ELLYN



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INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 01/31/2025												
LUCG-150		01/05/2025		0125-5	38365	143.64		143.64	01/31/2025	DIR	PD	HOME DEPOT: DOME LIGHT
CHECK DATE: 01/31/2025												
MONM-179		01/05/2025		0125-5	38366	318.00		318.00	01/31/2025	DIR	PD	HOME DEPOT: WINDOW BLI
CHECK DATE: 01/31/2025												
MONM-237		01/05/2025		0125-5	38367	718.20		718.20	01/31/2025	DIR	PD	HOME DEPOT: LIGHT BULB
CHECK DATE: 01/31/2025												
MONM-238		01/05/2025		0125-5	38368	89.50		89.50	01/31/2025	DIR	PD	MAIN ST PUB: TEAM BUIL
CHECK DATE: 01/31/2025												
PAGT-74		01/05/2025		0125-5	38369	544.12		544.12	01/31/2025	DIR	PD	STAPLES: COPY PAPER
CHECK DATE: 01/31/2025												
PAGT-76		01/05/2025		0125-5	38370	68.30		68.30	01/31/2025	DIR	PD	FED EX: CERTIFIED LETT
CHECK DATE: 01/31/2025												
PAGT-77		01/05/2025		0125-5	38371	38.72		38.72	01/31/2025	DIR	PD	USPS: CERTIFIED LETTER
CHECK DATE: 01/31/2025												
PAPG-248		01/05/2025		0125-5	38372	299.98		299.98	01/31/2025	DIR	PD	META/FACEBOOK: SHOP LO
CHECK DATE: 01/31/2025												
PAPG-250		01/05/2025		0125-5	38373	79.06		79.06	01/31/2025	DIR	PD	SPROUT SOCIAL: PR-SOCI
CHECK DATE: 01/31/2025												
PAPG-251		01/05/2025		0125-5	38374	12.95		12.95	01/31/2025	DIR	PD	CANVA: PR-SOCIAL MEDIA
CHECK DATE: 01/31/2025												
PAPG-252		01/05/2025		0125-5	38375	157.00		157.00	01/31/2025	DIR	PD	CONSTANT CONTACT: PR-N
CHECK DATE: 01/31/2025												
PAPG-253		01/05/2025		0125-5	38376	450.00		450.00	01/31/2025	DIR	PD	META/FACEBOOK: SHOP LO
CHECK DATE: 01/31/2025												
PATR-62		01/05/2025		0125-5	38377	300.00		300.00	01/31/2025	DIR	PD	JETBRITE: CAR WASHES
CHECK DATE: 01/31/2025												
PROK-261		01/05/2025		0125-5	38378	407.82		407.82	01/31/2025	DIR	PD	STAPLES: COPY PAPER
CHECK DATE: 01/31/2025												
PROK-263		01/05/2025		0125-5	38379	68.96		68.96	01/31/2025	DIR	PD	STAPLES: PENS/CALENDAR
CHECK DATE: 01/31/2025												
PROK-264		01/05/2025		0125-5	38380	191.00		191.00	01/31/2025	DIR	PD	HOME DEPOT: ASPHALT SU
CHECK DATE: 01/31/2025												
PROK-265		01/05/2025		0125-5	38381	293.45		293.45	01/31/2025	DIR	PD	HOME DEPOT: ASPHALT SU
CHECK DATE: 01/31/2025												
PROK-266		01/05/2025		0125-5	38382	54.98		54.98	01/31/2025	DIR	PD	HOME DEPOT: ASPHALT SU
CHECK DATE: 01/31/2025												

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PROK-267 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38383	-54.98	-54.98	01/31/2025	CRM	PD		HOME DEPOT: ASPHALT SU
PROK-268 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38384	299.13	299.13	01/31/2025	DIR	PD		SIGN WAREHOUSE: SIGN F
PROK-269 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38385	190.00	190.00	01/31/2025	DIR	PD		AMERICAN GAS LAMP WORK
PROK-270 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38386	349.00	349.00	01/31/2025	DIR	PD		HOME DEPOT: SMALL BATT
PROK-271 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38387	50.52	50.52	01/31/2025	DIR	PD		STAPLES: CLIPBOARDS
PROK-272 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38388	30.00	30.00	01/31/2025	DIR	PD		DOLLAR TREE: HOLIDAY L
PROK-273 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38389	82.41	82.41	01/31/2025	DIR	PD		JEWEL: HOLIDAY LUNCH
PROK-274 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38390	347.08	347.08	01/31/2025	DIR	PD		HOSE WAREHOUSE: WASHDO
PROK-275 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38391	63.92	63.92	01/31/2025	DIR	PD		JEWEL: HOLIDAY LUNCH
ROSJ-1 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38392	906.17	906.17	01/31/2025	DIR	PD		HOME DEPOT: TOOOOLS/HAR
ROJ-2 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38393	87.40	87.40	01/31/2025	DIR	PD		UPS: SHIPPING RETURN E
RUSJ-318 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38394	127.02	127.02	01/31/2025	DIR	PD		WALMART: R22 DECOR POP
RUSJ-320 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38395	259.80	259.80	01/31/2025	DIR	PD		MEIJER: COOKIE DECORAT
RUSJ-321 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38396	200.00	200.00	01/31/2025	DIR	PD		SANTA CHRIS: SANTA APP
RUSJ-322 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38397	150.00	150.00	01/31/2025	DIR	PD		JEWEL: GIFT CARDS
RUSJ-323 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38398	36.25	36.25	01/31/2025	DIR	PD		DOLLAR TREE: R22 DECOR
RUSJ-324 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38399	100.00	100.00	01/31/2025	DIR	PD		SANTA CHRIS: SANTA APP
RUSJ-325 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38400	127.41	127.41	01/31/2025	DIR	PD		FACEBOOK: POP UP ADS

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RUSJ-326 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38401	182.32		182.32	01/31/2025	DIR	PD	GOOGLE: BANQUET ADS
RUSJ-327 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38402	249.00		249.00	01/31/2025	DIR	PD	FORE UP: VL WEBSITE
RUSJ-328 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38403	219.00		219.00	01/31/2025	DIR	PD	FORE UP: R22 WEBSITE
SATJ-179 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38404	405.00		405.00	01/31/2025	DIR	PD	EVENTECTIVE: LEAD SOUR
SATJ-181 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38405	229.66		229.66	01/31/2025	DIR	PD	TRIPLESEAT: BANQUET SO
SATJ-182 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38406	1,535.00		1,535.00	01/31/2025	DIR	PD	OPENTABLE: ADVERTISING
TIEE-193 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38408	76.95		76.95	01/31/2025	DIR	PD	WALMART: SHOP WITH A C
TIEE-195 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38409	446.70		446.70	01/31/2025	DIR	PD	LILAC BAKERY: COFFEE
TIEE-196 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38410	236.69		236.69	01/31/2025	DIR	PD	CROWN AWARDS: D.A.R.E.
TIEE-197 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38411	22.49		22.49	01/31/2025	DIR	PD	WALL STREET JOURNAL: S
TIEE-198 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38412	14.94		14.94	01/31/2025	DIR	PD	JEWEL: HOLIDAY LUNCH
TIEE-199 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38413	220.00		220.00	01/31/2025	DIR	PD	IACP: MEMBERSHIP (NORT
TIEE-200 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38414	39.95		39.95	01/31/2025	DIR	PD	US FLEET: SUBSCRIPTION
TIEE-201 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38415	15.99		15.99	01/31/2025	DIR	PD	ZOOM: SUBSCRIPTION
TIEE-202 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38416	14.81		14.81	01/31/2025	DIR	PD	UPS: TOXICOLOGY SHIPPI
TIEE-203 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38417	14.81		14.81	01/31/2025	DIR	PD	UPS: TOXICOLOGY SHIPPI
TIEE-204 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38418	65.37		65.37	01/31/2025	DIR	PD	EINSTEIN BAGELS: COFFE
TIEE-205 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38419	23.25		23.25	01/31/2025	DIR	PD	UPS: TOXICOLOGY SHIPPI
TIEE-206		01/05/2025		0125-5	38420	14.81		14.81	01/31/2025	DIR	PD	UPS: TOXICOLOGY SHIPPI

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INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 01/31/2025												
TIEE-207 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38421	14.78		14.78	01/31/2025	DIR	PD	UPS: TOXICOLOGY SHIPPI
TIEE-208 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38422	65.37		65.37	01/31/2025	DIR	PD	EINSTEIN BAGELS: COFFE
TIEE-209 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38423	125.92		125.92	01/31/2025	DIR	PD	KRISPY KREME: COFFEE W
VESJ-710 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38425	73.98		73.98	01/31/2025	DIR	PD	HARBOUR FREIGHT TOOLS:
VASJ-711 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38426	11.99		11.99	01/31/2025	DIR	PD	SPOTIFY: MUSIC SERVICE
VESJ-712 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38427	1,742.89		1,742.89	01/31/2025	DIR	PD	VICKERMAN CO: DINING R
VESJ-713 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38428	45.80		45.80	01/31/2025	DIR	PD	JEWEL: FOOD FOR RESALE
VESJ-714 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38429	10.93		10.93	01/31/2025	DIR	PD	HOMOE DEPOT: WEATHER S
VONK-283 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38430	25.00		25.00	01/31/2025	DIR	PD	APWA: JOB AD
VONK-285 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38431	224.95		224.95	01/31/2025	DIR	PD	PLANETIZEN: JOB AD
VONK-286 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38432	100.00		100.00	01/31/2025	DIR	PD	PAYPAL: JOB AD
VONK-287 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38433	280.00		280.00	01/31/2025	DIR	PD	MARIANOS: HOLIDAY PART
VONK-288 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38434	25.98		25.98	01/31/2025	DIR	PD	ROSS STORES: HOLIDAY P
VONK-289 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38435	298.00		298.00	01/31/2025	DIR	PD	THE BLUE LINE: JOB AD
VONK-290 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38436	280.00		280.00	01/31/2025	DIR	PD	YOUR MEMBERSHIP: JOB A
VONK-291 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38437	25.00		25.00	01/31/2025	DIR	PD	APWA: JOB AD
VONK-292 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38438	150.00		150.00	01/31/2025	DIR	PD	MANAGEMENT ASSOC: BENC
VONK-293 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38439	199.00		199.00	01/31/2025	DIR	PD	EMPLOYER CENTRAL: JOB

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VONK-294 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38440	199.00	199.00	01/31/2025	DIR	PD		EMPLOYER CENTRAL: JOB
VONK-295 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38441	77.42	77.42	01/31/2025	DIR	PD		LINKEDIN: JOB AD
VONK-296 CHECK DATE: 01/31/2025		01/05/2025		0125-5	38442	368.13	368.13	01/31/2025	DIR	PD		INDEED: JOB AD
922 VILLAGE OF GLEN ELLYN												
140250- Links2 CHECK DATE: 02/14/2025		02/01/2025		0225-2	38443	130.25	130.25	02/20/2025	DIR	PD		WATER: 485 WINCHELL
411170- Links1 CHECK DATE: 02/14/2025		02/01/2025		0225-2	38444	28.85	28.85	02/21/2025	DIR	PD		LINKS WATER: 490 HARDI
413030- Links2 CHECK DATE: 02/14/2025		02/21/2025		0225-2	38445	1,051.48	1,051.48	02/21/2025	DIR	PD		LINKS WATER: 485 WINCH
700 THE PITNEY BOWES BANK INC												
01172025 CC CHECK DATE: 01/31/2025		01/17/2025		0125-6	38446	2,000.00	2,000.00	01/31/2025	DIR	PD		POSTAGE REFILL CIVIC C
13444 A MAESTRANZI SONS KNIFE SERVICES												
823849 CHECK DATE: 02/07/2025		01/30/2025		0225-1	262179	34.00	34.00	01/30/2025	INV	PD		PROFESSIONAL SERVICES
824148 CHECK DATE: 02/07/2025		01/30/2025		0225-1	262179	65.00	65.00	01/30/2025	INV	PD		PROFESSIONAL SERVICES
						99.00						
12567 AMAZON.COM SALES, INC.												
1KNR-NVRJ-DKTN CHECK DATE: 02/07/2025		01/01/2025		0225-1	262180	169.79	169.79	01/31/2025	INV	PD		FILE FOLDERS/LABELS/CA
1Y47-KVPQ-GD7G CHECK DATE: 02/07/2025		01/01/2025		0225-1	262180	26.85	26.85	01/31/2025	INV	PD		POST-ITS/RUBBER STAMP/
						196.64						
13113 AMERICAN WELDING & GAS, INC.												
0010602603 CHECK DATE: 02/07/2025		01/22/2025		0225-1	262181	157.50	157.50	02/22/2025	INV	PD		BULK CO2 REFILL
0010612362 CHECK DATE: 02/07/2025		01/29/2025		0225-1	262181	139.50	139.50	03/01/2025	INV	PD		CO2 REFILL
						297.00						
14114 AMERICIAN MATTRESS												
410430 CHECK DATE: 02/07/2025		01/31/2025		0225-1	262182	83.31	83.31	01/31/2025	INV	PD		605 ROOSEVELT RD UB RE

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65 AT&T											
630Z99013101 0125		01/16/2025		0225-1	262183	64.05	64.05	02/07/2025	INV	PD	911 LOCATOR 630Z990131
CHECK DATE: 02/07/2025											
5615 AXON ENTERPRISE, INC											
INUS315485		01/15/2025		0225-1	262184	5,070.80	5,070.80	02/15/2025	INV	PD	TASER 7 CARTIDGES
CHECK DATE: 02/07/2025											
14109 JESSICA BASALA											
01/24/2025		01/24/2025		0225-1	262185	4,750.00	4,750.00	01/31/2025	INV	PD	468 ELM ST SEWER/BACKF
CHECK DATE: 02/07/2025											
14107 SUSAN CAEZ											
FALL SEMESTER 2024		12/31/2024		0225-1	262186	495.00	495.00	01/31/2025	INV	PD	C.O.D. BOOKKEEPING CER
CHECK DATE: 02/07/2025											
120 CANON SOLUTIONS AMERICA, INC											
36244421		11/11/2024		0225-1	262187	1,315.53	1,315.53	02/07/2025	INV	PD	VILLAGE COPIERS
CHECK DATE: 02/07/2025											
37652694		01/12/2025		0225-1	262187	1,263.27	1,263.27	01/31/2025	INV	PD	VILLAGE COPIERS
CHECK DATE: 02/07/2025											
						2,578.80					
7884 CD LLC											
4363		12/30/2024		0225-1	262188	6,178.00	6,178.00	01/31/2025	INV	PD	EV FLEET CHARGER - C.C
CHECK DATE: 02/07/2025											
128 CARQUEST AUTO PARTS											
8780502942879		01/29/2025		0225-1	262189	163.76	163.76	02/07/2025	INV	PD	TIRE PRESSURE MONITORI
CHECK DATE: 02/07/2025											
12334 POWER DRY OF CHICAGO, INC											
CEINV-002129		01/25/2025		0225-1	262190	150.00	150.00	02/25/2025	INV	PD	CELL CLEAN-UP
CHECK DATE: 02/07/2025											
1076 CINTAS CORPORATION NO 2											
1905435961		01/30/2025		0225-1	262191	294.95	294.95	03/01/2025	INV	PD	GARBAGE BAGS
CHECK DATE: 02/07/2025											
4219298342		01/28/2025		0225-1	262191	166.13	166.13	02/28/2025	INV	PD	JANITORIAL SUPPLY REST
CHECK DATE: 02/07/2025											
						461.08					
11284 CIVICPLUS, INC											
321099		12/31/2024		0225-1	262192	16,156.64	16,156.64	01/31/2025	INV	PD	CIVIC CLERK ANNUAL SUP
CHECK DATE: 02/07/2025											

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VENDOR INVOICE LIST 02.24.25

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
6831 CLARK BAIRD SMITH LLP/FKA-SGDB LAWFIRM LLP												
1286		12/31/2024		0225-1	262193	1,125.00		1,125.00	01/31/2025	INV	PD	DECEMBER 2024 LEGAL FE
CHECK DATE:		02/07/2025										
10952 CONSUMERS PACKING COMPANY												
419049		01/29/2025		0225-1	262194	1,233.67		1,233.67	01/29/2025	INV	PD	FOOD - RESALE
CHECK DATE:		02/07/2025										
419344		01/31/2025		0225-1	262194	-38.74		-38.74	01/31/2025	CRM	PD	FOOD - RESALE
CHECK DATE:		02/07/2025										
					1,194.93							
204 DAILY HERALD												
319219-2		12/31/2024		0225-1	262195	207.00		207.00	01/31/2025	INV	PD	24.0030 ESCROW STARBUC
CHECK DATE:		02/07/2025										
13955 DATA CENTER WAREHOUSE, LLC												
INVD219415		01/13/2025		0225-1	262196	2,181.00		2,181.00	01/31/2025	INV	PD	PUBLIC INTERNET FIREWA
CHECK DATE:		02/07/2025										
249 DUPAGE COUNTY												
01/01/2025-8		01/01/2025		0225-1	262197	83.00		83.00	01/31/2025	INV	PD	24.0025 ESCROW 1096 HI
CHECK DATE:		02/07/2025										
01/01/2025-9		01/01/2025		0225-1	262197	83.00		83.00	01/31/2025	INV	PD	24.0027 ESCROW 580 DUA
CHECK DATE:		02/07/2025										
					166.00							
246 DUPAGE COUNTY ANIMAL CARE AND CONTROL												
27683		01/22/2025		0225-1	262198	150.00		150.00	02/22/2025	INV	PD	STRAY DOG HOLDING AND
CHECK DATE:		02/07/2025										
291 EUCLID BEVERAGE, LLC												
W-4182811		01/30/2025		0225-1	262199	587.95		587.95	03/01/2025	INV	PD	BEVERAGE FOR RESALE
CHECK DATE:		02/07/2025										
11334 EURO USA MIDWEST LLC												
791781-00		01/29/2025		0225-1	262200	290.54		290.54	01/29/2025	INV	PD	FOOD - RESALE
CHECK DATE:		02/07/2025										
792317-00		01/31/2025		0225-1	262200	184.00		184.00	01/31/2025	INV	PD	FOOD - RESALE
CHECK DATE:		02/07/2025										
					474.54							
311 THE TERRAMAR GROUP, INC												
84406		01/22/2025		0225-1	262201	75.00		75.00	02/07/2025	INV	PD	LICENSE PLATE BRACKETS
CHECK DATE:		02/07/2025										

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST 02.24.25

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
368 GRACE LUTHERAN CHURCH												
GRACE-1506		02/07/2025		0225-1	262202	360.00		360.00	02/07/2025	INV	PD	CUSTODIAL/TELECOM
CHECK DATE: 02/07/2025												
929 W.W. GRAINGER INC												
9382887496		01/23/2025		0225-1	262203	102.85		102.85	02/07/2025	INV	PD	SHOP SUPPLIES - WELDIN
CHECK DATE: 02/07/2025												
5049 GROOT INDUSTRIES INC.												
138975S4T107		02/01/2025		0225-1	262204	144,440.08		144,440.08	02/07/2025	INV	PD	NOVEMBER 2024 SERVICES
CHECK DATE: 02/07/2025												
2081 HAMPTON, LENZINI AND RENWICK, INC.												
20242991	20240055	12/04/2024		0225-1	262205	693.75		693.75	12/04/2024	INV	PD	YEAR 2 OF 3 ENGINEERIN
CHECK DATE: 02/07/2025												
20242995-1	20240055	12/04/2024		0225-1	262205	6,172.50		6,172.50	12/04/2024	INV	PD	YEAR 2 OF 3 ENGINEERIN
CHECK DATE: 02/07/2025												
20242995-2		12/04/2024		0225-1	262205	46.25		46.25	12/04/2024	INV	PD	24.0019 ESCROW
CHECK DATE: 02/07/2025												
20242995-3		12/04/2024		0225-1	262205	67.50		67.50	12/04/2024	INV	PD	24.0003 ESCROW
CHECK DATE: 02/07/2025												
20242995-4		12/04/2024		0225-1	262205	997.50		997.50	12/04/2024	INV	PD	24.0020 ESCROW
CHECK DATE: 02/07/2025												
20242995-5		12/04/2024		0225-1	262205	185.00		185.00	12/04/2024	INV	PD	24.0010 ESCROW
CHECK DATE: 02/07/2025												
20242995-6		12/04/2024		0225-1	262205	991.25		991.25	12/04/2024	INV	PD	24.0030 ESCROW
CHECK DATE: 02/07/2025												
20242995-7		12/04/2024		0225-1	262205	323.75		323.75	12/04/2024	INV	PD	18.0019 ESCROW
CHECK DATE: 02/07/2025												
2024975		12/03/2024		0225-1	262205	845.00		845.00	12/03/2024	INV	PD	24.0011.810
CHECK DATE: 02/07/2025												
					10,322.50							
5380 L & R MORAN, INC												
76951		06/30/2024		0225-1	262206	796.17		796.17	01/28/2025	INV	PD	BACKGROUND VERIFICATIO
CHECK DATE: 02/07/2025												
1546 ILLINOIS DEPT. OF AGRICULTURE												
7N003502		01/30/2025		0225-1	262207	300.00		300.00	03/02/2025	INV	PD	PORTABLE SCALE INSPECT
CHECK DATE: 02/07/2025												
4672 INDUSTRIAL STEAM CLEANING OF CHICAGO, INC												
CHI19175		01/17/2025		0225-1	262208	1,070.00		1,070.00	01/17/2025	INV	PD	PROFESSIONAL SERVICES
CHECK DATE: 02/07/2025												
14108 LANER MUCHIN												
677547		12/01/2024		0225-1	262209	2,025.00		2,025.00	01/28/2025	INV	PD	LEGAL FEES 11/24

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST 02.24.25

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 02/07/2025												
679696		01/01/2025		0225-1	262209	2,700.00	2,700.00	01/28/2025	INV	PD		LEGAL FEES 12/24
CHECK DATE: 02/07/2025						4,725.00						
13839	LEAF CAPITAL FUNDING LLC											
17837299	20240059	01/26/2025		0225-1	262210	3,614.25	3,614.25	02/04/2025	INV	PD		4 YR LEASE AGREEMENT -
CHECK DATE: 02/07/2025												
14112	LIFTNOW AUTOMOTIVE EQUIPMENT CORP.											
VOGE-ACX2150		01/30/2025		0225-1	262211	4,287.83	4,287.83	02/07/2025	INV	PD		SHOP TOOLS 134A AC MAC
CHECK DATE: 02/07/2025												
5841	GENUINE PARTS CO-NAPA											
771267		11/21/2024		0225-1	262212	36.75	36.75	02/07/2025	INV	PD		EVAP MODULE FOR UNIT #
CHECK DATE: 02/07/2025												
8922	NORTH AMERICAN RESCUE, LLC											
IN863281		01/03/2025		0225-1	262213	278.67	278.67	02/03/2025	INV	PD		TOURNIQUETS, GAUZE, MA
CHECK DATE: 02/07/2025												
738	RAY O'HERRON CO. INC.											
2384444		12/23/2024		0225-1	262214	14.19	14.19	01/23/2025	INV	PD		REPAIRED VEST CARRIER
CHECK DATE: 02/07/2025												
2387127		01/08/2025		0225-1	262214	1,219.05	1,219.05	02/08/2025	INV	PD		GEPD PATCH STOCK
CHECK DATE: 02/07/2025												
2388996		01/17/2025		0225-1	262214	105.57	105.57	02/17/2025	INV	PD		SHIRTS - WOLLENBERG
CHECK DATE: 02/07/2025						1,338.81						
6093	SCHAMBERGER BROTHERS, INC											
1000123281		01/31/2025		0225-1	262215	191.50	191.50	03/01/2025	INV	PD		BEVERAGE FOR RESALE
CHECK DATE: 02/07/2025												
10181	SOUTHERN GLAZER'S WINE AND SPIRITS, LLC											
1661593		01/30/2025		0225-1	262216	1,606.83	1,606.83	03/01/2025	INV	PD		BEVERAGE FOR RESALE
CHECK DATE: 02/07/2025												
844	SYSCO FOOD SERV - CHICAGO, INC											
12464804P		01/27/2025		0225-1	262217	-215.10	-215.10	01/27/2025	CRM	PD		FOOD - RESALE
CHECK DATE: 02/07/2025												
824066004		01/31/2025		0225-1	262217	1,450.99	1,450.99	01/31/2025	INV	PD		FOOD - RESALE, NA BEV.
CHECK DATE: 02/07/2025						1,235.89						
10558	TESTA PRODUCE, INC											

VILLAGE OF GLEN ELLYN



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INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
05870743		01/28/2025		0225-1	262218	436.80		436.80	01/28/2025	INV	PD	FOOD - RESALE
CHECK DATE: 02/07/2025												
05872817		01/30/2025		0225-1	262218	204.55		204.55	01/30/2025	INV	PD	FOOD - RESALE
CHECK DATE: 02/07/2025												
05874660		02/01/2025		0225-1	262218	348.80		348.80	02/01/2025	INV	PD	FOOD - RESALE, NA BEV.
CHECK DATE: 02/07/2025												
10477 TPI BUILDING CODE CONSULTANTS, INC						990.15						
202411		11/30/2024		0225-1	262219	15,672.65		15,672.65	11/30/2024	INV	PD	NOVEMBER 2024 REVIEW/I
CHECK DATE: 02/07/2025												
10577 CAMPAGNA-TURANO BAKERY, INC												
130030573		01/28/2025		0225-1	262220	88.64		88.64	01/28/2025	INV	PD	FOOD - RESALE
CHECK DATE: 02/07/2025												
130030625		01/30/2025		0225-1	262220	46.15		46.15	01/30/2025	INV	PD	FOOD - RESALE
CHECK DATE: 02/07/2025												
130030670		01/31/2025		0225-1	262220	54.51		54.51	01/31/2025	INV	PD	FOOD - RESALE
CHECK DATE: 02/07/2025												
130030706		02/01/2025		0225-1	262220	142.61		142.61	02/01/2025	INV	PD	FOOD - RESALE
CHECK DATE: 02/07/2025												
8044 US BANK NATIONAL ASSOCIATION						331.91						
7583554		12/24/2024		0225-1	262221	550.00		550.00	02/07/2025	INV	PD	PAYING AGENT FEE 2018
CHECK DATE: 02/07/2025												
884 U.S. FOODSERVICE, INC.												
2922097		01/30/2025		0225-1	262222	1,970.63		1,970.63	01/30/2025	INV	PD	FOOD - RESALE, NA BEV.
CHECK DATE: 02/07/2025												
915 VERIZON WIRELESS SERVICES LLC												
6102572992		01/01/2025		0225-1	262223	2,927.83		2,927.83	01/28/2025	INV	PD	887125807-0001 12/24
CHECK DATE: 02/07/2025												
6103758262		01/16/2025		0225-1	262224	692.25		692.25	02/07/2025	INV	PD	580459997-00001 01/25
CHECK DATE: 02/07/2025												
11956 VETERAN'S TOWING & RECOVERY												
28708		01/27/2025		0225-1	262225	220.00		220.00	02/27/2025	INV	PD	2010 MERCEDES TOW
CHECK DATE: 02/07/2025												
7711 WINDY CITY DISTRIBUTION COMPANY												
100633378		01/30/2025		0225-1	262226	236.00		236.00	03/01/2025	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 02/07/2025												
13444 A MAESTRANZI SONS KNIFE SERVICES												

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST 02.24.25

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
825522		02/06/2025		0225-2	262227	34.00		34.00	02/06/2025	INV	PD	PROFESSIONAL SERVICES
CHECK DATE: 02/14/2025												
2021 A-RELIABLE PRINTING												
29838-2		01/14/2025		0225-2	262228	68.00		68.00	02/14/2025	INV	PD	BUSINESS CARDS, WILLIA
CHECK DATE: 02/14/2025												
30047		01/29/2025		0225-2	262228	68.00		68.00	02/14/2025	INV	PD	BUSINESS CARDS (RICKAR
CHECK DATE: 02/14/2025												
					136.00							
6368 GROOT RECYCLING & WASTE SERVICES INC												
13964713T095		02/01/2025		0225-2	262229	137.20		137.20	03/01/2025	INV	PD	DOCUMENT CART SHRED
CHECK DATE: 02/14/2025												
14117 BRECHBUHLER SCALES, INC												
18001556		01/30/2025		0225-2	262230	839.24		839.24	03/01/2025	INV	PD	PURCHASE LOAD CELL, CO
CHECK DATE: 02/14/2025												
12031 AIRY'S, INC												
51134		02/06/2025		0225-2	262231	5,650.39		5,650.39	02/14/2025	INV	PD	EMERGENCY MAIN BREAK
CHECK DATE: 02/14/2025												
7114 ALLIANCE OF DOWNTOWN GLEN ELLYN												
FEB 2025 SNOW REMOVA		02/01/2025		0225-2	262232	9,666.66		9,666.66	02/07/2025	INV	PD	SNOW REMOVAL SERVICES
CHECK DATE: 02/14/2025												
12567 AMAZON.COM SALES, INC.												
199D-W7R7-NDKT		02/01/2025		0225-2	262233	3,931.60		3,931.60	03/01/2025	INV	PD	SUPPLIES, MAINT EQUIP,
CHECK DATE: 02/14/2025												
1GQW-RVL6-MTD4		02/01/2025		0225-2	262233	264.48		264.48	02/14/2025	INV	PD	CALENDAR/PAPER/TAGS/PE
CHECK DATE: 02/14/2025												
1H1X-P49G-MRHN		02/01/2025		0225-2	262233	3,591.31		3,591.31	02/14/2025	INV	PD	RPL. FLUSH VALVES/TV M
CHECK DATE: 02/14/2025												
1T1X-7P9Q-T7M7		02/01/2025		0225-2	262233	59.37		59.37	02/14/2025	INV	PD	CATALOG ENVELOPES
CHECK DATE: 02/14/2025												
					7,846.76							
13605 AMBITEC, INC												
INV2159		01/14/2025		0225-2	262234	4,859.97		4,859.97	02/13/2025	INV	PD	ACTIVE SHOOTER BALLIST
CHECK DATE: 02/14/2025												
13113 AMERICAN WELDING & GAS, INC.												
0010625968		01/31/2025		0225-2	262235	45.41		45.41	01/31/2025	INV	PD	CO2 REFILL
CHECK DATE: 02/14/2025												
0010647543		02/05/2025		0225-2	262235	121.05		121.05	02/05/2025	INV	PD	CO2 REFILL
CHECK DATE: 02/14/2025												

VILLAGE OF GLEN ELLYN



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INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
1268 ASSOCIATED TECHNICAL SERVICES,LTD						166.46						
39767		01/31/2025		0225-2	262236	728.00	728.00	02/14/2025	INV	PD		LEAK LOCATION ON WATER
CHECK DATE: 02/14/2025												
6832 POWER UP BATTERIES LLC												
P80129914		02/07/2025		0225-2	262237	18.24	18.24	02/14/2025	INV	PD		BATTERIERS FOR LOCATOR
CHECK DATE: 02/14/2025												
11052 SIMPLIFY COMPLIANCE LLC												
19760123		02/07/2025		0225-2	262238	6,400.00	6,400.00	02/14/2025	INV	PD		TRAINING TODAY
CHECK DATE: 02/14/2025												
1225 CHECKPOINT PRESS, INC												
47372		02/07/2025		0225-2	262239	397.00	397.00	02/14/2025	INV	PD		POLICE RECRUITING AD
CHECK DATE: 02/14/2025												
12241 BRAND IT ON APAREL CO.												
2422 JACK PONES		01/10/2025		0225-2	262240	448.00	448.00	02/07/2025	INV	PD		2024 UNIFORMS
CHECK DATE: 02/14/2025												
2423 VIC S		01/10/2025		0225-2	262240	22.00	22.00	02/07/2025	INV	PD		2024 UNIFORMS
CHECK DATE: 02/14/2025												
						470.00						
9879 BREAKTHRU BEVERAGE ILLINOIS, LLC												
119822740		01/30/2025		0225-2	262241	336.41	336.41	01/30/2025	INV	PD		BEVERAGE FOR RESALE
CHECK DATE: 02/14/2025												
120 CANON SOLUTIONS AMERICA, INC												
38475553		02/09/2025		0225-2	262242	630.30	630.30	02/14/2025	INV	PD		FINANCE COPIER
CHECK DATE: 02/14/2025												
128 CARQUEST AUTO PARTS												
635527704		10/23/2024		0225-2	262243	27.00	27.00	02/14/2025	INV	PD		ADJ. FOR UNDERPAYMENT
CHECK DATE: 02/14/2025												
5866 CASE LOTS INC.												
29139		01/16/2025		0225-2	262244	173.79	173.79	02/14/2025	INV	PD		CUSTODIAL SUPPLIES FOR
CHECK DATE: 02/14/2025												
29246		01/22/2025		0225-2	262244	142.84	142.84	02/07/2025	INV	PD		CUSTODIAL SUPPLIES FOR
CHECK DATE: 02/14/2025												
10505 CDM SMITH INC						316.63						

VILLAGE OF GLEN ELLYN



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INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
90225927	20230022	01/31/2025		0225-2	262245	56,651.84	56,651.84	02/07/2025	INV	PD	PHASE II ENGINEERING S
CHECK DATE: 02/14/2025											
147 CHICAGO DISTRICT GOLF ASSN.											
2025-115026		02/03/2025		0225-2	262246	100.00	100.00	03/01/2025	INV	PD	ANNUAL DUES
CHECK DATE: 02/14/2025											
5431 CHICAGO METROPOLITAN FIRE PREVENTION CO.											
IN00451639		01/12/2025		0225-2	262247	241.50	241.50	02/07/2025	INV	PD	CHICAGO METROPOLITAN F
CHECK DATE: 02/14/2025											
6043 CHICAGO PARTS & SOUND LLC											
40V0013658		02/04/2025		0225-2	262248	27.56	27.56	02/14/2025	INV	PD	INVENTORY - WIPER BLAD
CHECK DATE: 02/14/2025											
40V0014281		02/06/2025		0225-2	262248	225.36	225.36	02/14/2025	INV	PD	INVENTORY - BRAKE PADS
CHECK DATE: 02/14/2025											
						252.92					
1076 CINTAS CORPORATION NO 2											
4219522837		01/30/2025		0225-2	262249	102.63	102.63	01/30/2025	INV	PD	JANITORIAL RESTOCK
CHECK DATE: 02/14/2025											
4220049658		02/04/2025		0225-2	262249	171.69	171.69	02/04/2025	INV	PD	JANITORIAL RESTOCK
CHECK DATE: 02/14/2025											
4220268909		02/06/2025		0225-2	262249	113.52	113.52	02/06/2025	INV	PD	JANITORIAL RESTOCK
CHECK DATE: 02/14/2025											
8407246310		01/31/2025		0225-2	262249	69.20	69.20	02/07/2025	INV	PD	BI-WEEKLY FLOOR MAT SE
CHECK DATE: 02/14/2025											
						457.04					
6831 CLARK BAIRD SMITH LLP/FKA-SGDB LAW FIRM LLP											
1442		01/31/2025		0225-2	262250	1,218.75	1,218.75	02/14/2025	INV	PD	LEGAL SERVICES 01/25
CHECK DATE: 02/14/2025											
59 ARTHUR CLESEN, INC											
20906-00		02/10/2025		0225-2	262251	704.62	704.62	02/11/2025	INV	PD	2 PALLETS OF ICEBURNER
CHECK DATE: 02/14/2025											
172 COLLEGE OF DUPAGE											
MAC2025023		02/01/2025		0225-2	262252	250.00	250.00	02/14/2025	INV	PD	DIGITAL/VINYL ARTWORK
CHECK DATE: 02/14/2025											
13547 COLLEY ELEVATOR CO.											
274469		02/01/2025		0225-2	262253	216.00	216.00	02/14/2025	INV	PD	ELEVATOR MONTHLY MAINT
CHECK DATE: 02/14/2025											
175 COMMONWEALTH EDISON COMPANY											

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INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
34074144000 0125 CHECK DATE: 02/14/2025		01/18/2025		0225-2	262254	549.56		549.56	02/14/2025	INV	PD	800 N MAIN ST
6279906000 0125 CHECK DATE: 02/14/2025		01/22/2025		0225-2	262255	2,325.22		2,325.22	02/14/2025	INV	PD	DISTR PANEL, 455 CRESC
9242011222 0125 CHECK DATE: 02/14/2025		01/18/2025		0225-2	262256	82.94		82.94	02/14/2025	INV	PD	SIRENS, 90 FINLEY & OE
7323111222 0125-2 CHECK DATE: 02/14/2025		01/31/2025		0225-2	262257	1,490.38		1,490.38	02/14/2025	INV	PD	PUMP STATION, 69 NEWTO
6610 COMCAST CABLE COMMUNICATIONS, LLC												
0545119 0125 CHECK DATE: 02/14/2025		01/22/2025		0225-2	262258	295.01		295.01	02/14/2025	INV	PD	PD 01/25-02/25
179 COMPUTERIZED FLEET ANALY., INC												
15483 CHECK DATE: 02/14/2025		02/01/2025		0225-2	262259	1,795.00		1,795.00	02/14/2025	INV	PD	CFA FLEET SOFTWARE & S
4876 CONSTELLATION NEWENERGY, INC.												
7302778-88623 0125 CHECK DATE: 02/14/2025		01/31/2025		0225-2	262260	15,748.51		15,748.51	02/14/2025	INV	PD	STREETLIGHTS, 0 S ESSE
BG-316250 0125 CHECK DATE: 02/14/2025		01/18/2025		0225-2	262261	4,720.72		4,720.72	02/14/2025	INV	PD	GAS, 485 WINCHELL WAY
10952 CONSUMERS PACKING COMPANY												
419428 CHECK DATE: 02/14/2025		02/05/2025		0225-2	262262	1,372.16		1,372.16	02/05/2025	INV	PD	FOOD - RESALE
5417 CURRIE MOTORS FRANKFORT, INC.												
E1540 CHECK DATE: 02/14/2025	20250002	01/28/2025		0225-2	262263	148,766.00		148,766.00	02/07/2025	INV	PD	PURCHASE(3) FORD POLIC
2781 CUSTOM CONNECTION INC.												
7766 CHECK DATE: 02/14/2025		02/07/2025		0225-2	262264	22.75		22.75	02/14/2025	INV	PD	DOOR SEAL - PD 011
204 DAILY HERALD												
319219-1 CHECK DATE: 02/14/2025		12/31/2024		0225-2	262265	158.70		158.70	01/31/2025	INV	PD	24.0019 ESCROW 640-656
321779-1 CHECK DATE: 02/14/2025		01/20/2025		0225-2	262265	85.10		85.10	02/07/2025	INV	PD	2025 RESURFACE PROJECT
321779-2 CHECK DATE: 02/14/2025		01/20/2025		0225-2	262265	170.20		170.20	02/07/2025	INV	PD	24.0019 ESCROW
322313 CHECK DATE: 02/14/2025		01/27/2025		0225-2	262265	92.00		92.00	02/07/2025	INV	PD	25.0001 ESCROW

VILLAGE OF GLEN ELLYN



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INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
324437-PW		02/09/2025		0225-2	262265	94.30		94.30	02/14/2025	INV	PD	PUBLIC BID NOTICE, 202
CHECK DATE: 02/14/2025												
216 DELL MARKETING L.P.						600.30						
10795986402		01/24/2025		0225-2	262266	33,482.71		33,482.71	02/07/2025	INV	PD	COMPUTER ENDPOINT REPL
CHECK DATE: 02/14/2025												
249 DUPAGE COUNTY												
01/01/2025-1		01/01/2025		0225-2	262267	57.00		57.00	01/31/2025	INV	PD	24.0021 ESCROW 491 RID
CHECK DATE: 02/14/2025												
01/01/2025-10		01/01/2025		0225-2	262267	286.00		286.00	01/31/2025	INV	PD	ORDINANCE/AGREEMENT/PL
CHECK DATE: 02/14/2025												
01/01/2025-2		01/01/2025		0225-2	262267	57.00		57.00	01/31/2025	INV	PD	24.0026 ESCROW 417 DAW
CHECK DATE: 02/14/2025												
01/01/2025-3		01/01/2025		0225-2	262267	57.00		57.00	01/31/2025	INV	PD	24.0022 ESCROW 252 MER
CHECK DATE: 02/14/2025												
01/01/2025-4		01/01/2025		0225-2	262267	57.00		57.00	01/31/2025	INV	PD	24.0015 ESCROW BIESTER
CHECK DATE: 02/14/2025												
01/01/2025-5		01/01/2025		0225-2	262267	345.00		345.00	01/31/2025	INV	PD	24.0017 ESCROW 21W466
CHECK DATE: 02/14/2025												
01/01/2025-6		01/01/2025		0225-2	262267	85.00		85.00	01/31/2025	INV	PD	24.0013 ESCROW 562 HIL
CHECK DATE: 02/14/2025												
01/01/2025-7		01/01/2025		0225-2	262267	170.00		170.00	01/31/2025	INV	PD	24.0002 ESCROW 21W427
CHECK DATE: 02/14/2025												
250 DUPAGE COUNTY PUBLIC WORKS						1,114.00						
100025-10009013	0125	01/12/2025		0225-2	262268	14.10		14.10	02/14/2025	INV	PD	WATER USAGE, 1N304 STA
CHECK DATE: 02/14/2025												
12755 ECO CLEAN MAINTENANCE, INC.												
13472	20240044	01/24/2025		0225-2	262269	3,329.00		3,329.00	02/14/2025	INV	PD	YEAR 2 OF 3 (OPT) CC G
CHECK DATE: 02/14/2025												
11334 EURO USA MIDWEST LLC												
793024-00		02/05/2025		0225-2	262270	378.60		378.60	02/05/2025	INV	PD	FOOD - RESALE
CHECK DATE: 02/14/2025												
793025-00		02/06/2025		0225-2	262270	192.13		192.13	02/06/2025	INV	PD	FOOD - RESALE
CHECK DATE: 02/14/2025												
793316-00		02/07/2025		0225-2	262270	306.94		306.94	02/07/2025	INV	PD	FOOD - RESALE
CHECK DATE: 02/14/2025												
2017 ELLIOTT AUTO SUPPLY COMPANY, INC						877.67						
1-10433382		01/29/2025		0225-2	262271	26.88		26.88	02/11/2025	INV	PD	FUEL FILTER STOCK
CHECK DATE: 02/14/2025												
162-199469		01/29/2025		0225-2	262271	64.62		64.62	02/11/2025	INV	PD	BOX OF RAGS
CHECK DATE: 02/14/2025												

VILLAGE OF GLEN ELLYN

VENDOR INVOICE LIST 02.24.25

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
162-199594		01/30/2025		0225-2	262271	-45.64	-45.64	01/30/2025	CRM	PD		CREDIT FOR INCORRECT P
CHECK DATE:	02/14/2025											
50-5860827		01/29/2025		0225-2	262271	43.24	43.24	02/11/2025	INV	PD		FUEL FILTER STOCK
CHECK DATE:	02/14/2025											
50-5860891		01/29/2025		0225-2	262271	497.18	497.18	02/11/2025	INV	PD		FUEL, AIR, OIL FILTER
CHECK DATE:	02/14/2025											
50-5870778		02/03/2025		0225-2	262271	33.04	33.04	02/11/2025	INV	PD		AIR FILTER STOCK
CHECK DATE:	02/14/2025											
50-5873432		02/04/2025		0225-2	262271	193.68	193.68	02/14/2025	INV	PD		INVENTORY - WIPER BLAD
CHECK DATE:	02/14/2025											
60-468132		01/29/2025		0225-2	262271	26.48	26.48	02/11/2025	INV	PD		PARTS STOCK
CHECK DATE:	02/14/2025											
63-476140		01/29/2025		0225-2	262271	12.96	12.96	02/11/2025	INV	PD		SHOP SUPPLIES
CHECK DATE:	02/14/2025											
63-476672		02/03/2025		0225-2	262271	65.78	65.78	02/11/2025	INV	PD		PARTS STOCK
CHECK DATE:	02/14/2025											
300 FBINAA - NORTHERN DIVISION						918.22						
200120916		02/03/2025		0225-2	262272	795.00	795.00	03/04/2025	INV	PD		SUPERVISOR LEADERSHIP
CHECK DATE:	02/14/2025											
1726 BRIDGESTONE RETAIL OPERATIONS, LLC												
316786		02/05/2025		0225-2	262273	507.48	507.48	02/14/2025	INV	PD		INVENTORY - TIRES
CHECK DATE:	02/14/2025											
316795		02/05/2025		0225-2	262273	507.48	507.48	02/14/2025	INV	PD		NEW TIRES FOR UNIT # 0
CHECK DATE:	02/14/2025											
11762 TOM FOTA						1,014.96						
02/06/2025		02/06/2025		0225-2	262274	14.25	14.25	02/14/2025	INV	PD		NUTS/BOLTS/SCREWS
CHECK DATE:	02/14/2025											
10033 G & B SERVICE AND RECOVERY												
25-6574		02/02/2025		0225-2	262275	175.00	175.00	03/03/2025	INV	PD		2014 TOYOTA CAMRY TOW
CHECK DATE:	02/14/2025											
929 W.W. GRAINGER INC												
9391405512		01/30/2025		0225-2	262276	214.56	214.56	02/14/2025	INV	PD		DRAIN MAINTENANCE FLUI
CHECK DATE:	02/14/2025											
9401346987		02/10/2025		0225-2	262276	36.36	36.36	02/11/2025	INV	PD		SHOP CLEANING SUPPLIES
CHECK DATE:	02/14/2025											
5049 GROOT INDUSTRIES INC.						250.92						
13897253T107		02/01/2025		0225-2	262277	1,409.48	1,409.48	02/11/2025	INV	PD		TRASH AND RECYCLING
CHECK DATE:	02/14/2025											
2081 HAMPTON, LENZINI AND RENWICK, INC.												

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VENDOR INVOICE LIST 02.24.25

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
20250150	20240055	12/31/2024		0225-2	262278	1,480.00	1,480.00	01/28/2025	INV	PD	YEAR 2 OF 3 ENGINEERIN
CHECK DATE:	02/14/2025										
20250151		01/10/2025		0225-2	262278	46.25	46.25	01/28/2025	INV	PD	24.0002.551
CHECK DATE:	02/14/2025										
20250152-1	20240055	01/10/2025		0225-2	262278	4,671.25	4,671.25	01/28/2025	INV	PD	YEAR 2 OF 3 ENGINEERIN
CHECK DATE:	02/14/2025										
20250152-2		01/10/2025		0225-2	262278	92.50	92.50	01/28/2025	INV	PD	24.0010 ESCROW
CHECK DATE:	02/14/2025										
20250152-3		01/10/2025		0225-2	262278	46.25	46.25	01/28/2025	INV	PD	24.0020 ESCROW
CHECK DATE:	02/14/2025										
20250152-4		01/10/2025		0225-2	262278	1,560.00	1,560.00	01/28/2025	INV	PD	24.0018 ESCROW
CHECK DATE:	02/14/2025										
20250152-5		01/10/2025		0225-2	262278	528.75	528.75	01/28/2025	INV	PD	24.0019 ESCROW
CHECK DATE:	02/14/2025										
20250152-6		01/10/2025		0225-2	262278	323.75	323.75	01/28/2025	INV	PD	24.0003 ESCROW
CHECK DATE:	02/14/2025										
250008		01/10/2025		0225-2	262278	1,690.00	1,690.00	01/28/2025	INV	PD	24.0011.810
CHECK DATE:	02/14/2025										
389 HOLSTEIN'S GARAGE						10,438.75					
3375		01/31/2025		0225-2	262279	495.00	495.00	02/14/2025	INV	PD	DOT REQUIRED SAFETY IN
CHECK DATE:	02/14/2025										
10976 ILLINOIS CASUALTY COMPANY											
021125		02/01/2025		0225-2	262280	2,783.00	2,783.00	03/01/2025	INV	PD	LIQUOR LIABILITY INSUR
CHECK DATE:	02/14/2025										
12335 ILLINOIS PHLEBOTOMY SERVICES											
2188		01/09/2025		0225-2	262281	975.00	975.00	02/08/2025	INV	PD	PLEBOTOMY SERVICES
CHECK DATE:	02/14/2025										
2210		02/01/2025		0225-2	262281	425.00	425.00	03/03/2025	INV	PD	PHLEBOTOMY SERVICES
CHECK DATE:	02/14/2025										
425 ILLINOIS SECTION AWWA						1,400.00					
200094598		02/03/2025		0225-2	262282	150.00	150.00	02/07/2025	INV	PD	WATERCON 2025- TWO DAY
CHECK DATE:	02/14/2025										
427 ILLINOIS STATE TREASURER											
126528	20180045	02/01/2025		0225-2	262283	306,280.33	306,280.33	02/14/2025	INV	PD	TAYLOR AVE PEDESTRIAN
CHECK DATE:	02/14/2025										
11916 INFOSENSE, INC											
5235		02/04/2025		0225-2	262284	995.00	995.00	02/14/2025	INV	PD	SUBSCRIPTION RENEWAL,
CHECK DATE:	02/14/2025										
10157 MICHAEL JAGODZINSKI											

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INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
01172025 CHECK DATE: 02/14/2025 13828 RALPH LAUTERBACH		01/17/2025		0225-2	262285	20.00		20.00	02/07/2025	INV	PD	PERFORMANCE EVAL/MENTO
562 HILLSIDE AVE CHECK DATE: 02/14/2025 546 LEN'S ACE HARDWARE, INC.		02/05/2025		0225-2	262286	825.70		825.70	02/07/2025	INV	PD	24.0013 ESCROW REFUND
116709/3 CHECK DATE: 02/14/2025		01/22/2025		0225-2	262287	15.81		15.81	02/14/2025	INV	PD	DISINFECTANT FOR ROUTI
116711/3 CHECK DATE: 02/14/2025		01/22/2025		0225-2	262287	13.49		13.49	02/14/2025	INV	PD	CUSTOMER SERVICE TOOL(
116738/3 CHECK DATE: 02/14/2025		01/27/2025		0225-2	262287	9.32		9.32	02/11/2025	INV	PD	PIPES FOR R22 GRILL IN
116746/3 CHECK DATE: 02/14/2025		01/28/2025		0225-2	262287	49.11		49.11	02/14/2025	INV	PD	PARTS FOR SERVICES TRU
116751/3 CHECK DATE: 02/14/2025		01/28/2025		0225-2	262287	11.49		11.49	02/14/2025	INV	PD	SCADA DISPLAY INSTALLA
116772/3 CHECK DATE: 02/14/2025		01/30/2025		0225-2	262287	15.29		15.29	02/07/2025	INV	PD	CONTRACTOR'S BAGS FOR
116774/3 CHECK DATE: 02/14/2025		01/31/2025		0225-2	262287	6.29		6.29	02/07/2025	INV	PD	U-BOLT FOR # 200
116775/3 CHECK DATE: 02/14/2025		01/12/2025		0225-2	262287	62.97		62.97	02/07/2025	INV	PD	MATERIALS FOR RUNNING
116777/3 CHECK DATE: 02/14/2025		01/31/2025		0225-2	262287	2.33		2.33	02/07/2025	INV	PD	MISC. HARDWARE - #200
116782/3 CHECK DATE: 02/14/2025		02/03/2025		0225-2	262287	19.78		19.78	02/11/2025	INV	PD	PAINT SUPPLIES
116794/3 CHECK DATE: 02/14/2025		02/05/2025		0225-2	262287	30.56		30.56	02/11/2025	INV	PD	PAINT SUPPLIES
116795/3 CHECK DATE: 02/14/2025		02/05/2025		0225-2	262287	22.47		22.47	02/14/2025	INV	PD	PLUMBING PARTS FOR REP
116796/3 CHECK DATE: 02/14/2025		02/05/2025		0225-2	262287	37.18		37.18	02/11/2025	INV	PD	WHITE OUTLETS AND WALL
116801/3 CHECK DATE: 02/14/2025		02/05/2025		0225-2	262287	20.00		20.00	02/11/2025	INV	PD	PAINT FOR GROUNDS BUIL
116816/3 CHECK DATE: 02/14/2025		02/07/2025		0225-2	262287	83.66		83.66	02/11/2025	INV	PD	CLEANING SUPPLIES
116820/3 CHECK DATE: 02/14/2025		02/07/2025		0225-2	262287	45.87		45.87	02/14/2025	INV	PD	SHOP SUPPLIES & VARIOU
						445.62						
14121 STEPHEN & NINA MAHALICK												
547 RAINTREE DR CHECK DATE: 02/14/2025 14116 WADLEY HOLDINGS LLC		02/05/2025		0225-2	262288	834.90		834.90	02/07/2025	INV	PD	24.0014 ESCROW REFUND
111619 CHECK DATE: 02/14/2025	20250013	02/04/2025		0225-2	262289	41,642.00		41,642.00	02/04/2025	INV	PD	Replacement Patio Furn

VILLAGE OF GLEN ELLYN



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INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
595 MENARDS, INC.											
48054		01/14/2025		0225-2	262290	4.58	4.58	02/14/2025	INV	PD	BLEACH FOR WATER SAMPL
CHECK DATE: 02/14/2025											
48456		01/22/2025		0225-2	262290	14.99	14.99	02/14/2025	INV	PD	SAMPLING EQUIPMENT
CHECK DATE: 02/14/2025											
48590-2		01/24/2025		0225-2	262290	49.98	49.98	02/14/2025	INV	PD	ICE SCRAPERS
CHECK DATE: 02/14/2025											
48892		01/30/2025		0225-2	262290	107.61	107.61	02/14/2025	INV	PD	HOSE REEL, PVC FOR BBO
CHECK DATE: 02/14/2025											
49184		02/04/2025		0225-2	262290	6.80	6.80	02/14/2025	INV	PD	ANTI - ICE SPRAYING WA
CHECK DATE: 02/14/2025											
49363		02/07/2025		0225-2	262290	59.92	59.92	02/14/2025	INV	PD	ELECTRICAL SUPPLIES
CHECK DATE: 02/14/2025											
						243.88					
966 WM. F. MEYER CO.											
S4589349.001		11/05/2024		0225-2	262291	3,285.99	3,285.99	11/22/2024	INV	PD	UPGRADE WATER LINE IN
CHECK DATE: 02/14/2025											
8003 MORTON SALT, INC											
5403293391	20240046	01/17/2025		0225-2	262292	12,374.55	12,374.55	02/07/2025	INV	PD	BULK SALT NTE \$114,850
CHECK DATE: 02/14/2025											
5403319436	20240046	01/29/2025		0225-2	262292	14,822.87	14,822.87	02/07/2025	INV	PD	BULK SALT NTE \$114,850
CHECK DATE: 02/14/2025											
						27,197.42					
11761 MOSHE CALAMARO & ASSOCIATES											
2017122		01/16/2025		0225-2	262293	3,190.00	3,190.00	02/07/2025	INV	PD	STRUCTURAL PRELIMINARY
CHECK DATE: 02/14/2025											
1082 MUNICIPAL INS COOPERATIVE AGENCY											
250103		01/31/2025		0225-2	262294	1,196.87	1,196.87	02/14/2025	INV	PD	DEDUCTIBLE
CHECK DATE: 02/14/2025											
5841 GENUINE PARTS CO-NAPA											
779809		01/30/2025		0225-2	262295	121.70	121.70	02/07/2025	INV	PD	INVENTORY - FILTERS
CHECK DATE: 02/14/2025											
780395		02/04/2025		0225-2	262295	11.77	11.77	02/14/2025	INV	PD	SHOP SUPPLIES
CHECK DATE: 02/14/2025											
						133.47					
14120 DR. TARIQ NAZEER											
25611 PARK BLVD		02/05/2025		0225-2	262296	549.50	549.50	02/07/2025	INV	PD	20.0012 ESCROW REFUND
CHECK DATE: 02/14/2025											
651 NORTHERN ILLINOIS GAS COMPANY											
05-47-62-1000 9 0225		01/28/2025		0225-2	262297	77.24	77.24	02/14/2025	INV	PD	GAS LIGHTS, 609 MIDWAY

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VENDOR INVOICE LIST 02.24.25

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 02/14/2025												
13747 O'REILLY AUTO ENTERPRISES, LLC												
3896-362757		01/31/2025		0225-2	262298	31.99		31.99	02/11/2025	INV	PD	AIR HOSE FOR 3RD SHOP
CHECK DATE: 02/14/2025												
3896-362758		01/31/2025		0225-2	262298	50.60		50.60	02/11/2025	INV	PD	HEADLAMPS FOR WESTERN
CHECK DATE: 02/14/2025												
						82.59						
676 PACKEY WEBB FORD, INC.												
173449		01/30/2025		0225-2	262299	58.06		58.06	02/07/2025	INV	PD	TAILLIGHT ASSY. # 248
CHECK DATE: 02/14/2025												
173587		02/11/2025		0225-2	262299	104.25		104.25	02/14/2025	INV	PD	FUEL LINE - #1C61
CHECK DATE: 02/14/2025												
						162.31						
14003 PALE BLUE DOT LLC												
1418	20240056	01/31/2025		0225-2	262300	2,700.00		2,700.00	02/14/2025	INV	PD	SUSTAINABILITY ASSESSM
CHECK DATE: 02/14/2025												
9940 PARKVIEW PTC												
01/24/2025		01/31/2025		0225-2	262301	207.00		207.00	02/14/2025	INV	PD	FUNDRAISER 2024
CHECK DATE: 02/14/2025												
12858 PEERLESS NETWORK, INC.												
68967		02/01/2025		0225-2	262302	1,744.47		1,744.47	02/14/2025	INV	PD	VOGE TELECOMMUNICATION
CHECK DATE: 02/14/2025												
14118 PETRITIS, KATHLEEN L												
439650		02/05/2025		0225-2	262303	94.18		94.18	02/05/2025	INV	PD	69 WOODVIEW DR UB REFU
CHECK DATE: 02/14/2025												
11266 PHYSICIANS IMMEDIATE CARE NORTH CHICAGO LLC												
4442605		01/07/2025		0225-2	262304	1,075.00		1,075.00	01/28/2025	INV	PD	EMPLOYEE SCREENINGS
CHECK DATE: 02/14/2025												
700 THE PITNEY BOWES BANK INC												
8000-9090-1071-0155		01/14/2025		0225-2	262305	11.91		11.91	02/07/2025	INV	PD	CC POSTAGE MACHINE
CHECK DATE: 02/14/2025												
5678 PRIORITY PRODUCTS, INC												
1013760		01/29/2025		0225-2	262306	189.64		189.64	02/07/2025	INV	PD	SHOP SUPPLIES - BANDSA
CHECK DATE: 02/14/2025												
1013807		02/06/2025		0225-2	262306	58.25		58.25	02/14/2025	INV	PD	SHOP SUPPLIES - MISC.
CHECK DATE: 02/14/2025												

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST 02.24.25

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
						247.89						
9750 RAPID TRANSPORT TOWING, INC												
5683		01/30/2025		0225-2	262307	175.00	175.00	03/01/2025	INV	PD		2007 HONDA CIVIC TOW
CHECK DATE: 02/14/2025												
6927 REGIONAL TRUCK EQUIPMENT CO												
283814		02/10/2025		0225-2	262308	112.00	112.00	02/14/2025	INV	PD		TAILGATE SHAFT BEARING
CHECK DATE: 02/14/2025												
1254 REINDERS, INC.												
6066527-00		02/07/2025		0225-2	262309	2,483.97	2,483.97	02/11/2025	INV	PD		STEERING UNIT ASM FOR
CHECK DATE: 02/14/2025												
8640 KEVIN RIGGLE												
01062025		01/06/2025		0225-2	262310	20.00	20.00	02/07/2025	INV	PD		ADAPTIVE LEADER: FRONT
CHECK DATE: 02/14/2025												
8900 ROADSAFE TRAFFIC SYSTEMS INC												
229224		01/28/2025		0225-2	262311	315.00	315.00	02/07/2025	INV	PD		ASPHALT MANHOLE REPAI
CHECK DATE: 02/14/2025												
764 ROTARY CLUB OF GLEN ELLYN												
1027		01/28/2025		0225-2	262312	252.00	252.00	02/14/2025	INV	PD		JAN-MAR DUES
CHECK DATE: 02/14/2025												
8894 RUSSO HARDWARE, INC												
SPI20908255		01/29/2025		0225-2	262313	7.98	7.98	02/11/2025	INV	PD		STIHL SHUTTER
CHECK DATE: 02/14/2025												
12735 SCHINDLER ELEVATOR CORP.												
7154058397		11/25/2024		0225-2	262314	4,872.34	4,872.34	02/14/2025	INV	PD		SERVICE CALL, WATER DA
CHECK DATE: 02/14/2025												
7154077232		12/22/2024		0225-2	262314	3,856.73	3,856.73	02/14/2025	INV	PD		ELEVATOR DOWN, SERVICE
CHECK DATE: 02/14/2025												
8106705385		10/01/2024		0225-2	262314	1,697.46	1,697.46	02/14/2025	INV	PD		PREVENTATIVE MAINT FOR
CHECK DATE: 02/14/2025												
8106782259		01/01/2025		0225-2	262314	1,697.46	1,697.46	02/14/2025	INV	PD		PREVENTIVE MAINT 01/01
CHECK DATE: 02/14/2025												
						12,123.99						
9718 SEBIS DIRECT INC												
113135		02/04/2025		0225-2	262315	973.86	973.86	02/14/2025	INV	PD		UTILITY BILLS 01/25
CHECK DATE: 02/14/2025												
11340 SERVICE PRINTING CORPORATION												

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST 02.24.25

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
35705 CHECK DATE: 02/14/2025 12005 CODY SOLLIS		02/04/2025		0225-2	262316	7,144.67	7,144.67	02/14/2025	INV	PD		WINTER NEWSLETTER
01082025 CHECK DATE: 02/14/2025 12512 SOUTHEAST LINEN ASSOCIATES, INC.		01/08/2025		0225-2	262317	40.00	40.00	02/07/2025	INV	PD		SEXUAL ASSAULT INVESTI
1369194 CHECK DATE: 02/14/2025		01/31/2025		0225-2	262318	550.15	550.15	01/31/2025	INV	PD		LINEN SERVICE
1369988 CHECK DATE: 02/14/2025		02/07/2025		0225-2	262318	550.15	550.15	02/07/2025	INV	PD		LINEN SERVICE
						1,100.30						
806 STANDARD EQUIPMENT COMPANY p00556 CHECK DATE: 02/14/2025 14122 TIMOTHY STOH		11/05/2024		0225-2	262319	210.48	210.48	02/14/2025	INV	PD		WATER FILL HOSE FOR UN
171 BRANDON AVE CHECK DATE: 02/14/2025 7600 STUEVER & SONS, INC		02/05/2025		0225-2	262320	830.30	830.30	02/07/2025	INV	PD		24.0016 ESCROW REFUND
482698 CHECK DATE: 02/14/2025		02/01/2025		0225-2	262321	495.00	495.00	02/01/2025	INV	PD		DRAFT LINE CLEANING AN
483727 CHECK DATE: 02/14/2025		02/04/2025		0225-2	262321	190.00	190.00	02/04/2025	INV	PD		DRAFT LINE CLEANING
						685.00						
13794 SUPER SMART SHOPPERS S-ORD101892 CHECK DATE: 02/14/2025		02/06/2025		0225-2	262322	272.49	272.49	03/08/2025	INV	PD		CASTING KIT GRAY, WHIT
S-ORD101899 CHECK DATE: 02/14/2025		02/05/2025		0225-2	262322	64.00	64.00	03/07/2025	INV	PD		RIDGE BUILDER LOTION,
						336.49						
2937 SUPERIOR ASPHALT MATERIALS, LLC 20250032 CHECK DATE: 02/14/2025		01/29/2025		0225-2	262323	586.05	586.05	02/07/2025	INV	PD		UPM POTHOLE MIX
20250036 CHECK DATE: 02/14/2025		01/31/2025		0225-2	262323	1,917.01	1,917.01	02/14/2025	INV	PD		COLD MIX FOR ROAD REPA
						2,503.06						
835 SUPERIOR BEVERAGE CO. 712634 CHECK DATE: 02/14/2025		02/07/2025		0225-2	262324	142.30	142.30	02/07/2025	INV	PD		BEVERAGE FOR RESALE

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST 02.24.25

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
844 SYSCO FOOD SERV - CHICAGO, INC												
824085566		02/07/2025		0225-2	262325	2,055.73		2,055.73	02/07/2025	INV	PD	FOOD - RESALE, NA BEV.
CHECK DATE:		02/14/2025										
853 TERMINAL SUPPLY CO, INC												
93447-00		01/29/2025		0225-2	262326	72.31		72.31	02/07/2025	INV	PD	INVENTORY - SPOTLIGHT
CHECK DATE:		02/14/2025										
854 TERRACE SUPPLY COMPANY												
0001066307		01/31/2025		0225-2	262327	4.65		4.65	02/14/2025	INV	PD	OXYGEN & ACETYLENE TAN
CHECK DATE:		02/14/2025										
10558 TESTA PRODUCE, INC												
00411685		02/06/2025		0225-2	262328	-34.10		-34.10	02/06/2025	CRM	PD	FOOD - RESALE
CHECK DATE:		02/14/2025										
05875172		02/05/2025		0225-2	262328	473.20		473.20	02/05/2025	INV	PD	FOOD - RESALE, NA BEV.
CHECK DATE:		02/14/2025										
05875440		02/07/2025		0225-2	262328	218.50		218.50	02/07/2025	INV	PD	FOOD - RESALE
CHECK DATE:		02/14/2025										
05877552		02/06/2025		0225-2	262328	200.95		200.95	02/06/2025	INV	PD	FOOD - RESALE
CHECK DATE:		02/14/2025										
05879082		02/08/2025		0225-2	262328	222.70		222.70	02/08/2025	INV	PD	FOOD - RESALE, NA BEV.
CHECK DATE:		02/14/2025										
					1,081.25							
948 WEST PUBLISHING CORPORATION												
851419163		02/01/2025		0225-2	262329	561.84		561.84	02/14/2025	INV	PD	ONLINE/SOFTWARE SUBSCR
CHECK DATE:		02/14/2025										
10477 TPI BUILDING CODE CONSULTANTS, INC												
202412		12/31/2024		0225-2	262330	24,216.89		24,216.89	01/28/2025	INV	PD	DECEMBER 2024 REVIEW/I
CHECK DATE:		02/14/2025										
10845 TRAVISMATHEW LLC												
92605695		02/03/2025		0225-2	262331	2,343.25		2,343.25	03/01/2025	INV	PD	MERCHANDISE FOR RESALE
CHECK DATE:		02/14/2025										
10577 CAMPAGNA-TURANO BAKERY, INC												
130030827		02/06/2025		0225-2	262332	35.40		35.40	02/06/2025	INV	PD	FOOD - RESALE
CHECK DATE:		02/14/2025										
130030906		02/08/2025		0225-2	262332	81.55		81.55	02/08/2025	INV	PD	FOOD - RESALE
CHECK DATE:		02/14/2025										
					116.95							
13697 TVG-MGT HOLDINGS LP												

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST 02.24.25

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
MGT36455		01/30/2025		0225-2	262333	5,105.10	5,105.10	02/14/2025	INV	PD		TEMP STAFF: DONOFRIO 0
CHECK DATE: 02/14/2025												
1007 TYLER TECHNOLOGIES, INC.												
045-501533		02/01/2025		0225-2	262334	7,370.58	7,370.58	02/14/2025	INV	PD		ERP PACE TRAINING
CHECK DATE: 02/14/2025												
11819 UNIFIRST CORPORATION												
1190189804		01/29/2025		0225-2	262335	55.85	55.85	02/07/2025	INV	PD		MAT & TOWEL SERVICE
CHECK DATE: 02/14/2025												
1190191390		02/05/2025		0225-2	262335	59.30	59.30	02/14/2025	INV	PD		MAT & TOWEL SERVICE
CHECK DATE: 02/14/2025												
						115.15						
1278 UNION PACIFIC RAILROAD COMPANY												
90142130	20200024	01/10/2025		0225-2	262336	3,317.00	3,317.00	02/07/2025	INV	PD		ENGINEERING SERVICES
CHECK DATE: 02/14/2025												
14119 US BANK TRUST												
315860		02/05/2025		0225-2	262337	48.18	48.18	02/05/2025	INV	PD		350 CENTER ST UB REFUN
CHECK DATE: 02/14/2025												
884 U.S. FOODSERVICE, INC.												
103469		02/03/2025		0225-2	262338	32.83	32.83	02/03/2025	INV	PD		FOOD - RESALE
CHECK DATE: 02/14/2025												
157087		02/04/2025		0225-2	262338	29.03	29.03	02/04/2025	INV	PD		FOOD - RESALE
CHECK DATE: 02/14/2025												
226959		02/06/2025		0225-2	262338	2,190.46	2,190.46	02/06/2025	INV	PD		FOOD - RESALE, NA BEV.
CHECK DATE: 02/14/2025												
243762		02/06/2025		0225-2	262338	48.03	48.03	02/06/2025	INV	PD		FOOD - RESALE
CHECK DATE: 02/14/2025												
303431		02/07/2025		0225-2	262338	19.80	19.80	02/07/2025	INV	PD		SUPPLIES
CHECK DATE: 02/14/2025												
						2,320.15						
13612 UTILITY TRANSPORT SERVICE, INC												
INV-081667	20250004	01/02/2025		0225-2	262339	9,837.66	9,837.66	02/07/2025	INV	PD		YEAR 2 OF 3 MATERIAL H
CHECK DATE: 02/14/2025												
INV-081791	20250004	01/17/2025		0225-2	262339	1,842.32	1,842.32	02/14/2025	INV	PD		YEAR 2 OF 3 MATERIAL H
CHECK DATE: 02/14/2025												
INV-081868	20250004	01/24/2025		0225-2	262339	1,206.71	1,206.71	02/14/2025	INV	PD		YEAR 2 OF 3 MATERIAL H
CHECK DATE: 02/14/2025												
INV-081881	20250004	01/27/2025		0225-2	262339	1,187.87	1,187.87	02/14/2025	INV	PD		YEAR 2 OF 3 MATERIAL H
CHECK DATE: 02/14/2025												
INV-081925	20250004	01/31/2025		0225-2	262339	857.97	857.97	02/14/2025	INV	PD		YEAR 2 OF 3 MATERIAL H
CHECK DATE: 02/14/2025												
INV-081929	20250004	01/30/2025		0225-2	262339	1,797.25	1,797.25	02/14/2025	INV	PD		YEAR 2 OF 3 MATERIAL H
CHECK DATE: 02/14/2025												

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST 02.24.25

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
						16,729.78						
9719 VERIZON CONNECT NWF INC.												
100000113203		02/03/2025		0225-2	262340	1,143.15	1,143.15	02/07/2025	INV	PD		GPS - AVL FLEET TRACKI
CHECK DATE: 02/14/2025												
9008 WATER PRODUCTS COMPANY OF AURORA, INC												
0327331-02/04/25		02/04/2025		0225-2	262341	1,357.13	1,357.13	02/14/2025	INV	PD		PARTS FOR STOCK
CHECK DATE: 02/14/2025												
935 WATER RESOURCES INC.												
37837		01/16/2025		0225-2	262342	22,562.60	22,562.60	02/14/2025	INV	PD		NEPTUNE SUBSCRIPTION,
CHECK DATE: 02/14/2025												
5794 WCS PHOTOGRAPHY												
GEPD2024		12/11/2024		0225-2	262343	548.00	548.00	01/11/2025	INV	PD		SITTING CHARGE, DOWNLO
CHECK DATE: 02/14/2025												
6366 TLP VETERINARY SERVICES												
524839		09/14/2024		0225-2	262344	57.00	57.00	10/14/2024	INV	PD		BOARDING 08/11/24
CHECK DATE: 02/14/2025												
526494		10/15/2024		0225-2	262344	114.00	114.00	11/15/2024	INV	PD		BOARDING 10/05/24
CHECK DATE: 02/14/2025												
529137		12/06/2024		0225-2	262344	46.50	46.50	01/06/2025	INV	PD		DAPV 3 YEAR BOOSTER
CHECK DATE: 02/14/2025												
530329		01/02/2025		0225-2	262344	215.00	215.00	02/02/2025	INV	PD		01/02/25 BOARDING
CHECK DATE: 02/14/2025												
531999		02/04/2025		0225-2	262344	212.50	212.50	03/05/2025	INV	PD		K9 VACCINES, EXAM, URI
CHECK DATE: 02/14/2025												
532000		02/04/2025		0225-2	262344	-107.50	-107.50	03/05/2025	CRM	PD		01/02/25 BORADING DISC
CHECK DATE: 02/14/2025												
						537.50						
7711 WINDY CITY DISTRIBUTION COMPANY												
100638448		02/06/2025		0225-2	262345	200.00	200.00	02/06/2025	INV	PD		BEVERAGE FOR RESALE
CHECK DATE: 02/14/2025												
975 ZIEBELL WATER SERVICE PRODUCTS INC												
268118-000		12/23/2024		0225-2	262346	592.00	592.00	02/14/2025	INV	PD		SLEEVES FOR MAIN BREAK
CHECK DATE: 02/14/2025												
268360-000		01/27/2025		0225-2	262346	1,242.71	1,242.71	02/14/2025	INV	PD		MAIN BREAK SLEEVES
CHECK DATE: 02/14/2025												
268461-000		02/06/2025		0225-2	262346	618.00	618.00	02/14/2025	INV	PD		COUPLING FOR CUTTING P
CHECK DATE: 02/14/2025												
						2,452.71						



VENDOR INVOICE LIST 02.24.25

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
480 INVOICES						1,140,396.72					

** END OF REPORT - Generated by Jenneane Timreck **



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

Meeting 2/24/2025 7:00 PM
Department: Finance
Department Head: Patrick Brankin
Category: Budget
Prepared By: Patrick Brankin

**AGENDA ITEM (ID
2025-150)**

DOC ID: 2025-150

Adopt Ordinance No. 7168, An Ordinance Amending the Budget of the Village of Glen Ellyn for the Fiscal Year Ending December 31, 2025 to Provide Funds for Prior Year Projects, Encumbrances and Capital Improvements (Finance Director Brankin)

Statement of the Issue:

The Village Board annually approves an encumbrance budget amendment to carry forward projects and purchases into the current fiscal year.

Analysis:

After the start of each fiscal year, the Village Board is asked to approve carrying forward encumbrances from the prior fiscal year budget to the new fiscal year budget to continue projects already in progress.

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

During the life of the project, as payments are made, the remaining encumbrance amount is reduced until the project is completed and the encumbrance is closed. By their nature, many of these projects/expenses take considerable time to complete and will often cross the boundaries of our fiscal year cycle. Because we cannot know with certainty the amount of money that will be spent on each of these encumbrances prior to the end of each fiscal year (December 31), the amount of remaining encumbrances are not included in the next fiscal year budget (which needs to be approved before December 31). Rather, the budget is amended (in this case the recently adopted Fiscal Year 2025 budget which began January 1, 2025) by the amount of encumbrances remaining at the close of the prior fiscal year on December 31, 2024.

Budget Impact:

A detailed list of the carry-forward encumbrances by fund is included with the ordinance as Attachment A.

Contribution to Strategic Plan

Approval of the proposed budget amendment ordinance aligns with the Village's strategic plan initiatives of maintaining financial stability and creating a financial decision-making framework.

Action Requested:

Motion to approve ordinance No. 7168, An Ordinance Amending the Budget of the Village of Glen Ellyn for the Fiscal Year Ending December 31, 2025 to Provide Funds for Prior Year Projects, Encumbrances and Capital Improvements.

Attachments:

1. Budget Amendment Ordinance 2025
2. Attachment A Encumbrance Amendment 2025



Village of Glen Ellyn

Ordinance No. 7168

**An Ordinance Amending the Budget of the Village of Glen Ellyn
for the Fiscal Year Ending December 31, 2025
to Provide Funds for Prior Year Projects, Encumbrances and
Capital Improvements**

Adopted by the
Acting Village President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois
this 24th Day of February, 2025.

Published in pamphlet form by the authority
of the Acting Village President and
Board of Trustees of the Village of Glen
Ellyn, DuPage County, Illinois, this 24th
day of February, 2025.

Ordinance No. 7168

**An Ordinance Amending the Budget of the Village of Glen Ellyn
for the Fiscal Year Ending December 31, 2025
to Provide Funds for Prior Year Projects, Encumbrances and Capital Improvements**

WHEREAS, on November 18, 2024, the Board of Trustees of the Village of Glen Ellyn on passed the annual budget for the Village of Glen Ellyn for Fiscal Year 2025 (January 1, 2025 - December 31, 2025) containing amounts estimated for payment of current obligations; and

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

WHEREAS, cash reserves are available to be utilized to satisfy expenses obligated in the prior year.

NOW, THEREFORE, BE IT ORDAINED by the Acting Village 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 1. Budget Amendment. The budget for the fiscal year ending December 31, 2025, is hereby amended to provide funds for expenditures budgeted or obligated in Fiscal Year 2024 (January 1, 2024 - December 31, 2024) and carried forward in Fiscal Year 2025 (January 1, 2025 - December 31, 2025) as set forth in Attachment A incorporated herein by reference as though fully set forth.

Section 2. 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 3. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed by the Acting Village President and Board of Trustees of the Village of Glen Ellyn, Illinois, this 24th day of February, 2025.

Voting	Ayes	Nays	Abstain	Absent
Fasules				
Gould				
Thompson				
Kalinich				
Christiansen				
Simon				

Approved by the Acting Village President of the Village of Glen Ellyn, Illinois, this _____ day of February, 2025.

Donna Jean Simon, Acting Village President

ATTEST

Caren Cosby, Village Clerk

ATTACHMENT A

VILLAGE OF GLEN ELLYN
SCHEDULE OF OPEN ENCUMBRANCES TO BE CARRIED FORWARD TO 2025 BUDGET
AS OF DECEMBER 31, 2024

Account	Project #	Vendor	PO #	Open PO Amount	Description
126200	521055	HAMPTON, LENZINI AND	20230074	30,725.00	CONSTRUCTION OBSERVATION SERVICE
143100	521055	CARTEGRAPH SYSTEMS	20230095	2,250.00	FACILITIES ASSET IMPROVEMENT PROJECT
143300	521055	CARTEGRAPH SYSTEMS	20230095	1,125.00	FACILITIES ASSET IMPROVEMENT PROJECT
143400	521055	CARTEGRAPH SYSTEMS	20230095	1,125.00	FACILITIES ASSET IMPROVEMENT PROJECT
143300	521035	SUPERIOR ROAD STRIPING	20240037	82,087.61	2024 PAVEMENT LINE STRIPING
126500	520310	B&B HOLIDAY DECORATING	20240054	14,347.26	CBD SEASONAL DECORATING
126200	521052	HAMPTON, LENZINI AND	20240055	97,755.00	ENGINEERING SERVICES
143400	521090	D RYAN TREE & LANDSCAPE	20240061	82,760.00	PARKWAY TREE PRUNING
126500	520406	580DUANE, LLC	20240063	16,250.00	FACADE IMPROVEMENT AWARD
General Fund Subtotal:				\$ 328,424.87	
20000	521055	DAVENPORT GROUP	20240036	159,275.00	COMMUNITY DEVELOPMENT SOFTWARE PROJECT
20000	521055	BAKER TILLY US, LLP	20240040	11,300.00	CONSULTING SERVICES CONTRACT - SOFTWARE PROJECT
20000	521055	PALE BLUE DOT LLC	20240056	7,692.00	BASELINE SUSTAINABILITY ASSESSMENT
Corporate Reserve Fund Subtotal:				\$ 178,267.00	
21000	580100	23002 ILLINOIS DEPT OF TRANSPORTATION	20240058	603,973.91	CRESCENT BLVD IMPROVEMENT PROJECT
Motor Fuel Tax Fund				\$ 603,973.91	
25000	521055	HUFF & HUFF, INC	20200031	4,696.25	ENVIRONMENTAL ENGINEERING SERVICES
25000	520406	GLEN RECREATION LLC	20230018	3,750.00	FIRE PREVENTION AWARD
25000	520406	MADE IN ITALY	20230091	30,000.00	INTERIOR IMPROVEMENT AWARD
25000	520406	580DUANE, LLC	20240063	12,500.00	FACADE IMPROVEMENT AWARD
Central Business District TIF Fund Subtotal:				\$ 50,946.25	
40000	580160	13001 ILLINOIS STATE TREASURER	20180020	193,768.28	PARK BLVD CONSTRUCTION
40000	580100	16016 UNION PACIFIC RAILROAD	20200024	2,611.25	TRAIN STATION ENGINEERING
40000	580160	15006 A LAMP	20220020	102,082.98	CBD STREETSCAPE
40000	580160	15006 BLA, INC	20220021	4,775.36	CONSTRUCTION ENGINEERING CBD STREETSCAPE
40000	580160	22002 DUNTEMAN, R. W.	20220045	473,228.79	2022 STREET IMPROVEMENTS PROJECT
40000	580160	15006 AT&T	20220054	4,235.57	UNDERGROUNDING OVERHEAD WIRES
40000	580160	15006 ASTOUND BUSINESS	20220056	10,269.23	UNDERGROUNDING OVERHEAD WIRES
40000	580100	16016 CDM SMITH INC	20230022	1,359,004.80	CBD PHASE II ENGINEERING SERVICES
40000	580160	15006 BLA, INC	20230023	62,234.16	CONSTRUCTION ENGINEERING SERVICES
40000	580160	15006 MUSE COMMUNITY	20230024	7,686.77	COMMUNICATION AND OUTREACH SERVICES
40000	580160	15006 HUFF & HUFF, INC	20230025	5,790.81	CBD STREETSCAPE ENVIRONMENTAL SERVICES
40000	580160	15006 A LAMP	20230026	1,003,011.08	CBD STREETSCAPE
40000	580160	15006 NUTOYS LEISURE PRODU	20230028	1,248.00	CBD STREETSCAPE
40000	580100	23006 AECOM TECHNICAL SERV	20230031	50,070.01	MULTI-YEAR UTILITY & ROADWAY IMPROVEMENTS
40000	580160	AECOM TECHNICAL SERV	20230031	288,587.12	MULTI-YEAR UTILITY & ROADWAY IMPROVEMENTS
40000	580160	23001 V3 COMPANIES OF IL	20230055	839.98	CONSTRUCTION ENGINEERING SERVICES
40000	580160	23002 V3 COMPANIES OF IL	20230068	8,011.59	CONSTRUCTION ENGINEERING SERVICES
40000	580100	A JULES CONSTRUCTION	20230090	22,000.00	PANFISH PARK PIPE REPLACEMENT
40000	580100	GRAYBAR ELECTRIC COM	20230092	10,028.58	CONCRETE POLES
40000	580100	UTILITY DYNAMIC CORP	20230093	16,980.00	CONCRETE POLES
40000	520990	SCHROEDER ASPHALT SERVICES	20240023	12,501.60	2024 ROADWAY PATCHING PROGRAM
40000	520990	SCHROEDER & SCHROEDER	20240024	140,524.59	2024 SIDEWALK AND STREET REPAIR PROGRAM
40000	580155	SCHROEDER & SCHROEDER	20240024	9,779.37	2024 SIDEWALK AND STREET REPAIR PROGRAM
40000	580155	JOHN NERI CONSTRUCTION	20240026	150,000.00	2024 UTILITY AND ROADWAY IMPROVEMENT PROJECT
40000	580160	JOHN NERI CONSTRUCTION	20240026	117,650.85	2024 UTILITY AND ROADWAY IMPROVEMENT PROJECT
40000	580160	V3 COMPANIES OF IL	20240027	20,303.90	CONSTRUCTION ENGINEERING SERVICES
40000	580160	15006 CIVILTECH	20240047	52,048.47	DESIGN SERVICES - CRESCENT/GLENWOOD PARKING LOT
40000	580160	23002 ILLINOIS DEPT OF TRANSPORTATION	20240058	45,294.00	CRESCENT BLVD IMPROVEMENT PROJECT
Capital Projects Fund Subtotal:				\$ 4,174,567.14	
50200	580100	00511 FEHR GRAHAM & ASSOC	20060032	7,000.48	HILL AVENUE WATERMAIN EXTENSION
50100	580100	16015 BAXTER & WOODMAN	20170009	48,593.44	ROUTE 53 WATER MAIN ENGINEERING
50100	580100	13001 ILLINOIS STATE TREAS	20180020	156,949.51	PARK BLVD CONSTRUCTION
50200	580100	13001 ILLINOIS STATE TREAS	20180020	71,314.84	PARK BLVD CONSTRUCTION
50100	580100	16005 A LAMP	20220020	28,006.68	CBD STREETSCAPE
50200	580100	16005 A LAMP	20220020	214,029.02	CBD STREETSCAPE
50100	580100	16005 BLA, INC	20220021	544.02	CONSTRUCTION ENGINEERING CBD STREETSCAPE
50200	580100	16005 BLA, INC	20220021	725.37	CONSTRUCTION ENGINEERING CBD STREETSCAPE
50100	580100	22002 DUNTEMAN, R. W.	20220045	56,437.89	2022 UTILITY & ROAD IMPROVEMENTS
50200	580100	22002 DUNTEMAN, R. W.	20220045	494.26	2022 UTILITY & ROAD IMPROVEMENTS
50100	580100	20001 DUNTEMAN, R. W.	20220051	159,226.29	2020 UTILITY & ROAD IMPROVEMENTS
50200	580100	20001 DUNTEMAN, R. W.	20220051	163,745.03	2020 UTILITY & ROAD IMPROVEMENTS
50100	580100	ARCHON CONSTRUCTION	20220070	7,390.43	IL AMERICAN INTERCONNECT
50100	580100	16016 CDM SMITH INC	20230022	63,898.00	CBD PHASE II ENGINEERING SERVICES
50200	580100	16016 CDM SMITH INC	20230022	59,905.00	CBD PHASE II ENGINEERING SERVICES
50100	580100	16005 BLA, INC	20230023	13,428.17	CONSTRUCTION ENGINEERING SERVICES
50200	580100	16005 BLA, INC	20230023	7,728.19	CONSTRUCTION ENGINEERING SERVICES

ATTACHMENT A

**VILLAGE OF GLEN ELLYN
SCHEDULE OF OPEN ENCUMBRANCES TO BE CARRIED FORWARD TO 2025 BUDGET
AS OF DECEMBER 31, 2024**

Account	Project #	Vendor	PO #	Open PO Amount	Description	
50100	580100	16005	MUSE COMMUNITY	20230024	1,440.15	COMMUNICATION AND OUTREACH SERVICES
50200	580100	16005	MUSE COMMUNITY	20230024	821.97	COMMUNICATION AND OUTREACH SERVICES
50100	580100	16005	HUFF & HUFF, INC	20230025	1,088.17	CBD STREETScape ENVIRONMENTAL SERVICES
50200	580100	16005	HUFF & HUFF, INC	20230025	621.02	CBD STREETScape ENVIRONMENTAL SERVICES
50100	580100	16005	A LAMP	20230026	80,481.05	CBD STREETScape
50200	580100	16005	A LAMP	20230026	159,562.77	CBD STREETScape
50100	580100		AECOM TECHNICAL SERV	20230031	151,518.00	MULTI-YEAR UTILITY & ROADWAY IMPROVEMENTS
50200	580100		AECOM TECHNICAL SERV	20230031	34,300.79	MULTI-YEAR UTILITY & ROADWAY IMPROVEMENTS
50200	580100	23001	V3 COMPANIES OF IL	20230055	31.53	CONSTRUCTION ENGINEERING SERVICES
50100	580100	23008	DIXON ENGINEERING	20230084	6,200.00	ENGINEERING OVERSIGHT SERVICES
50100	521055		CARTEGRAPH SYSTEMS	20230095	2,250.00	FACILITIES ASSET IMPROVEMENT PROJECT
50200	521055		CARTEGRAPH SYSTEMS	20230095	2,250.00	FACILITIES ASSET IMPROVEMENT PROJECT
50100	520985		SCHROEDER & SCHROEDE	20240024	6,525.00	2024 SIDEWALK AND STREET REPAIR PROGRAM
50200	520985		SCHROEDER & SCHROEDE	20240024	6,525.00	2024 SIDEWALK AND STREET REPAIR PROGRAM
50200	580100		NERI, JOHN CONSTRUCT	20240026	44,326.23	2024 UTILITY AND ROADWAY IMPROVEMENT PROJECT
50100	580100		V3 COMPANIES OF IL	20240027	15,228.93	CONSTRUCTION ENGINEERING SERVICES
50200	580100		V3 COMPANIES OF IL	20240027	15,228.92	CONSTRUCTION ENGINEERING SERVICES
Water/Sewer Fund Subtotal:				\$	1,587,816.15	
55700	570100		CONSTRUCTION INC	20230078	38,419.76	VILLAGE LINKS/RESERVE 22 CLUBHOUSE UPGRADES
55710	521055		MARTIN DESIGN PARTNERSHIP	20240052	32,812.00	DESIGN FOR GOLF COURSE MASTER PLAN CONCEPT
Village Links / Reserve 22 Fund Subtotal:				\$	71,231.76	
65000	570155		SUTTON FORD	20240019	6,621.29	PURCHASE OF ONE FORD F-450 CHASSIS
65000	570155		BONNELL INDUSTRIES	20240032	171,855.91	PURCHASE OF TWO KENWORTH SINGLE AXIS CHASSIS'
Equipment Services Fund Subtotal:				\$	178,477.20	
Village Total:				\$	7,173,704.28	



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

Meeting 2/24/2025 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Ordinance
Prepared By: Daniel Harper

**AGENDA ITEM (ID
2025-155)**

DOC ID: 2025-155

Adopt Ordinance 7169, An Ordinance Granting a Variation from Section 10-4-8(D)(3) of the Village's Zoning Code to Allow for a Reduction of the Required Side Yard Setback for the Property Located at 494 Hill Avenue, Glen Ellyn, Illinois 60137 (Community Development Director Henaghan)

Statement of the Issue:

The Petitioners have applied for a variation from Section 10-4-8(D)3 of the Glen Ellyn Zoning Code to allow for a 4-foot, 5-inch side-yard setback in lieu of the required 6-foot, 6-inch side-yard setback to accommodate the expansion of an existing porch.

Analysis:

The proposed addition will match, but will not exceed, the nonconforming setback of the existing principal structure. The variation request was reviewed by the Zoning Board of Appeals at its February 11, 2025 meeting. The ZBA made a recommendation of approval by a 4-0 vote. The link to the meeting packet can be viewed [here](#).

Budget Impact:

Not applicable.

Contribution to Strategic Plan

Initiative - Successful growth, development, annexation & business retention

Action Requested:

Adopt Ordinance No. 7169, An Ordinance Granting a Variation from Section 10-4-8(D)(3) of the Village's Zoning Code to Allow for a Reduction of the Required Side Yard Setback for the Property Located at 494 Hill Avenue, Glen Ellyn, Illinois 60137.

Attachments:

1. Ordinance - 494 Hill Avenue



Village of Glen Ellyn

Ordinance No. xxxx-

**An Ordinance Granting a Variation from Section 10-4-8(D)(3) of
the Village's Zoning Code to Allow for a Reduction of the
Required Side Yard Setback for the Property Located at 494 Hill
Avenue, Glen Ellyn, Illinois 60137**

**Adopted by the
Acting Village President and the Board of Trustees
of the Village of Glen Ellyn
DuPage County, Illinois
This _____ Day of February, 2025.**

Published in pamphlet form by the authority of the
Acting Village President and Board of Trustees
of the Village of Glen Ellyn, DuPage County, Illinois,
this ____ day of February, 2025.

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

Ordinance No. _____

An Ordinance Granting a Variation from Section 10-4-8(D)(3) of the Village's Zoning Code to Allow for a Reduction of the Required Side Yard Setback for the Property Located at 494 Hill Avenue, Glen Ellyn, Illinois 60137

WHEREAS, William and Taylor Stogsdill (“Petitioners”) are the owners of the property located at 494 Hill Avenue, Glen Ellyn, Illinois, 60137 (“Subject Property”), and have applied for a variation from the requirements of Section 10-4-8(D)(3)) of the Village's Zoning Code to allow for a side yard setback of four feet and five inches (4’5”) in lieu of the required side yard setback of six feet and six inches (6’6”) as required in the R2 Residential District for the property located at 494 Hill Avenue; and

WHEREAS, the property is legally described in Exhibit A, attached hereto and incorporated herein by reference (“Subject Property”); and

WHEREAS, following due notice by publication in the Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto, and by mailing notice to all property Petitioners within 350 feet of the Subject Property at least ten (10) days prior thereto, and following the placement of a placard at the Subject Property not less than fifteen (15) days prior thereto, the Glen Ellyn Zoning Board of Appeals conducted a public hearing on February 11, 2025, at which the Petitioners presented evidence, testimony, and exhibits in support of the variation requested and zero (0) person appeared in favor and zero (0) persons spoke in opposition to the request; and

WHEREAS, based upon the evidence, testimony, and exhibits presented at the public hearing on February 11, 2025, the Village of Glen Ellyn’s (“Village”) Zoning Board of Appeals adopted Findings of Fact and Recommendations dated February 11, 2025, which is attached hereto and incorporated herein as Exhibit B; and

WHEREAS, the Zoning Board of Appeals recommended that the variation reflected in this Ordinance be approved by a vote of four (4) in favor and zero (0) against upon the close of the public hearing held on February 11, 2025, as reflected in the minutes of the public hearing, incorporated herein by reference as though fully set forth; and

WHEREAS, the Acting Village President and Board of Trustees have reviewed the evidence, exhibits, and materials presented at the February 11, 2025, meeting of the Zoning Board of Appeals and has considered the Findings of Fact and Recommendations of the Zoning Board of Appeals; and

WHEREAS, the Acting Village President and Board of Trustees have determined that the granting of the variation set forth in the Petitioner's Application is in the best interests of the Village subject to the terms and conditions set forth in the Findings of Fact and Recommendation of the Zoning Board of Appeals and this Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Acting Village President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in 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. Adoption of Findings of Fact and Recommendation. The Findings of Fact and Recommendation of the Zoning Board of Appeals attached hereto as Exhibit B are adopted by the President and Board of Trustees and incorporated herein.

Section 3. Variation Granted. Based upon the above findings of fact, the Acting Village President and Board of Trustees grant the Petitioners' application for a variation from Section 10-4-8(D)(3) of the Village's Zoning Code to allow for a side yard setback of four feet and

five inches (4'5") in lieu of the required side yard setback of six feet and six inches (6'6") for the property located at 494 Hill Avenue.

Section 4. Conditions of Variation. The variation granted herein are subject to the Project being constructed in substantial conformance with the testimony provided at the public hearing before the Zoning Board of Appeals and with the dimensions set forth in the Site Plan, attached hereto and incorporated herein as though fully set forth as Exhibit C and the Elevation Plan, attached hereto and incorporated herein as though fully set forth as Exhibit D.

Section 4. Issuance of Building Permits. The Building and Zoning Official is authorized and directed to issue building permits for the Subject Property consistent with the variation granted herein, provided that all conditions set forth hereinabove have been met and that the Project complies with all other applicable laws and ordinances. The variation granted herein shall expire and become null and void twenty-four (24) months from the date of adoption of this Ordinance unless a building permit to begin construction in reliance on the variations is applied for within said twenty-four (24)-month time period and construction is continuously and vigorously pursued provided, however, the Village Board may by motion extend the period during which permit application, construction, and completion shall take place.

Section 5. Recording of Ordinance. The Village Clerk is hereby authorized and directed to cause a copy of this Ordinance approving the variation to be recorded with the DuPage County Recorder of Deeds.

Section 6. Failure to Comply with Ordinance. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form.

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 after its approval, passage and publication as provided by law.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Passed by the Acting Village President and Board of Trustees of the Village of Glen Ellyn,
Illinois this 24th day of February, 2025.

Voting	Ayes	Nays	Abstain	Absent
Fasules				
Gould				
Thompson				
Kalinich				
Christiansen				
Simon				

Approved by the Acting Village President of the Village of Glen Ellyn, Illinois this _____
day of February, 2025.

Donna Jean Simon, Acting Village President

ATTEST

Caren Cosby, Village Clerk

EXHIBIT A

LOT 5 IN BLOCK 3 IN PROSPECT PARK ADDITION, BEING C. A. PHILLIP'S
SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP
39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIA, IN DUPAGE
COUNTY ILLIONOIS.

P.I.N. 05-14-111-009

EXHIBIT B

Acting Village President Donna Jean Simon and Board of Trustees
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, Illinois 60137

Re: Application of William and Tayler Stogsdill for a Zoning Variation for 494 Hill Avenue

Dear Acting Village President Donna Jean Simon and Board of Trustees:

William and Taylor Stogsdill (hereinafter referred to as the “Applicants”) filed an application pursuant to Section 10-10-10 of the Glen Ellyn Zoning Code requesting the variation set forth below to allow an alteration and addition of a front porch of the existing home to be located in the side yard setback located at 494 Hill Avenue, Glen Ellyn, Illinois 60137 (“Subject Property”).

The Applicants specifically seeks a variation from Section 10-4-8(D)3 of the Glen Ellyn Zoning Code to allow for a 4-foot, 5-inch side yard setback in lieu of the required 6-foot, 6-inch setback to accommodate the construction of an alteration and addition to the front porch of the existing structure.

A public hearing was held on the application by the Zoning Board of Appeals on February 11, 2025 at 7:00 p.m. The notice and time and place of said public hearing was duly published on January 24, 2025, in the *Daily Herald*, a newspaper of general circulation in the Village.

Findings of Fact

The Zoning Board of Appeals, having fully heard and considered the testimony of all those present at the hearing who wished to testify and being fully advised in the premises, makes the following findings pursuant to Sections 10-10-12 of the Village’s Zoning Code:

1. The Applicants seeks a zoning variation to construct a 125.57 square foot addition to the existing front porch of the home. The proposed front porch addition would be in alignment with the existing western wall of the home, which is setback 4.42 feet from the western property line
2. Per 10-8-1 of the Village Code, the existing non-conforming setback cannot be enlarged upon, and the proposed front porch addition is required to be setback 6-feet and 6-inches from the side property line.
3. The Zoning Board of Appeals considered the following documents which were submitted into evidence at the time of the public hearing, and made part of the Record:

- a. Application for Zoning Variation;
- b. Plat of Survey;
- c. Location and Zoning Map;
- d. Proposed Site Plan;
- e. Proposed Elevation Plan; and
- f. Letter of Support.

Zoning Variation Standards

A zoning variation may be granted only if evidence is presented to meet the following standards pursuant to Section 10-10-12 of the Zoning Code:

1. That the particular physical surroundings, shape or topographical condition of the specific property involved would bring particular hardship upon the owner as distinguished from a mere inconvenience, if the strict letter of the regulation were to be carried out;
2. That the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district;
3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;
4. That the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property or by the Applicants;
5. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;
6. That the proposed variation will not:
 - (a) Impair an adequate supply of light and air to adjacent property;
 - (b) Substantially increase the hazard from fire or other dangers to said property or adjacent property;
 - (c) Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village;
 - (d) Diminish or impair property values within the neighborhood;
 - (e) Unduly increase traffic congestion in the public streets and highways;

(f) Create a nuisance; or

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

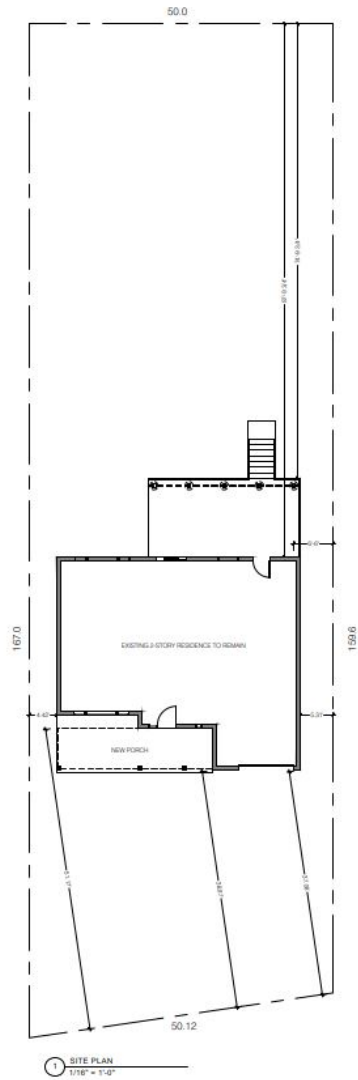
The evidence provided by the Applicants and presented at the public hearing shows that the proposed zoning variation meets the above standards because the existing home was constructed 4.42' from the western property line not by persons presently having an interest in the property or applicant and the intent is to construct the porch that is consistent with the existing structure and would not be detrimental to the public welfare and injurious to other property in the neighborhood.

RECOMMENDATION

Pursuant to the authority vested in it by the statutes of the State of Illinois and the Zoning Code of the Village of Glen Ellyn, the Zoning Board of Appeals, hereby recommends to the Acting Village President and Board of Trustees pursuant to a vote of 4-0, that the Applicants' request for a zoning variation be denied for the property located at 494 Hill Avenue, Glen Ellyn, Illinois.

This report adopted by a 4-0 vote of this Zoning Board of Appeals, this 11th day of February, 2025.

EXHIBIT C

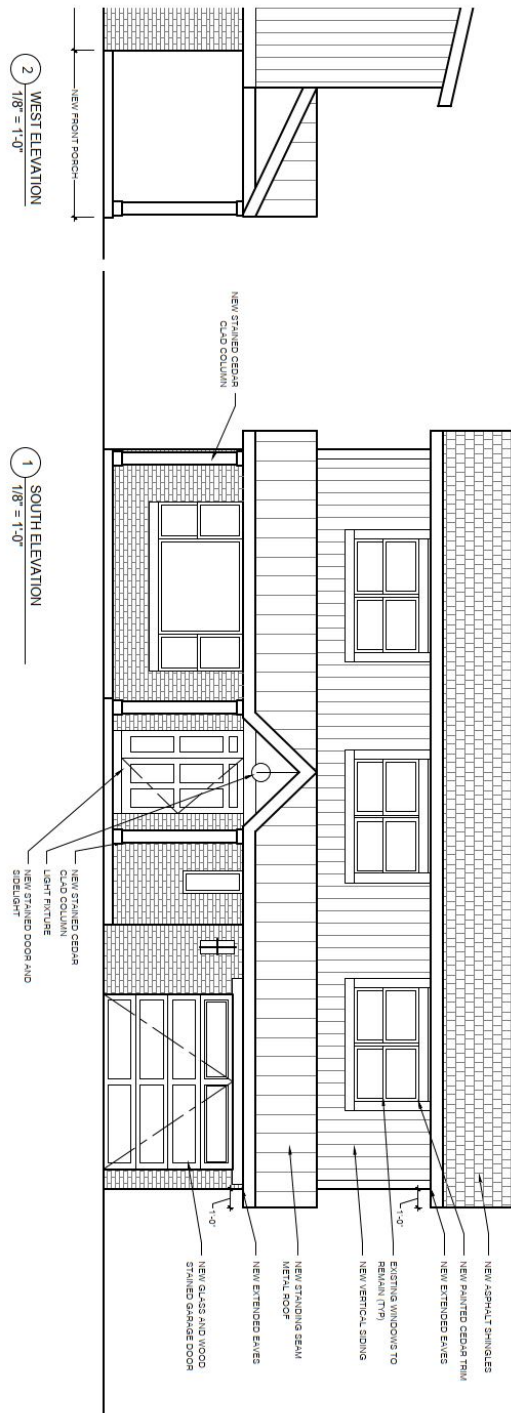


JULIA SMITH
ARCHITECTURE · INTERIORS

THE STOGSDILL RESIDENCE
494 HILL AVENUE
GLEN ELLYN, IL 60136

S I T E P L A N
P R O P O S E D
02.06.2025

EXHIBIT D



JULIA SMITH
ARCHITECTURE · INTERIORS

THE STOGSDILL RESIDENCE
494 HILL AVENUE
GLEN ELLYN, IL 60136

ELEVA TIONS
 PROPOSED
 12.19.2024



**Glen Ellyn Village
Board**

535 Duane Street
Glen Ellyn, IL 60137

Meeting 2/24/2025 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Ordinance
Prepared By: Jennifer Henaghan

**AGENDA ITEM (ID
2025-176)**

DOC ID: 2025-176

**Adopt Ordinance No. 7170-VC, An Ordinance to Amend Title 4
("Building Regulations"), Chapter 1 ("Building Code"), Section 4-1-4
("Fee and Deposit Schedule") of the Glen Ellyn Village Code and
Other Provisions of the Village Code Regarding Fees and the
Payment of Fees (Community Development Director Henaghan)**

Statement of the Issue:

At its August 26, 2024 meeting, the Village Board adopted a new building permit fee structure and schedule as part of Ordinance 7122-VC. This schedule, which included a 4% fee increase, was planned to take effect at the time the new Community Development software (LAMA) is implemented in Q2 CY2025. To determine the impact of the new fees, staff has calculated the building permit fees for every permit issued between September 2024 and January 2025 using both the current fee schedule (adopted in 2018) and the new fee schedule (adopted August 2024). Staff also analyzed fees for past projects in the categories of new construction, additions, and alterations/remodeling for both commercial and residential projects to see how the new schedule would impact more complicated project types.

Several amendments are now being proposed to ensure that the fee schedule is clear and accurate and meets the intent of the Board's 2024 adoption of the applicable ordinance. These amendments include adjustments to the current fee amounts and revisions to code language for clarity and consistency. The proposed changes are designed to streamline operations and enhance service delivery, and ensure that the fee structure more accurately reflects the costs associated with the Village's services. The proposed amendments are outlined in this memorandum and are included in the draft ordinance and schedule of fees attached to this agenda item. The new fee schedule would not go into effect until such time as the LAMA software goes live, which is anticipated to occur in April 2025.

Analysis:

Background

Highlights of the fee schedule that was approved by the Board in August 2024 include:

- The conversion of new residential and commercial construction fees from a range of fees, to a fee structure based on simple calculations. New residential construction would be

calculated by a dollar amount per square footage, and commercial construction would be based on the valuation of construction. This eliminated 14 associated permits.

- Permit fee ranges for additions were streamlined into a simple calculation of a dollar amount per square footage, eliminating 20 associated permits in the Additions category.
- The alterations and remodeling category was restructured into a simple calculation based on the valuation of construction.
- Further modifications included the reduction of dozens of miscellaneous permits, and other permit categories such as plumbing, electrical, and signs.
- Permits of similar types and fees were condensed into singular categories, and permit fee categories not utilized over the years were eliminated. Condensing these permits eliminated redundancy and provided for efficiency in staff time when executing the fee schedule, and promoted ease of use for the customer.
- Escrow amounts that were previously listed as “at the discretion of the Community Development Director” were established for improved transparency, while still preserving the ability of the Director to exercise discretion if necessary.

Proposed Changes

Due to the inherent variances that exist when converting fee amounts from a range to a single calculation, staff conducted an analysis of building permit fees to determine the impact of the proposed schedule. Since September 1, 2024, staff have compared incoming permit fees with the existing and the newly approved fee schedule. As a result of this review, staff recommend that the Board adopt the following amendments, as detailed in the attached draft ordinance:

- Consolidation of fees and deposits into a single section of the Code (Section 4-1-4):
 - Moving transfer stamp fees from Section 3-42-15
 - Moving water and sewer connection fees from Sections 7-11-30 and 7-11-32
 - Moving deposits from Sections 8-1-16 and 8-4-9, and including deposit requirements from the DuPage County Stormwater Ordinance
- Elimination of inaccurate, outdated, and duplicative information:
 - Elimination of references to plan review fees that are no longer charged separately
 - Elimination of application requirements for temporary certificates of occupancy, construction necessitated variations, and permit extensions
 - Elimination of notes at the end of the fee schedule
- Changing how certain fees are calculated:
 - New commercial buildings from 2.1% of construction value to 1.15% of construction cost
 - New multifamily buildings from \$1.35 per square foot to 1.15% of construction cost
 - New residential buildings from \$1.35 per square foot to 1% of construction cost
 - Commercial additions from \$2.60 per square foot to 2% of construction cost
 - Residential additions from \$2.60 per square foot to 1.25% of construction cost
 - Commercial alterations and remodeling from 2.1% of construction value to 2% of construction cost
 - Residential alterations and remodeling from 1.8% of construction value to 1.25% of construction cost
- Removing the separate category for food service establishments

- Changing demolition permit fees to match our application requirements
- Consolidating fees for site development associated with new construction
- Bringing telecommunications permit fees in line with 50 ILCS 840/15(e)(1-2)
- Communicating fees for commercial filming and special event permits
- Adding a definition of Construction Cost
- Clarifying the language regarding the reimbursement of consultant fees
- Establishing a fee for exterior appearance review of murals
- Staff also proposes to add a new chapter to the Village Code regarding credit card payments. This new Chapter 15 as part of Title 1 of the Village Code would authorize the Village to accept credit card payments of fines, fees, charges, taxes, costs, deposits, or bills owed to, collected by or imposed by the Village. This chapter would supersede and replace Ordinance No. 6569, which was adopted by the Village Board on January 8, 2018, which also authorized payments by credit card, but was not codified as part of the Village Code.

Conclusion

The primary objectives of amending the fee schedule were to achieve the Village's strategic priority of implementing the Community Development software and improving the transparency and application of the fee schedule. The fee schedule that is currently in effect, last updated in 2018, is complex, and both the changes that were adopted in 2024 and those that are currently proposed, present a challenge in comparing data from permits under the old fee schedule and the new fee schedule. Given the intricacies of these adjustments, it will be difficult to immediately assess the full impact of the new structure on both permit applicants and Village revenues. Staff proposes to reassess the fee schedule after one full year of software implementation, allowing time to evaluate how the new system interacts with the updated fee structure and to analyze its impact on revenue generation. This review will provide valuable insights into the effectiveness of the current schedule and inform any necessary adjustments to improve alignment with operational costs and revenue goals.

Staff approached restructuring the fee schedule with diligence and thoroughness. The proposed fee schedule amendments were reached through research, detailed analysis, and careful consideration of historical data, fees in comparable communities, and the anticipation of future needs and goals. These good-faith efforts reflect a commitment to establishing a fee schedule that balances the Village's financial sustainability with the needs of our community, while achieving software implementation.

Budget Impact:

The proposed fee schedule would go into effect with the implementation of the new Community Development Department software, which is anticipated to occur mid-April 2025. The precise budgetary impact for the 2025 fiscal year is uncertain. Over the next year, building permit revenues will be assessed to determine the full scope of this impact, ensuring that the adjustments align with the Village's financial and operational objectives. Building permit revenues can be challenging to predict due to a variety of factors such as fluctuations in construction activity, economic conditions, seasonal variations, and variances in individual projects, the impact on revenues can vary significantly, further contributing to the complexity of forecasting these impacts with precision.

Contribution to Strategic Plan

Strategic Priority: Development

Strategic Initiative: Successful growth, development, annexation & business retention

Action Steps: Complete a thorough assessment of Community Development needs and identify, purchase and implement a software system to meet those needs.

Action Requested:

Adopt Ordinance No. 7170-VC, An Ordinance to Amend Title 4 (“Building Regulations”), Chapter 1 (“Building Code”), Section 4-1-4 (“Fee and Deposit Schedule”) of the Glen Ellyn Village Code and Other Provisions of the Village Code Regarding Fees and the Payment of Fees.

Attachments:

1. Proposed Fees Ordinance
2. Proposed Schedule of Fees



Village of Glen Ellyn

Ordinance No. xxxx-VC

An Ordinance Amending Title 4 (“Building Regulations”), Chapter 1 (“Building Code”), Section 4-1-4 (“Fee and Deposit Schedule”) of the Glen Ellyn Village Code and Other Provisions of the Village Code Regarding Fees and the Payment of Fees

**Adopted by the
Acting Village President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois
This 24th Day of February, 2025.**

Published in pamphlet form by the authority
of the Acting Village President and
Board of Trustees of the Village of Glen Ellyn,
DuPage County, Illinois, this ____
day of February, 2025.

Ordinance No. 7170-VC

An Ordinance Amending Title 4 (“Building Regulations”), Chapter 1 (“Building Code”), Section 4-1-4 (“Fee and Deposit Schedule”) of the Glen Ellyn Village Code and Other Provisions of the Village Code Regarding Fees and the Payment of Fees

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 Section 11-13-1 *et seq.*, 65 ILCS 5/11-13-1 *et seq.* (Zoning”), Section 11-30-1 *et seq.*, 65 ILCS 5/11-30-1 *et seq.* (“General Regulatory Powers”), Section 11-42-1 *et seq.*, 65 ILCS 5/11-42-1 *et seq.* (“Powers over Certain Businesses”), and the Village’s home rule powers, the Village Board has determined to adopt this Ordinance to amend the Village’s “Fee and Deposit Schedule” incorporated as part of the Glen Ellyn Village Code as set forth herein and other provisions of the Village Code regarding fees and the payment of fees; and

WHEREAS, the Village Board has further determined to adopt a new Chapter 15 (“Credit Card Payments”) as part of Title 1 (“Administrative”) of the Village Code to authorize the payment of fines, fees, charges, taxes, costs, deposits, or bills owed to, collected by or imposed by the Village which shall supersede and replace Ordinance No. 6569 adopted by the Village Board on January 8, 2018 which also authorized payments by credit card, but was not codified as part of the Village Code.

NOW THEREFORE, BE IT ORDAINED by the Acting Village 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 findings of fact and conclusions set forth hereinabove are hereby adopted by the Acting Village 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 1 (“Administrative”) of the Glen Ellyn Village Code is amended to add a new Chapter 15 (“Credit Card Payments”) to read as follows:

Chapter 15 – CREDIT CARD PAYMENTS

1-15-1. Authorization to Accept Credit Card Payments.

The Village is authorized, but not required, to accept credit card payments for any fines, fees, charges, taxes, costs, deposits, or bills owed to, collected by or imposed by the Village. The Village may enter into such agreements with one or more financial institutions or service providers as may be necessary to accept payments by credit card. The acceptance of credit card payments shall only be to the extent permitted under the terms and conditions with the financial institutions or service providers.

1-15-2. Payments for Deposits.

The Village may accept credit card payments for deposits collected by the Village. For the purposes of this section, a deposit is defined as an amount given as security for Village services.

1-15-3. Fees.

The Village is authorized to collect, in addition to the amount owed to the Village, a fee to wholly or partly offset the amount of any processing fee incurred by the Village from the credit card financial institution or service provider. Such fees shall only be imposed as required under the operating rules and regulations of the applicable credit card, and such fees shall not be remitted in any part to the Village. When a cardholder elects to make a payment by credit card and a convenience fee or surcharge is imposed, the payment of the convenience fee or surcharge shall be deemed voluntary by the cardholder and shall not be refundable.

1-15-4. Relief From Underlying Obligation.

A person who makes a payment by credit card to the Village shall not be relieved from liability for the underlying obligation except to the extent that the Village realizes final payment of the underlying obligation in cash or cash equivalency acceptable to the Village. If the final payment is not made by the credit card issuer or other guarantor of payment in the credit card transaction, then the underlying obligation shall survive and the Village shall retain all remedies for enforcement that would have applied if the credit card transaction had not occurred.

1-15-5. Liability of Village Employees.

A Village employee who accepts payment by credit card in accordance with this article shall not incur personal liability for the final collection of the payment.

Section 3. Village Code Amended. Title 3 (“Business Regulations”), Chapter 42 (“Real Estate Transfer Tax”), Section 3-42-15 (“Other Sums Due the Village”) of the Glen Ellyn Village Code is amended by deleting the overstricken language and adding the underlined language to read as follows:

3-42-15. Other sums due the village.

The Finance Director, or his/her designee, shall issue no real estate transfer tax stamps or an exemption mark to any person or entity unless the most current billing including the final billing for water and sewer assessments for the real estate or beneficial interest in real estate which is the subject of the proposed transfer is paid in full. In addition, the Finance Director, or his/her designee, shall issue no real estate transfer tax stamps to any person or entity unless all outstanding amounts due the Village by the grantor or relating to the property to be transferred and arising from any unpaid or due account, charge or liquidated claim of any kind are paid in full. The applicant shall also, if requested, certify that any recycling or garbage collection container issued shall remain on the property.

A clearwater inspection of the property will be required for all property sales. For transactions exempt from the real estate transfer tax but requiring an exempt stamp, an inspection will only be required if one has not been performed in the last ten years. This will include determining if there is a groundwater sump pump present at the property and if there is, that the discharge piping is not connected to the sanitary sewers before a real estate transfer stamp will be issued. A fee of ~~\$50.00~~ as set forth in Section 4-1-4 (“Fee and deposit schedule”) of this Code shall be collected to reimburse the Village for the cost of the inspection.

Any illegal sump pump connections found during the inspection must be corrected bringing the building into compliance with this Code. If the illegal sump pump connection is corrected before the scheduled title transfer, the Village will document the corrective work and code compliance through a second inspection. A fee of ~~\$50.00~~ as set forth in Section 4-1-4 (“Fee and deposit schedule”) of this Code will be charged for a second inspection.

* * * *

Section 4. Village Code Amended. Title 4 (“Building Regulations”), Chapter 1 (“Building Code”), Section 4-1-3 (“Definitions”) of the Glen Ellyn Village Code is amended by deleting the overstricken language and adding the underlined language to read as follows:

4-1-3. Definitions.

Unless otherwise expressly stated or the context clearly indicates a different sense, the following terms shall, for the purpose of this chapter, have the meanings indicated in this section:

* * * *

CONSTRUCTION COST: For purposes of this chapter, the estimated construction cost shall be based upon the value of the respective improvement and not the actual cost a permit applicant incurs in the construction of the improvement. The permit applicant shall provide the Village with an estimated construction value as part of the permit application. All construction value estimates will be verified by the Community Development Department. In the case of a conflict between the applicant's estimated construction value and the verified value by the Community Development Department, the amount verified by the Community Development Department shall govern and shall be utilized to determine the permit fee.

* * * *

HARD COST: The cost of all labor, materials, overhead and profit to complete remodeling of an existing building. Remodeling work includes, but is not limited to, improvements and alterations to foundations, walls, roofs, floors, ceilings, stairs, doors, windows, and electrical, mechanical, plumbing systems, and fixtures and equipment.

For purpose of determining hard cost, remodeling work does not include the following:

1. Interior or exterior non-structural demolition work or removal of existing improvements, fixtures or equipment.
2. Work to install a fire sprinkler system or increase the size of the water service to a building as required to serve a fire sprinkler system.
3. Work to install a fire alarm and detection system.
4. Installation of interior floor, wall and ceiling finishes such as paint, wallcoverings, paneling or tile over wallboard, or carpet, wood or tile flooring over a subfloor.
5. Cabinets and casework, countertops, shelving units, or door, window, base and ceiling trim.
6. Furniture, appliances, decorative fixtures, window treatments or business sales, display or service fixtures and equipment.

* * * *

Section 5. Village Code Amended. Title 4 (“Building Regulations”), Chapter 1 (“Building Code”), Section 4-1-4 (“Fee and Deposit Schedule”) of the Glen Ellyn Village Code is amended by deleting the overstricken language and adding the underlined language to read as follows:

4-1-4. Fee and deposit schedule.

- (A) The schedule of fees and deposits set forth herein is applicable to all new or reconstructed buildings and structures, new additions, alterations or remodeling to existing buildings, structures or accessory structures, and all property development unless otherwise specified.
- (B) The schedule of fees and deposits shall be subject to periodic review, and may be amended upon Village Board approval.
- (C) *Schedule of fees and deposits:* No permit for the construction of any new building, structure or accessory structure, addition, alteration or remodeling of an existing building, structure or accessory structure, change of use or occupancy of an existing structure or space, or construction, modification to, or demolition of any system or structure regulated by the Zoning Code or Building Codes as adopted by the Village shall be issued within the Village corporate limits or outside the Village corporate limits, when applicable, until the following fees and deposits are paid in full:
 - 1. Permit fees:
 - (a) The permit fee is the sum of the applicable ~~building fees and plan-review fees~~ fee(s) established in the ~~table~~ Schedule of Fees and Deposits below. Where the project scope includes work set forth on separate line items, the permit fee shall be the total of the associated building, application and plan review fees.
 - (b) ~~The minimum building fee shall be \$50.00. Fees are due and payable at the time of application, except for consultant review fees and fees that are calculated as part of the plan review process. Consultant review fees and fees that are calculated as part of the plan review process shall be paid at the time of issuance of a building permit.~~
 - (c) ~~Building fees are due and payable at the time of issuance of a building permit. Permit fees include up to two (2) plan reviews, or up to three (3) plan reviews for stormwater plan reviews. Each plan review completed after the second review, or third review in the case of stormwater plan reviews, shall be subject to the fee set forth in subsection H(1) of the Schedule of Fees and Deposits below.~~
 - 2. Plan-review Consultant fees:
 - (a) A ~~plan-review~~ consultant fee in the amount of 110% of the Village’s consultant's cost of a building, stormwater, landscaping, tree preservation or other ~~plan-review~~ consultant shall be paid by the applicant when such a review is required by the

nature of the project or will, at the request of the applicant, expedite the review. The Village may employ a consultant when a project contains specialty equipment, has unusual construction methods or materials, has been reviewed by a Village board or commission, or is deemed necessary by the Community Development Department because of the size, nature, occupancy, use or complexity of the project. ~~When a consultant is determined to be necessary, the applicant shall pay an initial deposit of \$2,000.00 at the time the plans are submitted to cover the cost or part thereof of the plan review service provided by the consultant. When the building permit is issued, the final plan review fee will be adjusted to account for this initial payment, and any unused portion will be refunded.~~ Any additional consultant fees shall be billed to, and promptly paid by, the applicant. No building permit or occupancy certificate will be issued, or inspection scheduled if a consultant invoice has not been paid. If a project is abandoned, the applicant will be responsible for all costs incurred by the plan review consultant.

- ~~(b) The plan review fee for all new or reconstructed buildings or structures and remodeling and alterations of existing buildings, structures, utilities, and site improvements shall be as set forth in the schedule of fees and deposits below. Certain permit types will typically require consultant review fees in addition to the building permit fee amounts set forth in the Schedule of Fees and Deposits below. These permit types include, but are not limited to, accessibility modifications, alternate power systems, solar panel systems, and telecommunication sites.~~
- ~~(c) The minimum plan review fee shall be \$30.00.~~
- ~~(d) Plan review fees are due and payable at the time of application for building permit. Permit applications will not be accepted without receipt of payment of the applicable plan review fee. In the event that the applicant abandons the project, this fee is not refundable.~~
- ~~(e) The plan review fee for each plan review completed after the second review shall be \$200.00.~~

3. Inspections:

- (a) The fee for annual or biannual fire prevention inspections, change of occupancy or ownership, elevator and construction-related inspections shall be as ~~indicated~~ set forth in the schedule of fees and deposits below.
- (b) Fees established in the schedule of fees and deposits below allow for an initial rough inspection and a final inspection for work of each construction trade and one re-inspection thereof. Re-inspection fees apply to each re-inspection after the second inspection fails, until such time as a subsequent inspection of the same work passes.

4. *Zoning fees:* The required fee for application for modification of ~~the~~ specific requirements of the Zoning Code, Subdivision Regulations Code, Sign Code and other zoning related matters shall be as set forth in the schedule of fees and deposits. The schedule also includes application fees for preapplication meetings, annexation, exterior appearance review and Zoning Code text amendments.

5. *License/registration fees:* ~~The fee for annual or biennial contractor registration and annual business license or registration shall be as set forth in the schedule of fees and deposits below. The fee for licenses and registrations shall be as set forth in the Schedule of Fees and Deposits below.~~
 6. *Administrative fees:* The fee for administrative items such as the issuance of certificate of occupancy, permit extensions or renewals and other construction related items shall be as set forth in the ~~schedule~~ Schedule of fees Fees and ~~deposits~~ Deposits below.
 7. *Public right-of-way:* The fee for license agreements for private use of the public right-of-way or vacation thereof shall be as ~~indicated~~ set forth in the ~~schedule~~ Schedule of fees Fees and ~~deposits~~ Deposits below.
- (D) ~~Preapplication meeting fee:~~ Every preapplication petition reviewed by the Plan Commission, or Zoning Board of Appeals shall be subject to the applicable fee as set forth in the schedule of fees and deposits below.
- (E) ~~Temporary occupancy certificate; deposit and renewals:~~ Upon the request of a permittee, a temporary occupancy certificate shall be issued before the completion of the entire work governed by a permit provided the following requirements are satisfied:
1. ~~A written request with an itemized cost estimate of all unfinished work shall be submitted and approved;~~
 2. ~~A cash deposit shall be made for all unfinished work, where a cash deposit has not been paid at the time a permit was issued, in an amount equal to 125% of the itemized cost estimate, which deposit shall be held until all the work is completed;~~
 3. ~~The cash deposit may be used by the Village to cover the cost of any incomplete work at the time the temporary certificate expires;~~
 4. ~~Any unused portion of the cash deposit used to complete unfinished work will be returned to the depositor;~~
 5. ~~Any additional expenses in conjunction with unfinished work incurred by the Village shall be the responsibility of the property owner;~~
 6. ~~The allowed time period during which the temporary occupancy certificate is valid shall be established by the Building and Zoning Official. The temporary occupancy certificate shall be valid for no more than 180 days from the date of issuance;~~
 7. ~~A renewal of a temporary occupancy certificate may be granted only by the Building and Zoning Official, the Community Development Director, or the Village Manager. The renewal period shall not be longer than 180 days from the date of expiration of the original certificate of occupancy;~~
 8. ~~A temporary occupancy certificate will be granted only when final engineering has been submitted and it reasonably appears that the building can safely be inhabited and where such habitation involves no risk to life, safety, or public welfare. A temporary occupancy certificate may be withdrawn at any time that the conditions of this section are not met; and~~

9.—The cost of a temporary occupancy certificate and all approved renewals are paid in full.

~~(F) Construction necessitated variation fee: A variation application fee shall be paid in the amount of \$1,145.00, and an additional \$2,000.00 shall be deposited into an escrow fund by an applicant. The application shall include, in addition to the items required in the Village of Glen Ellyn Zoning Code, the following documents:-~~

- ~~1.—A current site survey showing the details of the variation;~~
- ~~2.—A schedule to show the key events leading to the variation;~~
- ~~3.—A list of alternative solutions, with designs, plans, and cost estimates; and~~
- ~~4.—The applicant's preferred solution.~~

~~(G) Permit extension fee: Any building permit holder may request an extension of a valid permit for up to six months provided the request is in writing and includes:~~

- ~~1.—The owner's name;~~
- ~~2.—The address of the property where the work is being done;~~
- ~~3.—The building permit number;~~
- ~~4.—A description of the work to be completed;~~
- ~~5.—The number of months to be extended; and~~
- ~~6.—A justifiable cause.~~

(D) Deposits:

1. Right-of-way deposits: In order to guarantee the protection of public property and to ensure the restoration of streets, parkways, parkway trees, driveway approaches and sidewalks, any contractor, owner, or agent obtaining a permit for the construction of a new building, development on private property which requires access to the private property from the public right-of-way on which any public tree exists, the repairing of a water or sewer connection, or other work in the public right-of-way shall be required to make the deposits hereinafter provided. The deposit provides financial assurance that any public property damaged during the development, or under a work permit, will be restored by the permit holder. The deposit shall be available for any cost the Village incurs to correct damage to public property caused by the work.

(a) New construction or work within the public right-of-way: Any contractor, owner, or agent obtaining a permit for a new building on private property or a work permit on public property shall, prior to the issuance of a building permit, deposit with the Village an amount equal to:

- (1) \$8.00 per front foot of the lot on which such building is to be constructed; and
- (2) The lesser of the landscape value of all public trees that may be affected or \$2,000.00.

- (b) Additions, or alterations: Any contractor, owner, or agent obtaining a permit for development on private property or a work permit on public property shall, prior to the issuance of a building permit, deposit with the Village the lesser of the landscape value of all public trees that may be affected or \$2,000.00.
 - (c) Water service or sewer connection: Any contractor, owner, or agent obtaining a permit to repair a water service or sewer connection shall, prior to the issuance of a building permit, deposit with the Village the sum of \$1,000.00.
- 2. Stormwater deposits: Any developer obtaining a permit for development on private property shall, prior to the issuance of a building permit, deposit with the Village an amount equal to not less than one hundred ten percent (110%) of the estimated probable cost to complete the construction of any required stormwater facilities, erosion and sediment control measures, natural area restoration or wetland and buffer mitigation areas, and/or PCBMPs.
- 3. Deposits shall be paid at the time of permit issuance.
- 4. Deposit uses by the Village:
 - (a) Public trees: If, at the time of final inspection for a development, or work in the parkway permit, it is determined that public trees within the parkway have been removed or damaged, the Village Forester or designee shall mail a written notice to the contractor, owner, or agent, or identify deficiency on permit, advising them of such defects along with a demand that the defects must be remedied. The defects shall be remedied by a contractor hired by the Village Forester or designee at the appropriate time. The Building and Zoning Official shall give written notice to the Finance Director to forfeit said deposit and transfer the same to a forestry escrow account as determined by the Village Forester, or designee. If the damage is of such magnitude that the cost of correction exceeds the amount of the deposit, the applicant shall deposit sufficient additional funds to pay for the required work or the Village shall be permitted to act pursuant to section 8-4-5 of the Village Code.
 - (b) Damage to parkway: If, at the time the Building and Zoning Official is required to issue a certificate of final inspection, he or she finds that a street or parkway has been damaged, or a public sidewalk has not been installed to connect with an existing sidewalk, or an existing sidewalk is not in safe condition, or a proper driveway approach has not been installed, he or she shall mail to the depositor written notice of such defect; and if the defect is not remedied within 30 days from the date of such notice (except that such work need not be done between November 1 and March 31), the Building and Zoning Official shall give written notice to the Finance Director to forfeit said deposit and transfer the same to the street and sidewalk rehabilitation fund of the Village.
 - (c) Stormwater: The Village shall have the right to draw on the security and the right to enter the development site to complete the work in the event that work is not completed, installed, and/or maintained according to the approved schedule.
- 5. Deposits shall be returned by the Village, without interest, after site restoration is complete, all required inspections have been passed, and the permit is closed.

(H) ~~(E)~~ *Escrow deposit (public meetings and public hearings)*: Any application for a public meeting or public hearing shall require the applicant to submit an amount determined by the Community Development Director to be placed on deposit with the Village for the reimbursement of all actual Village expenses incurred for the publication of any notices, legal services, engineering services, plan review and inspection services unless specified elsewhere in this Code. An escrow deposit is not required for residential variations reviewed by the Zoning Board of Appeals, but applicants must reimburse the Village for the actual cost to publish the public hearing notice in a newspaper.

Each application for a project to be reviewed by the Plan Commission shall include a written agreement to reimburse the Village for all out-of-pocket costs associated with a development. These out-of-pocket costs will cover services provided by the Village's consulting engineer, consulting attorney, consulting planner, traffic consultant, appraiser, transcriber, or other consultant deemed necessary by the Community Development Director, as well as reproduction costs, recording costs, etc. and other applicable costs.

The written agreement shall be accompanied by an initial deposit ~~in an amount to be determined by the Director of Community Development that shall be no less than \$1,000.00~~ per subsection M of the Schedule of Fees and Deposits below. The Village will provide an itemized list of Village expenses related to this a development, and the applicant will deposit funds to reimburse the Village for those expenses upon notice from the Village that the deposit is below \$300.00. If the expenses are not reimbursed, then reviews associated with out-of-pocket costs will cease, and the application will not be moved forward through the review process. At the completion of the review process and development of the project, any remaining balance from the deposit will be returned to the applicant, without interest, after all expenses have been paid by the applicant.

(H) ~~(F)~~ *Site improvement cost development fees*: The ~~stormwater site development~~ fee for commercial development is calculated as a percentage of the total site improvement cost. A site improvement cost estimate is required to be signed and certified by a project engineer and submitted for review and approval. To validate the site improvement cost estimate, the applicant may be required to submit additional information to confirm the amounts listed or submit sworn statements from all contractors performing site work listing their contract amounts. ~~The stormwater fee for a commercial development project shall be paid in two installments as follows:~~

1. ~~A stormwater plan review fee of 1.25% of the site improvement costs shall be paid upon submittal of preliminary or final development plans for Village Board approval. The minimum plan review fee shall be \$600.00. The plan review fee shall be paid upon application for a building permit if Village Board approval is not required.~~
2. ~~A stormwater permit fee of 1.5% of the site improvement costs shall be paid prior to the issue of a stormwater certification or building permit. The minimum permit fee shall be \$600.00.~~
3. ~~The stormwater fee set forth in subsection 4-1-4(J) includes reasonable and necessary staff time to review plans, observe site conditions, inspect for compliance, attend project meetings regarding permitting processes and Code requirements, and respond to requests for information or the interpretation or application of applicable regulations. An~~

~~additional plan review fee of \$100.00 shall be paid by the applicant for time expended to complete each staff plan review after the third review, or to re-review approved plans that have been revised and resubmitted.~~

Section 6. Village Code Amended. Title 4 (“Building Regulations”), Chapter 1 (“Building Code”), Section 4-1-10 (“Demolition Requirements”) of the Glen Ellyn Village Code is amended by deleting the overstricken language and adding the underlined language to read as follows:

4-1-10. Demolition requirements.

The following demolition requirements shall apply to all property within Glen Ellyn municipal limits:

- (A) A building permit for demolition work shall be required for the removal of any building, structure or any part thereof, except for the removal of any residential accessory building or for the removal of a principal building, or any part thereof, less than 300 square feet in area.
- (B) A building permit for the demolition of a building or structure, or part thereof, greater than 300 and ~~less than~~ 1,000 square feet or less in area shall require the following supporting documents:
 - 1. Building permit application.
 - 2. Plat of survey (except for interior only demolitions).
 - 3. Written statement or drawings describing the work.
- (C) A building permit for the demolition of a building or structure, or part thereof, greater than 1,000 and less than 4,000 square feet in area, and not exceeding 45 feet in height, shall require the following supporting documents and is subject to the following requirements and submittals:
 - 1. A building permit application for the demolition work.
 - 2. A plat of survey of the property (except for interior only demolitions).
 - 3. A building permit application for the demolition work and for a new building or structure if construction is to commence within 90 days from the issuance of the building permit for the demolition work.

4. A site management plan shall be submitted for review and approval if new construction is to commence within 90 days from the issuance of the building permit for the demolition work, and indicate the following items:
 - (a) The property drawn to a scale of not less than one inch equals 20 feet.
 - (b) Existing buildings and structures to be removed or retained.
 - (c) All easements, existing utility lines, well and septic systems on the subject property and all adjacent parkways and property within 20 feet.
 - (d) Trees on the subject property, adjacent parkway and within 15 feet on adjacent properties in accordance with the tree preservation ordinance.
 - (e) Silt fencing, protective tree fencing, and perimeter safety fencing in required locations.
 - (f) Means of primary ingress/egress from the public ways to the site and points for emergency access, traffic control devices and measures, and on site and off site parking areas.
 - (g) Temporary areas for the storage or staging of debris, soil, construction materials and construction equipment.
 - (h) Portable toilets, dumpsters and refuse container locations.

* * * *

Section 7. Village Code Amended. Title 4 (“Building Regulations”), Chapter 5 (“Sign Code”), Section 4-5-6 (“Exempt Signs”) of the Glen Ellyn Village Code is amended by deleting the overstricken language and adding the underlined language to read as follows:

4-5-6. Exempt signs.

The following signs shall be exempt from the requirement to obtain a sign permit and pay fees (unless expressly stated otherwise below or a building permit is required for associated electrical or structural work), but shall be subject to the other provisions of this chapter, including sections 4-5-4 and 4-5-5 of this chapter. Exempt signs shall not be included for purpose of calculating the total allowable number and size of signs on a premises. No exempt sign shall exceed the maximum sign height permitted in the district it is located.

* * * *

- (V) *Murals*: Murals shall be exempt from the number and size requirements of a sign of a particular district. Murals shall be subject to exterior appearance review by staff and shall require Village Board approval prior to work commencing for said mural. Any person who seeks to install a mural shall file an application with the Village accompanied by a fee as set forth in Section 4-1-4 (“Fee and deposit schedule”) of this Code.

* * * *

Section 8. Village Code Amended. Title 7 (“Building Regulations”), Chapter 11 (“Water and Sewer Rates and Charges”), Section 7-11-30 (“Water Connection Fees”) and Section 7-11-32 (“Sewer Connection Fees Within the Corporate Limits”) of the Glen Ellyn Village Code is amended by deleting the overstricken language and adding the underlined language to read as follows:

7-11-30. Water connection fees.

All connections to the water mains shall be made upon the following conditions and subject to the following charges:

- (A) *Service line size; fee*: A water connection fee shall depend upon the size of the customer service lines as follows: as set forth in Section 4-1-4 (“Fee and deposit schedule”) of this Code.

<u>Water Service Size</u>	<u>Connection Fee</u>
¾ inch diameter	\$450.00
1 inch diameter	800.00
1¼ inch diameter	1,250.00
1½ inch diameter	1,800.00
2 inch diameter	3,200.00
3 inch diameter	7,200.00
4 inch diameter	12,800.00
6 inch diameter	28,800.00

The service line size shall be determined in accordance with the Illinois State Plumbing Code. The water flow requirement for fire sprinklers shall not be included when calculating the connection charge.

- (B) *Multiple-family homes; multiple commercial units:* Multiple-family homes and multiple commercial units connected to one service line shall pay \$400.00 for each additional unit more than one served by the connection. ~~Provided, however, that for any permits issued between April 13, 1998 and December 1, 1998, the connection fee payable under this subsection and subsection (A) of this section for multiple-family homes shall not exceed \$60,000.00 without regard to the number of multiple-family homes served by a single connection.~~
- (C) *Work performed:* All work performed by owners shall be in accordance with the State of Illinois Plumbing Code. At least 24 hours' advance notice shall be given to the Village before any water service line work is undertaken.
- (D) *Inspection fees:* An inspection fee for the connection, repair, replacement or disconnection of any water service line shall be ~~in the amount of \$100.00 as set forth in~~ Section 4-1-4 ("Fee and deposit schedule") of this Code. Subsequent inspections required due to failure of final inspection shall be charged ~~at \$50.00 per inspection as set forth in~~ Section 4-1-4 ("Fee and deposit schedule") of this Code.

* * * *

7-11-32. Sewer connection fees within the corporate limits.

No permit allowing use of the Village sewer system, including the Village's portion of the POTW, by a property within the Village corporate limits shall be issued until the ~~following fees~~ as set forth in Section 4-1-1 ("Fee and deposit schedule") of this Code are paid in full.:-

Sanitary Sewers	
Residential:	
Single-family	\$1,000.00 Village connection fee plus \$278.00 per PE (population equivalent), which will be collected by the Village and passed on to the Glenbard Wastewater Authority.
Multi-family:	\$1,000.00 plus \$278.00 per PE (population equivalent), as described above.
Nonresidential:	\$1,000.00 plus \$278.00 per PE (population equivalent), as described above.
An additional charge of \$400.00 shall be paid for each multiple-family or nonresidential unit more than 1 served by a single sanitary sewer connection.	

Inspection fee:	An inspection fee for the connection, repair, replacement or disconnection of any sanitary service line shall be in the amount of \$100.00.
Storm Sewers	
Inspection fee:	An inspection fee for the connection, repair, replacement or disconnection of any storm sewer service line shall be in the amount of \$100.00.

Section 9. Village Code Amended. The “Schedule of Fees and Deposits” table set forth in Title 4 (“Building Regulations”), Chapter 1 (“Building Code”), Section 4-1-4 (“Fee and Deposit Schedule”) of the Glen Ellyn Village Code is deleted in its entirety and superseded and replaced by the “Schedule of Fees and Deposits” attached hereto and incorporated herein by reference which shall appear at the end of Section 4-1-4.

Section 10. Identification of Ordinance with the Illinois Capital Development Board. This Ordinance shall be identified on the Internet by the Illinois Capital Development Board or any successor agency of the State of Illinois pursuant to Section 1-2-3.1 of the Illinois Municipal Code, 65 ILCS 5/1-2-3.1.

Section 11. 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 12. Effective Date. This Ordinance shall be in full force and effect after its approval, passage and publication as provided by law on the date the Village has implemented its new permit processing software system scheduled to occur in the spring of 2025 for Village use.

Passed by the Acting Village President and Board of Trustees of the Village of Glen Ellyn, Illinois this 24th day of February, 2025.

Voting	Ayes	Nays	Abstain	Absent
Fasules				
Gould				
Thompson				
Kalinich				
Christiansen				
Simon				

Approved by the Acting Village President of the Village of Glen Ellyn, Illinois this _____ day of February, 2025.

Donna Jean Simon, Acting Village President

ATTEST

Caren Crosby, Village Clerk

SCHEDULE OF FEES AND DEPOSITS

The following schedule applies to all new or reconstructed buildings and structures, new additions, alterations or remodeling to existing buildings, structures or accessory structures, and all property development unless noted otherwise in this section of the Glen Ellyn Village Code. Where a project includes multiple work items listed as separate line items in this schedule the fees shall be cumulative in nature to include all work items in the project scope of work.

	Scope of Work	Building Permit Fee (Includes Plan Review fee unless otherwise noted)
A	New Construction	
1	Non-residential or mixed-use building, principal structure, total square footage of all levels, including all attached or detached structures, and accessory structures.	2.10% of construction value <u>1.15% of construction cost</u>
	Non-residential or mixed-use building, principal structure, total square footage of all levels, including all attached, detached, <u>and accessory structures</u>: a. Fees <u>do not</u> include <u>water or sewer</u> connection fee for up to maximum 1" water service line, and 1" water meter. For larger water service line or meter sizes, the building fee shall be increased by the difference in cost between 1-inch and the required size(s) (see chapters 7-11-30 and 7-11-32 section (S) of this Code schedule). The cost difference between a 1-inch line and the required line size shall be added to the permit fees indicated herein. b. Fees do not include sewer connection fees (see section (F) of this schedule). c. Fees do not include site development/stormwater fees or deposits (see section (D) (C) of this schedule). See Note 7 and 13. d. For food service establishments, add \$250.00 to the plan review fee. e. c. Fees do not include elevator fees (see section (D) (C) of this schedule). f. d. Fees do not include fire alarm and detection or fire sprinkler systems (see section (D) (C) of this schedule). g. f. Fees include up to two plan reviews (Additional plan reviews shall be charged per Note 1). h. e. Fees do not include systems that collect or convert geothermal, solar or wind energy (see section D (C) of this chart).	<i>*No permit shall be lower than \$1,500</i>
2	Residential 1- and 2- family dwelling, principal structure, total floor area square footage of all levels:	1.35 per square foot <u>1% of construction cost</u>
	Residential 1- and 2-family dwelling, principal structure, total floor area square footage of all levels: a. Fees include all impervious surfaces, attached structures such as porches and decks, up to three detached accessory structures such as garages or pergolas, as allowed by the zoning code for the applicable zoning district. b. Fees <u>do not</u> include <u>water or sewer</u> connection fee, for sewer line and up to maximum 1" water service line, and 1" water meter. For larger water service line or meter sizes, the building fee shall be increased by the difference in cost between 1-inch and the required size(s) (See chapter 7-11-30 section (S) of this Code schedule). c. Fees include site development/stormwater fees and deposits. d. Fees include up to two plan reviews (Additional plan reviews shall be charged per Note 1). e. d. Fees do not include systems that collect or convert geothermal, solar or wind energy (see section D (C) of this schedule). f. e. Fees <u>do not</u> include fire sprinkler plan review and inspection. g. f. Fees do not include elevator fees (see section (D) (C) of this schedule).	

3	Residential multi-family dwelling, principal structure:	1.35 per square foot <u>1.15%</u> of construction cost
	Residential multi-family dwelling, principal structure. a. Fees do not include water or sewer connection fee, see chapters 7-11-30 and 7-11-32 <u>section (S)</u> of this Code <u>schedule</u> . b. Fees do not include site development/stormwater fees or deposits. c. Fees do not include elevator fees (see section (D) <u>(C)</u> of this schedule). d. Fees do not include fire alarm and detection or fire sprinkler systems (see section (D) <u>(C)</u> of this schedule). e. Fees include up to two plan reviews (Additional plan reviews shall be charged per Note 1). Fees do not include systems that collect or convert geothermal, solar or wind energy (see section D <u>(C)</u> of this chart).	

B	Additions-Fees do not include fire sprinkler, fire alarm and detection or elevator work if required/provided.	-
1	When a building permit applicant proposes to add new square footage, the building permit fee shall be:	2.60 per square foot
-	<i>If the scope of work includes a remodel and addition that adds new square footage, the alteration/remodel portion will be based on the construction value detailed below. See Note 13.</i>	-

C B	Additions, Alterations, and Remodeling -Fees do not include fire sprinkler, fire alarm and detection, or elevator work if required/provided. See 4-1-4(C)(2) of this code <i>No permit fee in this section shall be less than \$500.</i>	
1	Residential <i>*No permit shall be lower than \$250-\$500</i>	1.80% of construction value <u>1.25%</u> of construction cost
2	Commercial <i>*No permit shall be lower than \$1,500</i>	2.10% of construction value <u>2%</u> of construction cost

D	Commercial Buildings-Food Service Establishment Buildout -Fees do not include the following work items: water service upgrade, if required (see section (F) of this schedule; fire detection and alarm or fire sprinkler systems (see section (D) of this schedule); new grease interceptor, if required (see section (F) of this schedule); sewer connection fee, if required (see section (F) of this schedule).	-
1	Tenant modification of floor plan layout. No permit shall be lower than \$500.	2.10% of construction value
2	Kitchen exhaust hood/Ansul system, replacement unit not part of tenant buildout	395 per hood
3	Tenant modification of lighting or electric power distribution system	260
4	Tenant modification of mechanical system	235
5	Tenant modification of plumbing system	625

6	Storefront or façade alteration, stand alone alteration project with no interior remodeling	320
7	Structural modification or repair	235

E-C	Miscellaneous Permits	
1	Accessibility modifications, interior or exterior, not within the public right-of-way	130
2	Accessory structures (Arbor, cabana, <u>fire pit</u> , gazebo, greenhouse, outdoor kitchen, ornamental gate, pergola, retaining wall, shed, trellis, or other similar structures)	100
3	Alternate Power (geothermal systems, wind turbine). <u>See Note 1. See 4-1-4(C)(2) of this Code</u>	365
4	Canopy or fixed awning, new or alteration	100
5	<u>Consultation</u>	105
56	Deck	295
67	Demolition. <u>See Note 4. Demolition taxes will be applied per Village Code 3-32-6</u>	
67a	<u>Primary Structure</u> Structure under 1,000 square feet (including detached garage)	885 625
67b	<u>Accessory Structure</u> Structure 1,000-4,000 square feet (including detached garage)	115 775
67c	<u>Structure over 4,000 feet</u>	2100
7d	Interior	210
7e	Accessory Structure	115 80
78	Drain tile, <u>exterior drainage</u> , and sump pit/pump	100
89	Driveway. <u>See Note 12.</u>	155
910	Elevator	495
1011	Fascia, soffits, gutters and/or downspouts, windows, exterior doors, siding/stucco, tuckpointing}	80
1112	Fence	80
1213	Fire alarm and detection system (new or modified)	590
14	<u>Fire radio or strobe</u>	300
1315	Fire sprinkler system. <u>See Note 1.</u>	830
1416	Garage (<u>Does not include demolition</u>)	935
17	<u>Kitchen exhaust hood/Ansul system, replacement unit not part of tenant buildout</u>	395 per hood
1518	Other (ex: fireplace, storage tank installation/removal). <u>Any miscellaneous permit not specified in this section shall be a minimum of:</u>	100
1619	Parking lot <u>striping</u> (<u>pavement grinding, resurfacing, striping</u>)	100
1720	Paved or impervious surface (including sport courts) greater than 100 and less than 300 square feet in area. <u>See Note 15.</u>	100
1821	Paved or impervious surface (including sport courts) 300 square feet or greater in area. <u>See Note 15.</u>	385

19	Porch	155
2022	Prescribed Burn	85
2123	Radon system	85
2224	Roofing, Commercial	190
2325	Roofing, Residential	90
2426	Site development fees, new construction: Water, sanitary and sewer fees included within construction fee unless noted otherwise. See Notes 6 and 7.	
2426a	Development from 300 to 1,500 square feet in area	700
2426b	Development located within the principal building side yard setbacks, excluding a driveway approach	805
2426c	Development over 1,500 square feet for single-family home or townhome	1350
2426d	Development over 1,500 square feet for commercial and multi-family (see section 4-1-4(F) of this Code). <u>Minimum fee 1,200</u>	<u>See note 6 and 7</u> <u>2.75% of total site improvement cost</u>
2527	Solar panel system, including connection to electric and plumbing system. See Note 1. <u>See 4-1-4(C)(2) of this Code</u>	470
2628	Swimming Pool, Spa, or Hot Tub-Above Ground	135
2729	Swimming Pool, Spa, or Hot Tub-Below Ground. <u>See 4-1-4(C)(2) of this Code</u>	270
2830	Telecommunication sites, alterations, or co-locate (other than small wireless facility). <u>See 4-1-4(C)(2) of this Code</u>	730 <u>250</u>
2931	Telecommunication sites, new construction, not in public right-of-way (other than small wireless facility). <u>See 4-1-4(C)(2) of this Code</u>	1300 <u>250</u>
3032	Telecommunication site, single co-located small wireless facility <u>as set forth in 50 ILCS 840/1</u>	675 <u>650</u>
3133	Telecommunication site per when application addresses multiple locations <u>as set forth in 50 ILCS 840/1</u>	365 each <u>350 each</u>
34	<u>Telecommunication site, small wireless facility with new structure as set forth in 50 ILCS 840/1</u>	<u>1,000</u>
3235	Temporary bleachers, platform, stage or tent (tent greater than 400 square feet)	<u>110 each</u>

F-D	Heating, Ventilation and Air Conditioning	
1	Heating/cooling equipment: chimney residential furnace, heat pump, boiler, new or modification/replacement (<u>new or replacement does not include modification to duct system</u>)	100
2	Heating/cooling equipment: chimney commercial furnace, heat pump, boiler, new or modification/replacement (<u>new or replacement does not include modification to duct system</u>)	155

G E	Plumbing	
1	Cross Connection Control (RPZ Device)	145
2	Flood/sewer backup control system	285
3	Grease interceptor, new or replacement	210

4	Hydrant Meter, plus 500 deposit	570
5	Irrigation systems-lawn. See Note 4.	175
6	New/modified overhead sewer, not part of a remodeling project	175
7	Reconfigure interior sewer, water, or vent system, not part of a remodeling project	175
8	Service disconnection, sewer or water. See Note 1.	275
9	Sewer connection fee (Village base fee as shown, plus Glenbard Wastewater Authority fee) Base fee, plus \$278 per PE (population equivalent)	1040
10	Sewer line inspection (Clear Water Program) Note: This fee is not included within new construction, additions, alterations, or remodeling fees.	105
11 9	Water heater, replacement	125
12	Water meter. See Note 11.	50
13 10	New W water, sewer or storm line, 1-, 2- and 3-family dwellings (add connection fees based on service line size per chapters 7-11-30 and 7-11-32 <u>section S</u> of this Code <u>schedule</u>)	310
14 11	New W water, sewer or storm line, multi-family, mixed-use or commercial (add connection fees based on service line size per chapters 7-11-30 and 7-11-32 <u>section S</u> of this Code <u>schedule</u>)	430
15	Water, sewer or storm line repair (private property)	145
16	Water, sewer or storm line repair (public property)	<u>250</u>
14 12	<u>Water, sewer, or storm line repair</u>	<u>200</u>
15	<u>Miscellaneous inspection or consultation</u>	<u>145</u>

H F	Electrical	
1	Emergency generator	100
2	Exit sign/lighting fixture Electrical openings for lighting and receptacles or re-circuiting	<u>100</u>
3	Openings for wiring, each 25 or portion thereof Service upgrade	
4-3a	Re-circuiting, service feeders, underground service, wired connection, appliances or equipment <u>Residential</u>	<u>130</u>
5-3b	Service upgrade <u>Commercial</u>	<u>260</u>
6-4	Service upgrade, each additional meter <u>Electrical sub-panel</u>	<u>95</u>
7-5	Service panel or sub-panel <u>Electrical Vehicle Charger</u>	<u>100</u>
8-6	Temporary electric service	83 <u>85</u>

I G	Signs	
1	Temporary Sign	50
2	Permanent Sign (New/Replacement)	185

J H-Plan Reviews		
1	Additional fees:	
	• Plan review completed in-house after the second plan review has been completed	200
	• Stormwater plan review performed <u>in-house</u> after the third review (see section 4-1-4(I) of this Code)	75 per hour 100
	• Stormwater plan review performed on revised drawings submitted after drawings have been approved (see section 4-1-4(I) of this Code)	75 per hour 100
2	Deferred submittal: elevator or other conveyance (cost added to plan review fee indicated elsewhere in this schedule)	100
3	Deferred submittal: fire alarm system or fire suppression system (cost added to plan review fee indicated in section (D) of this schedule)	250
4	Deferred submittal: truss shop drawings (cost added to base permit fee of project)	100
5	Deferred submittal: other, with approval of the Building and Zoning Official (cost added to applicable plan review fee indicated elsewhere in this schedule)	250
6	Elevator or other conveyance	120 each
7	Expedited plan reviews, 1- and 2-family dwellings (additional cost for up to 5 business day turnaround time)	500
8	Expedited plan reviews, 1- and 2-family dwellings (additional cost for up to 3 business day turnaround time)	1000
9	Expedited plan reviews, multi-family, mixed-use or commercial. <u>See subsection 4-1-4(C)2(a) of this Code</u>	See Note 1
10	Plan reviews performed by a consultant (see subsection 4-1-4(C)2(a) of this Code)	See Note 1
11	Plan review necessitated by drawing revisions after issuance of permit	75
12	Miscellaneous assemblies, equipment or structures reviewed by in-house staff	75 per hour 100
13	Tree preservation for single-family lot site improvements, grading or landscaping not associated with other permits	250

K I-Administrative Fees		
1	Appeal of administrative decision of the Community Development Director or the Building & Zoning Official. <u>Appeals related to the provisions of Title 10 of the Zoning Code shall be subject to the fee for a zoning appeal in Section N of this schedule</u>	260
2	Certificate of Occupancy, other than for new construction	105
3	Permit extension (see subsection 4-1-4(G) of this Code)	50 per month

4	Phased permit, foundation and underground utilities only permit, 1- and 2-family (fees in addition to scheduled building and plan review fees)	470
5	Phased permit, foundation and underground utilities only permit, other than 1- and 2-family (fees in addition to scheduled building and plan review fees)	1040
6	Phased permit, building shell only (fees in addition to scheduled building and plan review fees)	1560
7	Renewal of suspended permit, <u>fifty percent (50%) of original permit fee</u>	See Note 8 <u>1,000</u> <u>maximum</u>
8	Renewal of expired permit application	520
9	Temporary Certificate of Occupancy or renewal thereof (see subsection 4-1-4(E) of this Code)	470
10	Work exceeding scope of permitted work; <u>three hundred percent (300%) of original permit fee</u>	520 minimum
11	Work started without permit, <u>two hundred percent (200%) of original permit fee</u>	260 minimum

L-J-Inspections		
1- Annual Fire Prevention Inspection:		
Group	Occupancy Use:	
A-1 thru 5	Assembly	155
A-2	Assembly - Food/Drink Service Establishment, up to 1,000 square feet	80
A-2	Assembly - Food/Drink Service Establishment, over 1,000 square feet	155
A-2	Assembly - Food Service Establishment, commercial hood and duct	50
B	Business, up to 1,000 square feet	50
B	Business, over 1,000 square feet	80
E	Educational	105
E	Educational, day care facility	80
F	Factory	130
H-1 thru 5	High-hazard	130
I-1 thru 4	Institutional	155
M	Mercantile, up to 1,000 square feet	50
M	Mercantile over 1,000 sf <u>square feet</u> up to 4,000 square feet	80

M	Mercantile over 4,000 square feet	155
R-1	Residential, transient	155
R-2	Residential, non-transient and multi-family building common areas	50
R-3	Residential, non-transient (refer to Building Code for occupancy uses)	130
R-4	Residential, non-transient (refer to Building Code for occupancy uses)	155
S-1	Storage, moderate hazard	80
S-2	Storage, low hazard	50
U	Utility and Miscellaneous	50
2	Change of occupancy inspection (new use or business)	50
3	Code compliance for 1-, 2- or 3-family dwellings, per request of owner or agent	180
4	Elevator or other conveyance:	
	• Annual inspection	155
	• Annual no-load pressure test	155
	• Five-year conveyance load test	365
	• Re-inspection fee	80
5	Re-inspection fee – Plumbing (after second inspection fails)	105
6	Re-inspection fee – Other than Plumbing (after second inspection fails)	105
7 5	Water pressure test, single family residential	210
6	Miscellaneous Inspections	<u>145</u>
7	Inspection fee, after second inspection fails	<u>105</u>

M K-License/Registration		
1	New-Business	100 annual
2	<u>Business (late fee)</u>	<u>200</u>
2 3	Change of address, business ownership, or business name, remaining within Glen Ellyn	30 annual
3 4	Wind Enclosure	55
4 5	Live Entertainment Indoor	300
5 6	Live Entertainment Outdoor	100
6 7	Temporary Dining Platform (Base fee in addition to \$100 per each parking stall taken out of public use, limit of three stalls)	100
7 8	Outdoor Sidewalk Seating	55
8 9	License agreement, outdoor seating	50 annual

9 10	License agreement, vendor cart	150 annual
11	Commercial filming application submitted more than ten (10) days before filming	<u>150</u>
12	Expedited film application submitted five (5) days or less before filming	<u>500</u>
13	Special Event Permit	<u>150</u>

N L-Taxes, Demolition		
1	Tax, demolition (applies to any project when over 50 percent of the exterior roof and wall area is structurally altered or when a building or structure, or part thereof, greater than 1,000 and up to 4,000 square feet is demolished) per Village Code 3-32-6	570 <u>550</u>

O M-Developer's Donation/Cash Contribution		
1	Fire Company: Single-family dwelling (attached or detached), per new dwelling unit	1,560
2	Fire Company: Multi-family dwelling units, per new dwelling unit	520
3	Fire Company: Congregate housing for the elderly, per new unit	520
4	Butterfield Park District (*Determined by Ordinance)	*
5	Glen Ellyn Public Library (*Determined by Ordinance)	*
6	Glen Ellyn Park District (*Determined by Ordinance)	*
7	Elementary School District 41 (*Determined by Ordinance)	*
8	Elementary School District 89 (*Determined by Ordinance)	*
9	High School District 87 (*Determined by Ordinance)	*

P N-Zoning and Appearance Applications		
1	Administrative zoning variance	260
2	Annual outdoor beautification display	25
3 2	Zoning Appeal (Escrow 1,000)	730
4 3	Construction necessitated variations (Escrow 2,000)	1,145
5 4	Exterior appearance review	210
6 5	Live entertainment	155
6	Mural Zoning Application	<u>100</u>
7 7	Planned unit development (Escrow 5,000 minimum for consultants)	2,600
8 8	Planned unit development amendment (Escrow 5,000)	2,600
9 9	Planned unit development amendment - not requiring a public hearing (Escrow 3,000)	1,040

10-10	Planned unit development amendment where only previously approved signage is proposed to be amended regardless if a public hearing is required or not-	520
11	Commission Pre-application meeting (see section 4-1-4(D) of this Code)	260
12	Sign variation (Escrow 1,000)	520
13	Special use permit (Escrow 3,000)	780
14	Special use amendment, not requiring a public hearing	365
15	Special use, preexisting - Administrative approval	365
16 14	Stormwater variation (Escrow 5,000)	155
17 15	Zoning application plan review. A fee of \$50.00 after the third review shall be applicable for each additional review thereafter.	105
18 16	Zoning map amendment (Escrow 3,000)	520
19 17	Zoning code text amendment (Escrow 1,000)	520
20 18	Zoning variation (Escrow 1,000)	685
21 19	Zoning verification letter	104

Q O-Public Right of Way		
1	License agreement, outdoor seating	50 annual
2	License agreement, vendor cart	155 annual
3	Obstructions:	
	• Parking stall (base fee, plus \$5.00 per stall, each additional day)	25
	• Sidewalk (base fee, plus \$5.00 each additional day)	25
	• Street	50 per day
4	Right-of-way vacation application	310

R P-Annexation		
1	Single-family detached home (Escrow 1,000)	260
2	Non-Single-family detached home (Escrow 5,000)	1,040 per acre

S Q-Subdivision		
1	Major, 5 or more lots (Escrow 5,000)	3,640
2	Minor, 3 or 4 lots (Escrow 3,000)	1,455
3	Two-lot subdivision	260
4	Land transfer certificate, lot consolidation, or two-lot subdivision	260

5	Lot consolidation	260
T R-Recapture		
1	Pay to Village - Transfer to builder (varies per ordinance)	Varies
2	Pay to Village - Processing fee	105
S-Public Works Fees		
<i>Applicable fees not included below shall be as determined by the Public Works Director. Contact the Public Works Department for current pricing</i>		
<u>Inspections</u>		
<u>1</u>	<u>Drive Approach</u>	<u>50</u>
<u>2</u>	<u>Road Cut</u>	<u>100</u>
<u>3</u>	<u>Sewer</u>	<u>100</u>
<u>4</u>	<u>Sidewalk</u>	<u>50</u>
<u>5</u>	<u>Stormwater</u>	<u>100</u>
<u>6</u>	<u>Water</u>	<u>100</u>
<u>7</u>	<u>Subsequent inspections required due to failure of final inspection for drive approach, road cut, sewer, sidewalk, water, and/or stormwater</u>	<u>50 per inspection</u>
<u>Water Meter</u>		
<u>1</u>	<u>5/8" displace with a meter interface unit ("MIU"), plus \$50 administrative fee</u>	<u>340</u>
<u>2</u>	<u>3/4" displace with a MIU, plus \$50 administrative fee</u>	<u>410</u>
<u>3</u>	<u>1" displace with a MIU, plus \$50 administrative fee</u>	<u>500</u>
<u>4</u>	<u>1.5" displace with a MIU, plus \$50 administrative fee</u>	<u>880</u>
<u>Water Service</u>		
<u>1</u>	<u>¾" water service</u>	<u>450</u>
<u>2</u>	<u>1" water service</u>	<u>800</u>
<u>3</u>	<u>1.25" water service</u>	<u>1250</u>
<u>4</u>	<u>1.5" water service</u>	<u>1800</u>
<u>5</u>	<u>2" water service</u>	<u>3200</u>
<u>6</u>	<u>3" water service</u>	<u>7200</u>
<u>7</u>	<u>4" water service</u>	<u>12,800</u>
<u>8</u>	<u>6" water service</u>	<u>28,800</u>

<u>9</u>	<u>Each multiple-family or nonresidential unit more than one (1) served by a single water service line</u>	<u>400 per unit</u>
<u>Sewer Service</u>		
<u>1</u>	<u>Sewer Service Connection</u>	<u>1,000</u>
<u>2</u>	Glenbard Wastewater Fee (\$278 per P.E. {population equivalent}, SFH = 3.5 PE)	
<u>3</u>	<u>Each multiple-family or nonresidential unit more than one (1) served by a single sanitary sewer connection</u>	<u>400 per unit</u>
<u>Miscellaneous</u>		
<u>1</u>	<u>Sidewalk waiver (per linear foot) up to 150 feet on each side</u>	<u>20</u>
<u>2</u>	<u>Tree planting fee</u>	<u>500</u>
<u>3</u>	<u>Clear water inspection</u>	<u>50</u>

NOTES:

1. Plan review fee shall be equal to 110% of consultant fee (see subsection 4-1-4(C)2(a) of this Code).
2. See section 4-1-4(C) of this Code for plan review fee and deposit amount.
3. A demolition tax is applied to any project when over 50 percent of the exterior roof and wall area is structurally altered or when a building or structure, or part thereof, greater than 1,000 and up to 4,000 square feet is demolished.
4. Deposit amount varies at discretion of the Director of Community Development or the Building and Zoning Official or the Director of Public Works based on proposed scope of work and impact on the public right-of-way.
5. Any escrow amount is subject to revision by the Community Development Director.
6. The stormwater permit fee shall be 1.5% of the site improvements costs, minimum \$600.00 (see subsection 4-1-4 (I) of this Code.
7. The stormwater plan review fee shall be 1.25% of the site improvements costs, minimum \$600.00 (see subsection 4-1-4 (I) of this Code.
8. Renewal fee shall be 50% of original permit fee, \$1,000.00 maximum.
9. Follow schedule for new construction.
10. Escrow amount of \$2,000.00 is required (see subsection 4-1-4(F) of this Code).
11. Applicable rates to be included from Public Works.
12. Required deposit is included within the site development fee if added to this line item.
13. Building fee shall be calculated as the total building square footage of all floors multiplied by the most current (but no sooner than three months prior to the date of permit application) square foot construction costs published by the International Code Council multiplied by 0.01
14. For the purpose of determining fees within this schedule, the floor area of a building or structure shall be taken as the sum of the gross horizontal area of all occupiable floor levels in the building or structure, measured to the exterior face of exterior walls for floor levels above grade, or the external face of perimeter walls for below grade levels (including, but not limited to basements and walk out basements), and to the exterior edge of porches, balconies and roof decks, and excluding the roof, attics and attached decks not supported wholly by the principal structure.
15. Fence repair is defined as the removal and replacement of fence boards or fabric with a total area of new boards or fabric not to exceed the area of two average panels in the fence, and/or the removal and replacement of up to three posts.



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

Meeting 2/24/2025 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Ordinance
Prepared By: Daniel Harper

**AGENDA ITEM (ID
2025-154)**

DOC ID: 2025-154

Adopt Ordinance No. 7171, An Ordinance Granting a Zoning Map Amendment from C3 Service Commercial District to R4 Residential District, Variations from the Zoning Code, and Exterior Appearance Review to Construct a Multiple-Family Dwelling on the Property located at 640, 650 and 656 Taft Avenue, Glen Ellyn, IL 60137

Statement of the Issue:

The petitioner, Full Circle Communities, Inc. (FCC), proposes to construct a 42-unit multifamily building located on 0.89 acres of land located at the northwest corner of South Exmoor Avenue and Taft Avenue. FCC is the contract purchaser of the property, and the Village of Glen Ellyn is the owner of the property.

FCC is requesting the following zoning actions for the proposed development:

1. A zoning map amendment to rezone the property from C3 Service Commercial District to R4 Residential District;
2. A variation from 10-4-11(G)(9) to allow 42 parking spaces in lieu of the 79 spaces required;
3. A variation from 10-4-11(D)(1)(a) to allow a front yard setback of 6'-5" in lieu of the required 30' setback;
4. A variation from 10-4-11 (D)(4)(a) to allow a corner side yard setback of 3'-5" in lieu of the required 30' setback;
5. A variation from 10-4-11 (D) 9 (a) to allow the lot area per family to be 972 square feet in lieu of the required 2,500 square feet;
6. A variation from 10-4-11(E)(1) to allow a building height of 49'-11" lieu of the maximum allowed height of 35 feet;
7. A variation from 10-5-5 (B)(4)(39) to allow a retaining wall greater than 3' in height to be located 0'-0" from the property line in lieu of 10% of the lot width or 13.76'; and
8. A variation from 10-5-5 (B)(4)(39) to allow a retaining wall less than 3' in height to be located 0'-10" from the property line in lieu of 5% of the lot width or 6.88'.

Analysis:

BACKGROUND

On January 12, 2022, the Village purchased two properties consisting of approximately 2.2 acres and two hotel buildings located at 675-677 Roosevelt Road and 640-660 Taft Road.

In February 2022, the Village Board established the Roosevelt Road/Taft Avenue Hotel Sites Work Group and appointed ten members of the Glen Ellyn community. The Ad Hoc Work Group held three public listening sessions in April, May, and June to solicit public input and gather information on potential redevelopment of the sites. In October 2022, Kon Savoy Consulting conducted a visioning and design charrette, bringing together existing site constraints, the results of a market analysis and the public input received. The result was the development of five different concept plans for the site. Simultaneously with the visioning and design charrette process, the Village engaged CBRE, a real estate brokerage firm, to market the site to potential developers. A total of seven proposals were received by the Village in December 2022. Following review of the proposals by the Village Board in January 2023, the Village began negotiations with three developers.

On February 26, 2024, the Village Board voted unanimously to enter into a Purchase and Sale Agreement (the Agreement) with FCC for the three western parcels of the Roosevelt Road/Taft Avenue hotel site fronting Taft Avenue. FCC is a non-profit affordable housing developer and property manager that provides targeted supportive services to its residents and community.

Comprehensive Plan

The 2023 Comprehensive Plan (Plan) recommends Corridor Commercial uses for the subject properties. The Plan identifies the Roosevelt Road Corridor as “a desirable location for multi-family development that places residents in proximity to retail areas, transit, and several parks and natural areas” (p. 32) and provides, “The Village should encourage coordinated redevelopment for more efficient use of the site internally and fronting Roosevelt Road, to foster a vibrant development that would leverage commercial activity along the corridor. Uses that leverage the neighborhood asset of a beautiful park across the street should also be considered” *2023 Comprehensive Plan* at page 37.

Housing Assessment

The Village engaged a consultant for a Housing Assessment in 2023 in which it was concluded that there was a demonstrated need for a variety of additional housing in Glen Ellyn. The Assessment identified housing for people with disability and lower-income renters as populations with unmet housing needs in the Village. The Assessment included data from 2020 stating that “more than 2,350 Glen Ellyn residents (8.5% of the population) were living with a disability. The age of the population with disabilities ranges as does the disability type. These individuals often need specialty housing that is both affordable and accessible, and there are limited options in the Village and region...It is estimated that approximately 283 units of affordable and accessible housing would be needed to close the housing gap for existing residents aged 18-64 living with cognitive disabilities in Glen Ellyn.” *Housing Assessment* at pages 66-67. The Assessment included information from a public survey of Glen Ellyn residents showing that 82% supported “affordable and accessible options for people with disabilities.” *Housing Assessment* at page 74.

ARCHITECTURAL APPEARANCE COMMISSION

The Architectural Appearance Commission (AAC) held a public meeting on November 13, 2024 to review the exterior appearance of the proposed development. The agenda packet for this item can be viewed [here](#). By a vote of five (5) in favor and zero (0) opposed, the AAC made a recommendation that the Village Board approve the proposed exterior appearance, subject to six conditions. FCC incorporated the recommended conditions into the building elevations and landscape plan that were submitted to the Plan Commission, which are also included as an attachment to this memo for reference.

PLAN COMMISSION

The Plan Commission held a public hearing to consider FCC's application at its February 6, 2025 meeting. The agenda packet for this item can be viewed [here](#). The Village received twenty-three written public comments in favor of the petition and one that was neutral. Eleven people spoke during the public participation portion of the hearing, all of whom were in favor of the request. In addition, there was one member of the public who cross-examined the petitioner and Village staff.

The Plan Commission voted to recommend approval of the requested zoning map amendment by a vote of five (5) to two (2) and voted to recommend approval of the zoning variations by a vote four (4) to three (3).

Budget Impact:

The development of this vacant, Village-owned property will generate additional property tax revenue.

Contribution to Strategic Plan

Development: successful growth, development, annexation and business retention.

Action Requested:

Adopt Ordinance No. 7171, An Ordinance Granting a Zoning Map Amendment from C3 Service Commercial District to R4 Residential District, Variations from the Zoning Code, and Exterior Appearance Review to Construct a Multiple-Family Dwelling on the Property located at 640, 650 and 656 Taft Avenue, Glen Ellyn, IL 60137

Attachments:

1. Ordinance - Full Circle Communities
2. FCC Updated Renderings
3. Elevations
4. Traffic Study
5. Full Circle Presentation to Plan Commission
6. Plan Commission February 6, 2025 Draft Minutes



Village of Glen Ellyn

Ordinance No. xxxx

An Ordinance Granting a Zoning Map Amendment from C3 Service Commercial District to R4 Residential District, Variations from the Zoning Code, and Exterior Appearance Review to Construct a Multiple-Family Dwelling on the Property located at 640, 650 and 656 Taft Avenue, Glen Ellyn, IL 60137

**Adopted by the
Acting Village President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois
This 24th Day of February, 2025.**

Published in pamphlet form by the authority of the
Acting Village President and Board of
Trustees of the Village of Glen Ellyn,
DuPage County, Illinois, this _____
day of February, 2025.

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

Ordinance No. _____

An Ordinance Granting a Zoning Map Amendment from C3 Service Commercial District to R4 Residential District, Variations from the Zoning Code, and Exterior Appearance Review to Construct a Multi-Family Dwelling on the Property located at 640, 650 and 656 Taft Avenue, Glen Ellyn, IL 60137

WHEREAS, Full Circle Communities, Inc (“Petitioner”) applied for the following zoning relief to allow for the construction of a forty-two (42) unit, three-story (3) multi-family dwelling on the property located at 640, 650 and 656 Taft Avenue, Glen Ellyn, Illinois 60137 (“Application”):

- A. A zoning map amendment from C3 Service Commercial District to R4 Residential District in accordance with Section 10-10-13 of the Glen Ellyn Zoning Code;
- B. A variation from Section 10-4-11(G)(9) of the Glen Ellyn Zoning Code to allow 42 parking spaces in lieu of the 79 parking spaces required for a multi-family residential development in the R4 Residential District;
- C. A variation from Section 10-4-11(D)(1)(a) of the Glen Ellyn Zoning Code to allow a front yard setback of 6’-5” in lieu of the required minimum 30’ setback;
- D. A variation from Section 10-4-11(D)(4)(a) of the Glen Ellyn Zoning Code to allow a corner side yard setback of 3’-5” in lieu of the required minimum 30’ setback;
- E. A variation from Section 10-4-11(D)(9)(a) of the Glen Ellyn Zoning Code to allow the lot area per family to be 972 square feet in lieu of the required minimum 2,500 square feet;
- F. A variation from Section 10-4-11(E)(1) of the Glen Ellyn Zoning Code to allow a building height of 49’-11” in lieu of the maximum allowed height of 35’;
- G. A variation from Section 10-5-5(B)(4)(39) of the Glen Ellyn Zoning Code to allow a retaining wall greater than 3’ in height to be located 0’-0” from the property line in lieu of a minimum of 10% of the lot width or 13.76’;

H. A variation from Section 10-5-5(B)(4)(39) t of the Glen Ellyn Zoning Code to allow a retaining wall of 3' or less in height to be located 0'-10" from the property line in lieu of a minimum of 5% of the lot width or 6.88'; and

I. Exterior appearance approval in accordance with the Glen Ellyn Appearance Review Guidelines adopted pursuant to Ordinance No. 5508.

WHEREAS, the property is legally described in Exhibit A, attached hereto and incorporated herein by reference ("Subject Property"); 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 February 6, 2025 to consider the Application; and

WHEREAS, based upon the evidence, testimony, and exhibits presented at the public hearing on February 6, 2025, the Village of Glen Ellyn's ("Village") Plan Commission adopted Findings of Fact and Recommendations dated February 6, 2025, which is attached hereto and incorporated herein by reference as Exhibit B; and

WHEREAS, the Acting Village President and Board of Trustees have reviewed the evidence, exhibits, and materials presented at the February 6, 2025, meeting of the Plan Commission and has considered the Findings of Fact and Recommendations of the Plan Commission; and

WHEREAS, the Plan Commission recommended that the map amendment reflected in this Ordinance be approved by a vote of five (5) in favor and two (2) against upon the close of the

public hearing held on February 6, 2025, as reflected in the minutes of the public hearing, incorporated herein by reference as though fully set forth; and

WHEREAS, the Plan Commission recommended that the zoning variations reflected in this Ordinance be approved by a vote of four (4) in favor and three (3) against upon the close of the public hearing held on February 6, 2025, as reflected in the minutes of the public hearing, incorporated herein by reference as though fully set forth; and

WHEREAS, the exterior appearance application was considered by the Village's Architectural Appearance Commission at its meeting of November 13, 2024, at which the Commission considered the testimony, plans and material presented as set forth in its approved minutes, dated November 13, 2024, attached hereto and incorporated herein by reference as Exhibit C; and

WHEREAS, based upon the evidence, testimony, and exhibits presented at the public meeting on November 13, 2024, the Architectural Appearance Commission voted on a motion to recommend approval of the exterior appearance Application, which carried by a vote of five (5) "yes" and zero (0) "no," resulting in a recommendation that the exterior appearance application be granted; and

WHEREAS, the Acting Village President and Board of Trustees have determined that the granting of the zoning map amendment and variations set forth in the Petitioner's Application is in the best interests of the Village subject to the terms and conditions set forth in the Findings of Fact and Recommendation of the Plan Commission and this Ordinance; and

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

WHEREAS, the Acting Village President and Board of Trustees have reviewed the pertinent plans and evidence presented at the aforementioned public meeting and have considered the recommendations of the Architectural Appearance Commission; and

WHEREAS, the Acting Village President and Board of Trustees have determined that granting approval of the exterior appearance for the proposed new construction is consistent with the objectives of the Glen Ellyn Appearance Review Guidelines, adopted on October 9, 2006 by Ordinance 5508; and

NOW THEREFORE, BE IT ORDAINED by the Acting Village 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. Adoption of Findings of Fact and Recommendation. The Findings of Fact and Recommendation of the Plan Commission attached hereto as Exhibit B are adopted by the President and Board of Trustees and incorporated herein.

Section 3. Zoning Map Amendment Granted. The Application for the zoning map amendment set forth herein is granted subject to the terms and conditions set forth in the Plan Commission's Findings of Fact and Recommendations, this Ordinance, and that the construction substantially conform with the plans and testimony presented at the Plan Commission public hearing on February 6, 2025.

Section 4. Zoning Variations Granted. The Application for the zoning variations set forth herein is granted subject to the terms and conditions set forth in the Plan Commission's Findings of Fact and Recommendations, this Ordinance, and that the construction substantially

conform with the plans and testimony presented at the Plan Commission public hearing on February 6, 2025.

Section 5. Exterior Appearance Granted. Based upon the recommendation of the Architectural Appearance Commission, as adopted herein, and the conclusions set forth in the recitals above, the application for exterior appearance is granted.

Section 6. Condition of Grant of Exterior Appearance. The granting of the exterior appearance herein is subject to the condition that the construction substantially conform with the plans, testimony and conditions presented at the Architectural Appearance Commission meeting held on November 13, 2024.

Section 7. Issuance of Building Permits. The Building and Zoning Official is authorized and directed to issue building permits for the Subject Property consistent with the zoning variations granted herein, provided that all conditions set forth hereinabove have been met and that the proposed project complies with all other applicable laws and ordinances. The variations granted herein shall expire and become null and void twenty-four (24) months from the date of adoption of this Ordinance unless a building permit to begin construction in reliance on the variation is applied for within said twenty-four (24)-month time period and construction is continuously and vigorously pursued provided, however, the Village Board may by motion extend the period during which permit application, construction, and completion shall take place.

Section 8. 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 9. 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 of the Village's Zoning Code.

Section 10. 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 11. Effective Date. This Ordinance shall be in full force and effect from and after the passage, approval, and publication in pamphlet form.

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois this 24th day of February 2025.

Voting	Ayes	Nays	Abstain	Absent
Fasules				
Gould				
Thompson				
Kalinich				
Christiansen				
Simon				

Approved by the Acting Village President of the Village of Glen Ellyn, Illinois this _____ day of February, 2025.

Donna Jean Simon, Acting Village President

ATTEST

Caren Cosby, Village Clerk

EXHIBIT A

Subject Property's Legal Description

LOTS 10 THROUGH 21 IN BLOCK 3, IN ROOSEVELT HILLS, A SUBDIVISION IN THE NORTH ½ OF THE NORTHEAST ¼ OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 2, 1928 AS DOCUMENT NO. 268777 IN DUPAGE COUNTY, ILLINOIS

P.I.N.: 05-23-200-012; 05-23-200-016; and 05-23-200-021.

EXHIBIT B

February 6, 2025

Acting Village President Donna Jean Simon and Board of Trustees
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, Illinois 60137

Re: Application of Full Circle Communities regarding 640, 650 and 656 Taft Avenue for a Zoning Map Amendment and Zoning Variations

Dear Acting Village President Donna Jean Simon and Board of Trustees:

Full Circle Communities, Inc. (“Applicant”) filed an application pursuant to Section 10-10 of the Village Zoning Ordinance requesting a zoning map amendment to change the zoning of the subject property from C3 Service Commercial District to R4 Multifamily Residential and zoning variations set forth below to construct a forty-two (42) unit, three (3) story multifamily development to be located at 640, 659 and 656 Taft Avenue, Glen Ellyn, Illinois 60137 (“Subject Property”).

As part of its application, the Applicant requests the following seven (7) zoning variations from the Zoning Code:

1. A variation from 10-4-11(G)(9) to allow 42 parking spaces in lieu of the 79 parking spaces required for a multi-family residential development in the R4 Residential District.
2. A variation from 10-4-11(D)(1)(a) to allow a front yard setback of 6’-5” in lieu of the required 30’ setback.
3. A variation from 10-4-11(D)(4)(a) to allow a corner side yard setback of 3’-5” in lieu of the required 30’ setback.
4. A variation from 10-4-11(D)(9)(a) to allow the lot area per family to be 972 square feet in lieu of the required 2,500 square feet.
5. A variation from 10-4-11(E)(1) to allow a building height of 49’-11” in lieu of the maximum allowed height of 35’.
6. A variation from 10-5-5(B)(4)(39) to allow a retaining wall greater than 3’ in height to be located 0’-0” from the property line in lieu of 10% of the lot width or 13.76’.
7. A variation from 10-5-5(B)(4)(39) to allow a retaining wall of 3’ or less in height to be located 0’-10” from the property line in lieu of 5% of the lot width or 6.88’.

A public hearing was held on the application by the Plan Commission on February 6, 2025 at 7:00 p.m. The notice and time and place of said public hearing was duly published on January 17, 2024, in the *Daily Herald*, a newspaper of general circulation in the Village. Notice was also posted at the Subject Property and letter mailed by the Village to the owners of record within 250 feet of the Subject Property, advising them of the application and the public hearing to be held.

Findings of Fact

The Subject Property

The Subject Property is three zoning lots with a cumulative area of 38,947 square feet located south of Roosevelt Road at the northwest corner of South Exmoor Avenue and Taft Avenue and is commonly known at 640, 659 and 656 Taft Avenue. The Subject Property is currently zoned C3 Service Commercial District.

The Subject Property is surrounded by the following uses: to the North, restaurants and a service station, which are zoned in the C3 Service Commercial District; to the South, a public park, which is zoned CR Conservation Recreation District; to the East, an undeveloped parcel, which is zoned C3 Service Commercial District; to the West, an animal hospital, which is zoned C3 Service Commercial District. Adjacent to Subject Property to the southeast and southwest are R4 zoning districts which contain single-family and multi-family housing. A hotel was previously located at the Subject Property. The building currently located at the Subject Property which constituted the hotel has been vacant since 2021.

The Project

The Applicant proposes to build a three (3) story multifamily building, with forty-two (42) dwelling units to be rented as affordable housing, forty-two (42) on-site parking spaces and other improvements as set forth in the application.

Village of Glen Ellyn Comprehensive Plan

The Village of Glen Ellyn Comprehensive Plan (“Comprehensive Plan”) was adopted by the Village’s corporate authorities on August 28, 2023 after an extensive public input process.

The Comprehensive Plan identifies a strategy for increasing housing diversity by “the encouragement of the development of affordable, accessible, safe, supportive housing in Glen Ellyn for adults with intellectual and development disability (IDD) to live as independently as possible, thrive and continue to contribute to the community.” 2023 Village of Glen Ellyn Comprehensive Plan at page 70.

The Comprehensive Plan provides, “The Village of Glen Ellyn has determined that there is an unmet need for housing for people with disabilities. Supportive housing for this population is aimed at people with lifelong disabilities and low-income potential who need long term, affordable rental housing combined with social/health services. To expand housing choice in the Village for people with disabilities—and to enable people with disabilities to live as independently as possible—consideration should be given to strategies that reduce barriers to and increase

solutions for supportive housing. This may include accessory dwelling units, group homes, Community Integrated Living Arrangement (CILA) housing, and affordable housing units in new developments.” 2023 Village of Glen Ellyn Comprehensive Plan at page 14.

The Comprehensive Plan also provides, “[T]he Village should consider promoting higher-density residential development that provides housing for a variety of income levels. Such mixed-income development allows lower income families to be included within and among higher income residents, rather than concentrating into one area. This is supportive of an inclusive, stable, and diverse community and creates desirable attainable housing options that blend into the Village’s urban fabric.” 2023 Village of Glen Ellyn Comprehensive Plan at page 15.

The Comprehensive Plan recommends corridor commercial uses for the Subject Property. The Plan identifies the Roosevelt Road Corridor as “a desirable location for multi-family development that places residents in proximity to retail areas, transit, and several parks and natural areas.” 2023 Village of Glen Ellyn Comprehensive Plan at page 15. The Plan provides, “The Village should encourage coordinated redevelopment for more efficient use of the site internally and fronting Roosevelt Road, to foster a vibrant development that would leverage commercial activity along the corridor. Uses that leverage the neighborhood asset of a beautiful park across the street should also be considered.” 2023 Village of Glen Ellyn Comprehensive Plan at page 37.

The Plan Commission, having fully heard and considered the testimony of all those present at the hearing who wished to testify and being fully advised in the premises, makes the following findings pursuant to Sections 10-10-3, 10-10-12 and 10-10-13 of the Village’s Zoning Code:

1. The Applicant seeks a zoning map amendment and zoning variations pursuant to Sections 10-10-12 and 10-10-13 of the Village’s Zoning Code to construct a three-story multifamily development located in the C3 Zoning District at the Subject Property.

2. The Plan Commission considered the following documents which were submitted into evidence at the time of the Public Hearing, and made part of the record:

- a. Application for a Zoning Map Amendment;
- b. Application for Zoning Variances;
- c. Cover Letter;
- d. Location and Zoning Map;
- e. Site Plan;
- f. Landscape Plan;
- g. Elevations Plans;
- h. Photometric Plan;
- i. Building Elevations; and
- j. Building Floor Plans.

The Zoning Map Amendment Approval Standards.

A zoning map amendment may be granted only if evidence is presented to meet the following standards pursuant to Section 10-10-13 of the Zoning Ordinance:

1. Identification of the existing uses of property within the general area of the affected property;
2. Identification of the zoning classification of property within the general area of the affected property;
3. Determination as to the suitability of the property in question to the uses permitted under the existing classification or district and under the proposed classification or district;
4. The trend or development, if any, in the general area of the affected property, including changes, if any, which have taken place since the date the affected property was placed in its present zoning classification or district;
5. The trend or development, if any, as to the proposed uses of property within the general area of the affected property, as represented on the Comprehensive Plan;
6. The length of time the property has been vacant as zoned, considered in the context of the land development and the area surrounding the subject property; and
7. The extent to which property values are diminished, if at all, by the particular zoning restrictions.

The majority of public comment and testimony received was in favor of the proposed development based upon the need for affordable housing in the Village per those who testified, and the appropriateness of the density of the proposed development in the vicinity of the Subject Property.

The Commission finds that the construction of an affordable multi-family dwelling is appropriate under the Zoning Code and the Village's Comprehensive Plan as set forth above, because the testimony and evidence showed that affordable housing for persons with disabilities is in short supply in the Village, and because the proposed development would revitalize a vacant parcel with a suitable and appropriate land use.

The Commission finds that the evidence shows that the proposed multifamily development would be suitable to the surrounding land uses, would meet the objectives set forth by the comprehensive plan and meets the above standards.

Variation Standards

Zoning variations may be granted only if evidence is presented to meet the following standards pursuant to Section 10-10-12 of the Zoning Code:

1. That the particular physical surroundings, shape or topographical condition of the specific property involved would bring particular hardship upon the owner as distinguished from a mere inconvenience, if the strict letter of the regulation were to be carried out;

2. That the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district;
3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;
4. That the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property or by the applicant;
5. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;
6. That the proposed variation will not:
 - (a) Impair an adequate supply of light and air to adjacent property;
 - (b) Substantially increase the hazard from fire or other dangers to said property or adjacent property;
 - (c) Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village;
 - (d) Diminish or impair property values within the neighborhood;
 - (e) Unduly increase traffic congestion in the public streets and highways;
 - (f) Create a nuisance; or
 - (g) Result in an increase in public expenditures;
7. That the variation is the minimum variation that will make possible the reasonable use of the land, building or structure.

The evidence shows that the variations sought by the Applicant for the proposed multifamily development meets the above standards.

RECOMMENDATION

Pursuant to the authority vested in it by the statutes of the State of Illinois and the Zoning Code of the Village of Glen Ellyn, the Plan Commission hereby recommends to the Acting Village President and Board of Trustees that the zoning map amendment from C3 Service Commercial to R4 Multifamily Residential for the Subject Property be granted by a vote of five (5) in favor and two (2) against and that the following zoning variations be granted by a vote of four (4) in favor and three (3) against:

1. A variation from 10-4-11(G)(9) to allow 42 parking spaces in lieu of the 79 parking spaces required for a multi-family residential development in the R4 Residential District.
2. A variation from 10-4-11(D)(1)(a) to allow a front yard setback of 6'-5" in lieu of the required 30' setback.
3. A variation from 10-4-11(D)(4)(a) to allow a corner side yard setback of 3'-5" in lieu of the required 30' setback.
4. A variation from 10-4-11(D)(9)(a) to allow the lot area per family to be 972 square feet in lieu of the required 2,500 square feet.
5. A variation from 10-4-11(E)(1) to allow a building height of 49'-11" in lieu of the maximum allowed height of 35'.
6. A variation from 10-5-5(B)(4)(39) to allow a retaining wall greater than 3' in height to be located 0'-0" from the property line in lieu of 10% of the lot width or 13.76'.
7. A variation from 10-5-5(B)(4)(39) to allow a retaining wall of 3' or less in height to be located 0'-10" from the property line in lieu of 5% of the lot width or 6.88'.

This report adopted by a 5-2 vote of the Village of Glen Ellyn Plan Commission this 6th day of February, 2025.

EXHIBIT C

MINUTES

Glen Ellyn Architectural Appearance Commission

Wednesday, November 13, 2024 at 7:00 P.M.

Glen Ellyn Civic Center

Galligan Board Room

535 Duane Street

A. Call to Order and Roll Call

Chairperson Susan Jacobson called the meeting to order at 7:01 PM and explained the Architectural Appearance Commission's function and procedures as an advisory body.

Roll was called.

PRESENT: Chairperson Susan Jacobson and Commissioners Pam Albrecht, Yavor Goranov, Heather Mees, and David Schlembach.

ABSENT: Commissioners Eric Rahn and Julia Smith.

Also in attendance: Anne Gould, Trustee; Jennifer Henaghan, Community Development Director; Anabel Pederson, Associate Planner and Julie Settles, Recording Secretary.

B. Approval of Meeting Minutes

Commissioner Goranov made a motion to approve the draft minutes of the October 9, 2024 meeting. Commissioner Albrecht seconded the motion. The motion passed by voice vote.

C. Old Business

1. 515 Crescent Blvd. – Exterior Appearance Review for Walk Up Automated Teller Machine

Staff Presentation

Sworn in, Anabel Pederson, Associate Planner, introduced the request: Exterior appearance review for walk up automated Teller Machine at 515 Crescent Blvd. Ms. Pederson stated that the property is zoned C5A located on a lot of approximately 5,227.22sq. ft. She stated the property is occupied by @Properties J. Proctor Group and will need a text amendment to the Village Code for a new type of special use, as well as a special use permit. She stated the proposal entails the removal of the right most window to be replaced with a NCR SelfServ 64 automated teller machine, matching brick fill-in, a straight hem black awning and aluminum sconce in black finish. She stated she received comments back from the police and engineering mostly concerning safety and lighting precautions. Ms. Pederson stated in September of 2021 the previous design team suggested an ATM within a vestibule inside the building. The 2021

streetscape project was underway, and ADA compliance was contemplated in the form of raising the sidewalk during this project. Ms. Pederson showed a slide of the vestibule that would have a 4” step up to the door. The applicant previously did not choose to pursue the vestibule idea following the hiring of a different design firm. Ms. Pederson showed a slide of the materials that will be used in the proposal including brick in the colors of schoolhouse red, brownstone flashed and charcoal, an ENTRi LED light with black finish and a Tri vantage Sunbrella Awning in black. Ms. Pederson stated the relevant advisory Architectural Appearance Guidelines include: 3.3 maintain the proportion, pattern and type of original openings and relate them to nearby structures and 3.11 expansion, additions and remodeling of existing structures should emphasize compatibility with the original structures should emphasize compatibility with the original structure in terms of roof structure, materials, openings and detailing. She also stated that the Architectural Appearance Commission action to consider the proposed exterior appearance and provide a recommendation to the Village Board or Trustees for approval, approval with conditions, or denial.

Commissioner Goranov stated that he sent Ms. Pederson a design markup and asked if it was sent to the architect. Ms. Pederson answered that it was not received.

Commissioner Mees asked how the proposed plan has changed since two months ago. She stated that at the last meeting, changes were proposed by the Commission. Ms. Pederson answered that the representative who was here at the last meeting is not with the company any longer and the architect is here this evening and will be able to answer questions. She stated the architect was advised to read the minutes from the last meeting in preparation.

Commissioner Goranov stated he went to the building and took pictures inside and out and believes that closing the window for the ATM will be detrimental to the inside and outside of the building. He proposed to place the machine by the entrance to the building. He stated the door is setback so it's covered, and the machine could be on the wall where the return is. This way the window wouldn't be replaced, and they wouldn't need an overhang. He stated this would meet accessibility, it would be cheaper to build, and it would not intervene with the historic elevation and streetscape of the downtown area. He stated the window they want to close up would lessen about 40% of the light going into the building.

Sworn in, Taylor Hall, Project Manager with PM Design Group, Allen, Tx, stated that they have done a lot of research to be in compliance with the Village. He stated the proposed project follows the Glen Ellyn comprehensive plan to protect, maintain and enhance the Village's historic small-town atmosphere while providing new services to the community. He stated that the ATM would face Crescent to avoid increased traffic and/or parking along Main St. He stated the plan has not changed since the September meeting. He stated that they are going off what the client asked for and they will go back and speak to their clients.

Commissioner Goranov stated by looking at the photos by the entrance there would be no ADA issues, it wouldn't change the historic elevation, and it will be cheaper to do.

Commissioner Mees stated to have the client look at the suggestions that were made two months ago at this meeting in the minutes.

Mr. Hall stated that the client wanted us to pursue this plan so they will have to go back to the client.

Commissioner Goranov stated they want to preserve the window and that all the problems will disappear with his recommendation on moving the ATM to by the entrance.

Mr. Hall asked if this plan will be rejected, and a new plan will have to be submitted.

Commissioner Goranov stated to look at the Commission minutes. Mr. Hall answered that he did, but they weren't told to change anything by their client. Commissioner Goranov stated that with the revised plan, a canopy wouldn't be needed because the area is protected, it keeps the architecture, and it would be cheaper to do. Commissioner Albrecht asked if this was a clear request. Mr. Wallace answered yes and asked if a whole new application would be needed. Planner Pederson stated that if the Commission recommended approval, approval with conditions, or denial, the case would go to the Village Board for final approval and any new proposal would require a new application.

Commissioner Goranov made the motion:

After conducting a public meeting on November 13, 2024, and deliberating on the request of the petitioner, Stratus Unlimited on behalf of US Bank, for approval of an exterior appearance review for 515 Crescent Blvd. in the C5B Zoning District, the Architectural Appearance Commission hereby recommends denial of this request based on the following findings of fact.

1. The proposed architectural style is not in conformance with the Appearance Review Guidelines because the AAC wants to preserve the exterior historic elevation of the building by moving the ATM by the entrance that would make it more cost efficient. The AAC would like to see the applicants come back with that design. The Architectural Appearance Commission makes this recommendation of denial.

Commissioner Schlembach seconded the motion. The motion passed on a roll call vote.

D. New Business

1. 552 Crescent Boulevard Tutto Bene – Exterior Appearance Review for a Constructed Canopy Structure

Ms. Pederson introduced the request: Exterior appearance review for a constructed canopy structure at 552 Crescent Blvd. Ms. Pederson stated that the property is zoned C5A the building is approximately 730 sq. ft. She stated the property is occupied by Tutto Bene Italian Ristorante. She stated that the current design of the canopy structure differs from the approved design and the petitioner is seeking to keep the structure as built. She stated this application includes canopy walls and doorway elements which were not included in the previous design. The canopy structure will need a zoning variation once they have resolved their case in adjudication,

obtained a building permit, and received exterior appearance approval. Ms. Pederson stated in November 2022 the property owner came before the Commission for an exterior appearance review for a permanent canopy. On May 5, 2023 the Village first observed that the property owner erected the canopy without obtaining a building permit and of a different design from approved application. On July 19, 2023 the property owner was cited for violations and enters adjudication. On September 5, 2023 the property owner submitted a building permit. On March 20, 2024 the property owner was told to resubmit building permit documents and to take down the canopy walls. On September 16, 2024 the property owner resubmitted Exterior Appearance Review application for the canopy structure. Ms. Pederson showed a slide of the precondition without the canopy structure. She then showed a slide of the approved canopy and then a slide showing the existing condition. Ms. Pederson stated the Architectural Appearance guidelines were as follows:

3.3 Maintain the Proportion, Pattern, and Type of Original Openings and related them to nearby structures

- The canopy structure does not maintain the original opening of the building and the canopy walls make the canopy different from other structures in the village

3.4 Original building materials should not be covered, and new construction should use the same or similar materials as on the original building in terms of type, texture, and color

- The canopy structure blocks the original stone materials of the building

3.7.3 Canopies and awnings should not obscure original architectural detail.

- The canopy structure blocks the original front façade of the building

Ms. Pederson stated that the Architectural Appearance Commission Action is to Consider the proposed exterior appearance and provide a recommendation to the Village Board of Trustees for approval, approval with conditions, or denial.

Commissioner Albrecht asked that the original application was for a canopy covering only. She stated now there were walls and window and doors. Commissioner Albrecht asked if the permit was obtained for approval and then altered. Ms. Pederson answered the work was done without a permit, which was applied for after the structure was built.

Sworn in, Todd Wallace, 1755 Naperville Rd, Wheaton, stated he is speaking on behalf of the petitioner and that the owner has three businesses in Glen Ellyn. They own Tutto Bene, the Sweet Shoppe and Tutto Dolce. He stated he was here to make things right. He stated the structure is very difficult and the client did a creative reuse by putting a more permanent structure up. He stated there was a miscommunication on what was needed. He stated the walls are rolled up. The only time they are down is when the business is closed for security.

Commissioner Goranov stated that he didn't approve the pervious awning. Since then, he stated he went to the business and the present awning is much better than the previous awning so he would approve the application.

Commissioner Albrecht stated she also didn't vote in favor. She stated she didn't care for the fact that it was so temporary. She stated it's such a visible spot in the downtown area and she was

bothered that an owner of three businesses in Glen Ellyn did the work without a permit. She stated she'd hate approving this application when the rules weren't obeyed.

Commissioner Schlembach asked what the penalty is for construction without a permit. Mr. Wallace answered that they are going through the adjudication process now and are spending a lot of money and energy trying to make this right. Commissioner Goranov stated they should have used that energy to make things right the first time.

Ms. Pederson stated they are currently in adjudication and have been there for a while. She stated the building side of the problem will be handled by the Building Department and emphasized that the discussion is to be on the change of appearance in the design only. Chairperson Jacobson stated the AAC is to look at the appearance only.

Commissioner Mees stated she enjoys the ambience of the business, and the structure doesn't bother her.

Commission Recommendations

Commissioner Mees made the motion:

After conducting a public meeting and deliberating on the request of the petitioner, Paula Basile, for approval of an exterior appearance review for 552 Crescent Blvd. in the C5A District, the Architectural Appearance Commission hereby recommends approval based on the findings of fact, as discussed or amended at the Architectural Appearance Commission public meeting on November 13, 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 Architectural Appearance Commission makes this recommendation for approval.

Commissioner Goranov seconded the motion. The motion passed on a roll call vote with four Commissioners present voting "Yes": Chairperson Jacobson and Commissioners Goranov, Mees, Schlembach and one Commissioner present voting "No": Commissioner Albrecht.

2. 640 Taft Avenue Full Circle Communities – Exterior Appearance Review for a New Principal Building and Associated Landscaping

Sworn in, Jennifer Henaghan, Community Development Director, introduced the request: Exterior appearance review for a new principal building and associated landscaping. She stated this site was the former hotel site that the Village of Glen Ellyn purchased in the C3 zoning district. The proposed redevelopment is a three-story, 42-unit multifamily building with Tudor design elements. She stated that approval process includes the purchase and sale agreement, exterior appearance review by the AAC, zoning review with the Plan Commission and final actions decided by the Village Board. Dir. Henaghan showed renderings of the building and stated that material that will be used includes primarily brick, aged pewter and rich espresso Tudor detailing, cobblestone gray roofing and limestone windowsills. She stated the architectural appearance guidelines include:

Chapter 1 (General Design Principles)

- 1.2 Brick and stone with natural and earth tone colors are preferred wall materials for their durability and quality.
- 1.5 Roofs should be scaled to the building which they cover.
- 1.6 Entrances should be readily identifiable from parking areas and pedestrian approaches. They should be open, well lighted and highlighted by the building structure, awnings, canopies, lighting and/or architectural detailing.
- 1.8 Colors should be muted and complement each other, with no more than two or three colors on each façade.
- 1.9 The apparent mass and bulk of a large building should be reduced by structural articulation, windows or other architectural and functional elements, and by landscaping.

Architectural Appearance Guidelines Chapter 2 (Site Design)

- 2.1 Landscaping, utilizing recommended plant materials, should be provided to enhance a project, buffer utilitarian views, and screen private areas of nearby residential property from visual intrusion.

Chapter 7 (Multi-Family and Single Family Attached Residential)

- 7.1 Masonry should be employed as the wall covering for all sides of the ground floor and it is preferred as the primary material on upper floors. The materials and design character should be consistent on all sides of a building.
- 7.3 The entry should be readily identifiable and be designed and lighted for attractiveness and security.
- 7.4 Where possible, parking beneath the residential units or in the rear of the structure is preferred

Dir. Henaghan stated the AAC action requested is to consider the proposed exterior appearance and provide a recommendation to the Village Board of Trustees for approval, approval with conditions, or denial.

Sworn in Mary Donoghue, Project Manager of Full Circle, stated the scope of the redevelopment and stated the architect was at the meeting to present.

Sworn in Evan Williams, Architect, stated the project has a Tudor-style architecture that reflects multiple buildings in Glen Ellyn. The Glen Ellyn Library and the Glen Ellyn Theatre are a few examples of this type of architecture. Mr. Williams showed the site plan and stated due to stormwater consideration there is a slope towards Taft. He stated there will be a ramp due to stormwater considerations. He stated the parking is partially shared with the vet next door. He also stated there will be undercover parking north of the building. There will be a garbage service pickup area, and the garbage dumpsters will not be visible. He stated on the west side of the building will be a patio area with grills, benches and a pet area.

Mr. Williams showed a landscaping slide and stated they will be adding newer trees and more perennials, ornamental trees and shrubs that will be on the northside covering the parking area.

Mr. Williams showed an elevation slide and explained where and what materials will be used. He stated there will be bump outs to break up the façade. The brickwork will be a mixture of pale red and gray red and there will be stack coursing around the windows.

Commissioner Albrecht stated that the brick use looks fantastic, and the bump outs look terrific. She asked if there will be a space for recycling. Ms. Donoghue answered yes that there is a garbage shoot and a recycling shoot in the proposed building. Commissioner Albrecht asked if there was going to be a solar roofing. Ms. Donoghue answered that if that is what the Commission wants, they will be happy to look into it.

Commissioner Mees stated that on the south facade she likes the Tudor and combo of modern looking brick with the Tudor. Commissioner Mees asked if the Tudor could also be placed on the west end of the building to make it look like the east end. She stated that looking at the north facade she doesn't like the huge modern area. She asked if they could add Tudor on the Roosevelt Rd side for people to see.

Commissioner Schlembach stated that the west elevations is disappointing after looking at the east side. He stated that the north side seems to be a leftover thought.

Commissioner Goranov asked to see the south elevation. He stated with the long elevation, Tudor can benefit both sides. He also stated to have it come out a foot or eighteen inches. He stated that the park this elevation is facing is beautiful and asked if there were any thoughts on having balconies. Ms. Donoghue answered for financial reasons is the reason they aren't having balconies and want to give the residents more space. She stated they are providing shared amenity space with the patio area, fitness room and community room. Mr. Williams stated there are large windows and a lot of Tudor buildings don't have balconies. Something giving the illusion of balconies can be added.

Chairperson Jacobson asked where the stormwater detention is. She also asked why the open area is on the north side and not the southside facing the park. Ms. Donoghue answered the open space on the north side will produce more privacy.

Sworn in, Claudia Welp, Cage Engineering, stated there is no required detention or retention. She stated that all runoff goes underground. She stated the landscaped areas will also collect the water.

Chairperson Jacobson asked if there was a landscaping architect. She stated there probably wasn't because it looks bad and asked for that to be reviewed.

Commissioner Schlembach stated that the northside has a very steep slope and asked how they are going to have landscaping. Mr. Williams answered that there will be a retaining wall.

Commissioner Mees asked if they will be improving the crosswalk to get to the park. Ms. Donoghue answered that they will work with the Village to improve that.

Public Comments

Sworn in, Norris Eber, 701 Kingsbrook, Glen Ellyn, stated that he lives 400ft from this building. He stated the deal was made with the Village with certain conditions made. He stated the building should be harmonious with the neighborhood. He stated that Tudor doesn't match with the neighborhood. He stated that what is allowed with this building would then be allowed with

other commercial buildings and it's not proper appearance. He stated that there is not enough brick, and the roof height is higher than the three-story office building that is there. He stated that rapid timing is being requested, but they have been working on this since 2021. He also stated there was no notice of the meeting on the website and there was only a sliver of a section in the newspaper. He stated the design is not appropriate for this area. He requested to send the design and materials back to the drawing board.

Sworn in, Julie Evans, 554 N Park, stated she is in support of the project. She stated she is a resident of Glen Ellyn and involved with other Glen Ellyn organizations. She stated she looks forward to seeing this come through. This project will have units for people with disabilities.

Sworn in, Terese Thompson, Project Executive with Cordigan, Clark and Associates, stated she'd like to address some of the comments. She stated a main point she should explain is the corner element with strong vertical and horizontal trim. She stated they wanted a strong presence on the corner. She stated that many residents of the building will not be driving but will be taking the bus. She stated they can add some Tudor trim to the side that's mostly brick if the Commission wants that.

Commissioner Mees stated that there are ways to show where the entrance is without having a grand visual interest there and not anywhere else. She stated it looks like they ran out of money, so they just put brick.

Ms. Thompson stated they are right on the lot line so they cannot add balconies. She stated it's pretty tight on the site. She also stated regarding the southwest corner she understand what the Commission wants. Commissioner Mees stated that if the balconies are not functional, they should not be added.

Mr. Eber stated that the petitioner is speaking under the public comments section of the meeting.

Sworn in, Mark Wilson, 636 Harding Ave, stated he lives across from the Police station. He stated he had ideas when they were building the Police station, and they made them. He stated that he doesn't think Tudor goes with the Police station. He stated a balcony, or porch will just house toys. He stated he's like to see the roof flatter or more modern.

Chairperson Jacobson asked Ms. Thompson if they had enough clarification. Ms. Thompson answered that they need to look at the southwest corner and the Commission made it very clear to look at the north and west elevations. Chairperson Jacobson asked to address the landscape plan and make sure the open space on the northeast corner is appropriate there. Ms. Thompson answered that the area will be landscaped and in her experience the area will be used.

Commissioner Goranov asked to look into the solar panel option. Ms. Thompson answered that Full Circle does look at that with all their buildings and if they are able to, they will bring it back to the AAC.

Commissioner Schlembach stated to get rid of all the add ons. He stated it's a cliché and detracts the design. Ms. Thompson answered they can get rid of those things.

Commission Recommendations

Commissioner Schlembach made the motion:

After conducting a public meeting and deliberating on the request of the petitioner, Full Circle Communities, for approval of an exterior appearance review for 640 Taft Ave. in the C3 Commercial Zoning District, the Architectural Appearance Commission hereby recommends approval based on the findings of fact, as discussed or amended at the Architectural Appearance Commission public meeting on November 13, 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 Architectural Appearance Commission makes this recommendation for approval with the following conditions:

- 1. Revise the west elevation to be more harmonious to the east elevation**
- 2. Removal of six mansard roofs**
- 3. Revise the landscaping plan**
- 4. Adjust the north façade especially at the east end to match the south façade**
- 5. Solar panels will be permitted on south elevations of the roof to be determined**
- 6. Have greater detail on the brick work locations**

Commissioner Albrecht seconded the motion. The motion passed on a roll call vote with all five Commissioners present voting “Yes”.

E. Chairperson’s Report

None.

F. Trustee Liaison’s Report

Trustee Liaison Anne Gould stated that the Village Board had its first reading of budget approval for the levy. The Board approved a water increase effective January 1. She stated that the Village named a new acting Village President.

G. Staff Report

Dir. Henaghan stated the property at 580 Duane St. went to the Plan Commission and was approved and will now go before the Village Board on December 9th. She stated the December 11th meeting will have 534 Duane St and 405 Roosevelt as agenda items.

H. Adjournment

Commissioner Goranov made a motion to adjourn the meeting. The motion was seconded by Commissioner Schlembach, and the motion passed by voice vote.

The meeting was adjourned at 9:02 PM

Respectfully submitted,

Julie Settles

Recording Secretary

Front façade looking north



East Façade looking Northwest



West Façade looking Northeast



Rear façade looking south to outdoor community space

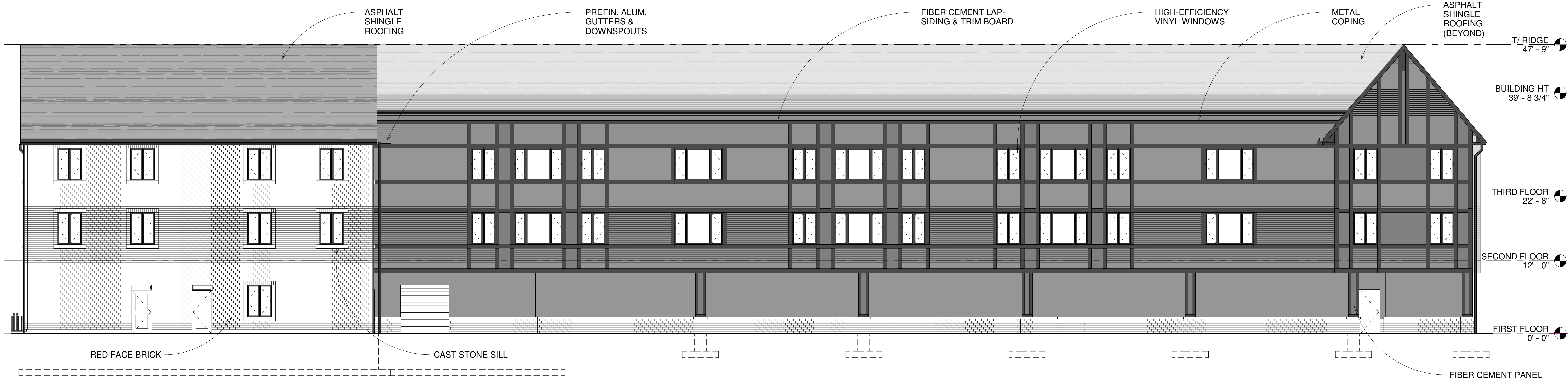




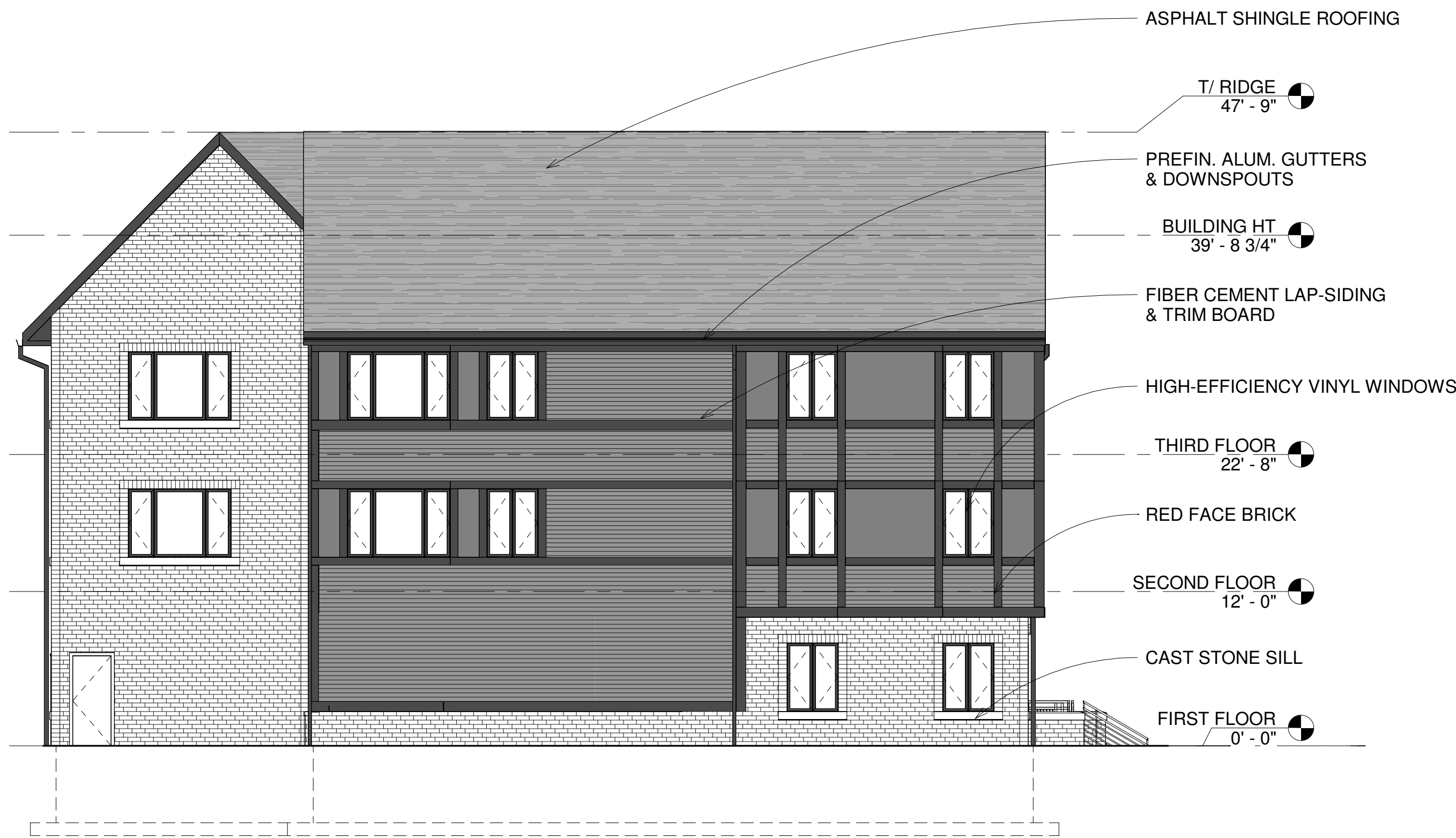
① SOUTH ELEVATION
1/8" = 1'-0"



② EAST ELEVATION
1/8" = 1'-0"



① NORTH ELEVATION
1/8" = 1'-0"



② WEST ELEVATION
1/8" = 1'-0"

Traffic Impact Study Affordable Housing Development Glen Ellyn, Illinois



Prepared For:



FULLCIRCLE
communities



November 19, 2024

1. Introduction

This report summarizes the methodologies, results, and findings of a traffic impact study conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed affordable housing development to be located in Glen Ellyn, Illinois. The site, which is currently occupied by a vacant motel, is located in the northwest quadrant of the intersection of Taft Avenue and Exmoor Avenue. As proposed, the site will be redeveloped to provide a 42-unit affordable multifamily housing building with a mix of studios, 1-bedroom, and 2-bedroom units. Access will be provided via an existing access drive off Taft Avenue and via a connection to a service drive north of the site that connects to Exmoor Avenue.

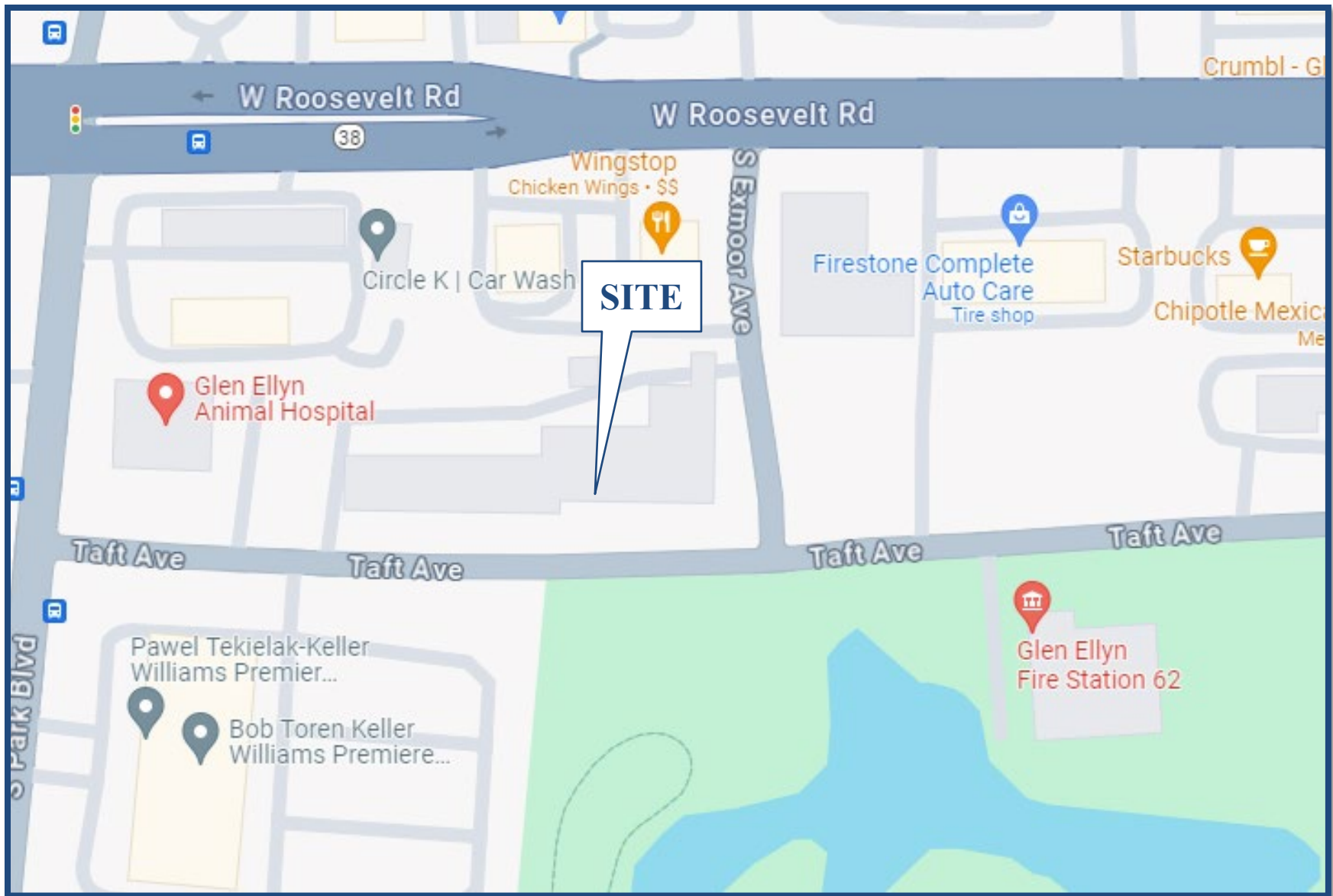
The purpose of this study was to examine background traffic conditions, assess the impact that the proposed development will have on traffic conditions in the area, and determine if any additional roadway or access improvements are necessary to accommodate traffic generated by the proposed development. **Figure 1** shows the location of the site in relation to the area roadway system. **Figure 2** shows an aerial view of the site.

The sections of this report present the following:

- Existing roadway conditions
- A description of the proposed development
- Directional distribution of the development traffic
- Vehicle trip generation for the development
- Future traffic conditions including access to the development
- Traffic analyses for the weekday morning and weekday evening peak hours
- Recommendations with respect to adequacy of the site access and adjacent roadway system

Traffic capacity analyses were conducted for the weekday morning and weekday evening peak hours for the following conditions:

1. Existing Traffic Conditions – Analyzes the capacity of the existing roadway system using peak hour traffic volumes from traffic counts conducted in 2024.
2. Year 2030 Total Projected Conditions – Analyzes the capacity of the future roadway system using the projected traffic volumes that include the existing traffic volumes increased by a regional growth factor and the traffic estimated to be generated by the proposed development.



Site Location

Figure 1

*Affordable Housing Development
Glen Ellyn, Illinois*



Aerial View of Site

Figure 2

*Affordable Housing Development
Glen Ellyn, Illinois*

2. Existing Conditions

Existing transportation conditions in the vicinity of the site were documented in order to obtain a database for projecting future conditions. The following provides a description of the geographical location of the site, physical characteristics of the area roadway system including lane usage and traffic control devices, and existing peak hour traffic volumes.

Site Location

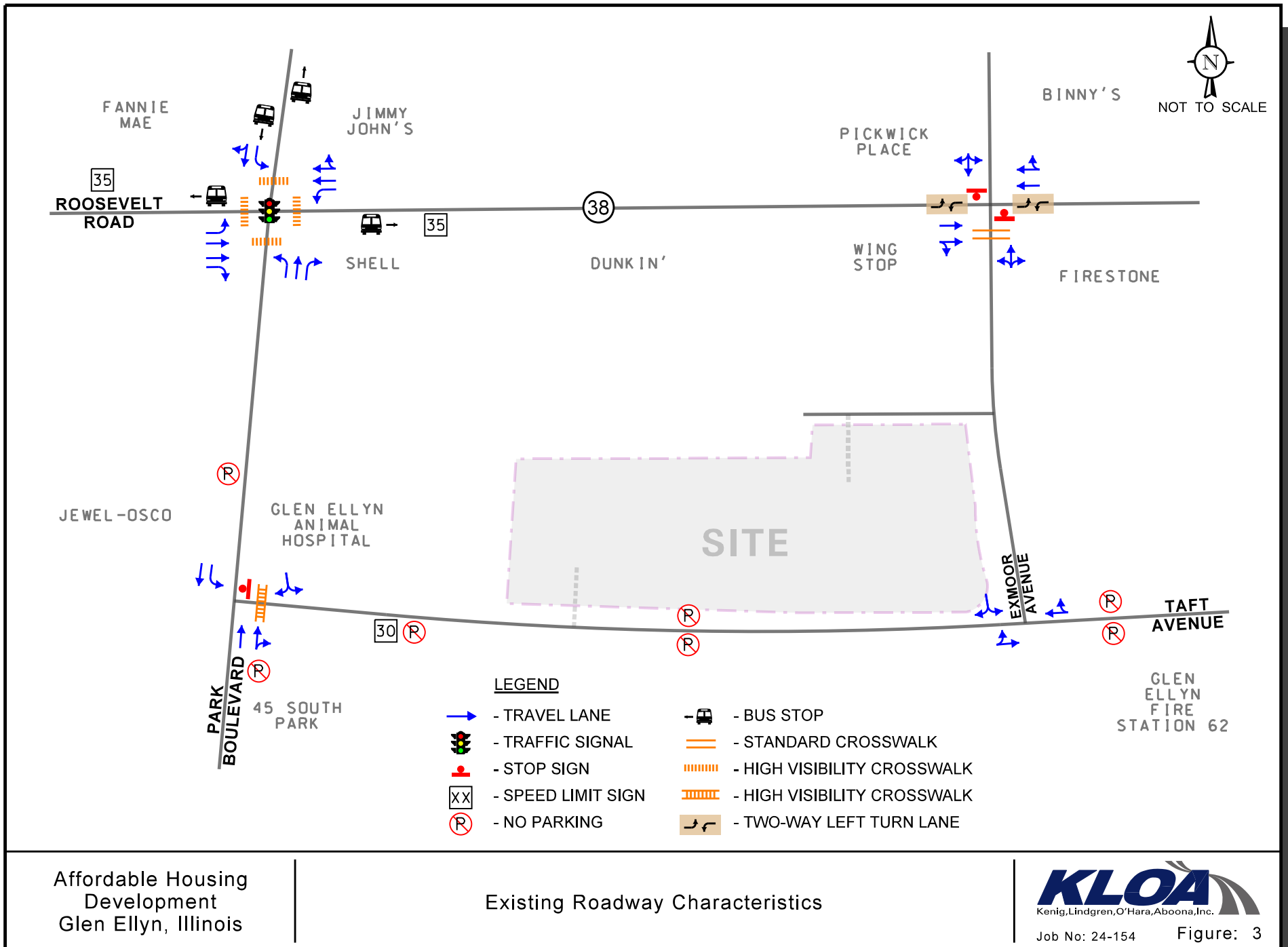
The site, which is currently occupied by a vacant motel, is located on the northwest quadrant of the intersection of Taft Avenue with Exmoor Avenue. The site is bordered by the Glen Ellyn Animal Hospital to the west and Dunkin' and Wingstop fast-food restaurants to the north. Land uses in the vicinity of the site are primarily commercial.

Existing Roadway System Characteristics

The characteristics of the existing roadways near the development are described below and illustrated in **Figure 3**.

Roosevelt Road (IL 38) is an east-west other principal arterial roadway that in the vicinity of the site generally provides two travel lanes in each direction separated by a center two-way left-turn lane. At its signalized intersection with Park Boulevard, Roosevelt Road provides an exclusive left-turn lane, an exclusive through lane, and a shared through/right-turn lane on the westbound approach and an exclusive left-turn lane, two exclusive through lanes, and an exclusive right-turn lane on the eastbound approach. High visibility crosswalks are provided on the northern and southern legs of the intersection. At its unsignalized intersection with Exmoor Avenue, Roosevelt Road provides a through lane and a shared through/right-turn lane on both approaches with left-turn movements accommodated via the center two-way left-turn lane. Roosevelt Road is under the jurisdiction of the Illinois Department of Transportation (IDOT), is classified as a Strategic Regional Arterial (SRA) route, has a posted speed limit of 35 miles per hour, and carries an annual average daily traffic (AADT) volume of 37,700 vehicles (IDOT 2023).

Park Boulevard is a north-south major collector roadway that in the vicinity of the site generally provides two travel lanes in each direction south of Roosevelt Road and one lane in each direction north of Roosevelt Road. At its signalized intersection with Roosevelt Road, Park Boulevard provides an exclusive left-turn lane, a through lane, and an exclusive right-turn lane on the northbound approach and an exclusive left-turn lane and a shared through/right-turn lane on the southbound approach. High visibility crosswalks are provided on the eastern and western legs of the intersection. At its unsignalized intersection with Taft Avenue, Park Boulevard provides a through lane and a shared through/right-turn lane on the northbound approach and a through lane and an exclusive left-turn lane on the southbound approach. Park Boulevard is under the jurisdiction of IDOT, has a posted speed limit of 30 miles per hour, and carries an AADT of 7,850 vehicles (IDOT 2020).



Exmoor Avenue is a north-south local roadway that in the vicinity of the site provides one travel lane in each direction. At its unsignalized intersection with Roosevelt Road, Exmoor Avenue provides a shared left-turn/through/right-turn lane on the northbound approach. The north leg of this intersection is an access drive serving the commercial properties on the north side of Roosevelt Road which also provides a shared left/through/right-turn lane. Both approaches are under stop sign control. The southern leg of the intersection provides a standard crosswalk. At its unsignalized intersection with Taft Avenue, Exmoor Avenue provides a shared left-turn/right-turn lane on the southbound approach. Exmoor Avenue is under the jurisdiction of the Village of Glen Ellyn.

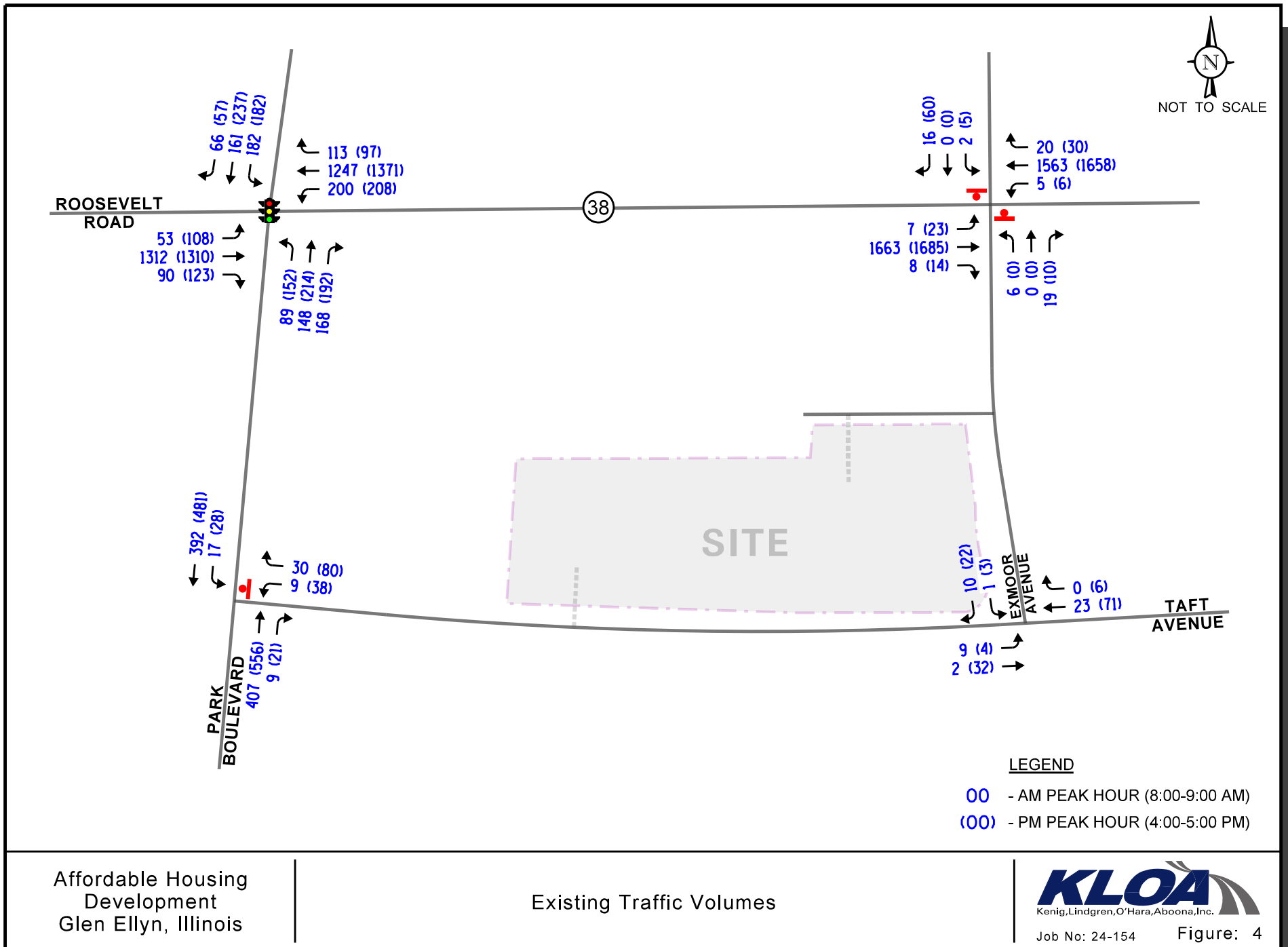
Taft Avenue is an east-west local roadway that in the vicinity of the site provides one travel lane in each direction. At its unsignalized intersection with Park Boulevard, Taft Avenue provides a shared left-turn/right-turn lane on the westbound approach. The eastern leg of the intersection provides a high visibility crosswalk and is under stop sign control. At its unsignalized intersection with Exmoor Avenue, Taft Avenue provides a shared left-turn/through lane on the eastbound approach and a shared through/right-turn lane on the westbound approach. Taft Avenue is under the jurisdiction of the Village of Glen Ellyn and has a posted speed limit of 30 miles per hour.

Existing Traffic Volumes

In order to determine current traffic conditions within the study area peak period traffic counts were conducted at the following intersections:

- Roosevelt Road with Park Boulevard
- Roosevelt Road with Exmoor Avenue
- Taft Avenue with Park Boulevard
- Taft Avenue with Exmoor Avenue

The traffic counts were conducted on Thursday, May 16, 2024, during the weekday morning (7:00 A.M. to 9:00 A.M.) and weekday evening (4:00 P.M. to 6:00 P.M.) peak periods. The results of the traffic counts show that the peak hours of traffic generally occur between 8:00 A.M. and 9:00 A.M. during the weekday morning peak period and between 4:00 P.M. and 5:00 P.M. during the weekday evening peak period. Copies of the traffic count summary sheets are included in the Appendix. The existing traffic volumes are illustrated in **Figure 4**.



Affordable Housing
Development
Glen Ellyn, Illinois

Existing Traffic Volumes



Job No: 24-154

Figure: 4

Crash Data

KLOA, Inc. obtained accident data for the most recent available past five years (2018 to 2022) for the intersections of Roosevelt Road with Park Boulevard and Exmoor Avenue and Taft Avenue with Park Boulevard and Exmoor Avenue. A review of the data indicated that no fatal crashes were reported at these intersections. Summaries of the crash data at the intersections of Roosevelt Road with Exmoor Avenue and Park Boulevard and Taft Avenue with Park Boulevard are shown in **Tables 1** through **3**. The intersection of Taft Avenue and Exmoor Avenue experienced an average of less than one crash per year.

Table 1

ROOSEVELT ROAD WITH EXMOOR AVENUE– CRASH SUMMARY

Year	Type of Crash Frequency							
	Angle	Head On	Object	Rear End	Sideswipe	Turning	Other	Total
2018	0	0	0	2	0	1	0	3
2019	0	0	0	3	1	0	0	4
2020	0	0	0	0	0	4	0	4
2021	0	0	0	0	0	0	0	0
2022	<u>0</u>	<u>0</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>1</u>	<u>0</u>	<u>2</u>
Total	0	0	0	6	1	6	0	13
Average	--	--	--	1.2	<1.0	1.2	0.0	2.6

Table 2

ROOSEVELT ROAD WITH PARK BOULEVARD – CRASH SUMMARY

Year	Type of Crash Frequency							
	Angle	Head On	Object	Rear End	Sideswipe	Turning	Other	Total
2018	0	0	0	10	3	7	0	20
2019	1	0	0	7	5	5	0	18
2020	1	0	0	1	2	0	0	4
2021	1	0	1	9	1	7	0	19
2022	<u>1</u>	<u>1</u>	<u>0</u>	<u>5</u>	<u>1</u>	<u>1</u>	<u>0</u>	<u>9</u>
Total	4	1	1	32	12	20	0	70
Average	<1.0	<1.0	<1.0	6.4	2.4	4.0	--	14.0

Table 3

TAFT AVENUE WITH PARK BOULEVARD– CRASH SUMMARY

Year	Type of Crash Frequency							
	Angle	Head On	Object	Rear End	Sideswipe	Turning	Other	Total
2018	0	0	0	0	0	7	0	7
2019	0	0	0	1	0	6	0	7
2020	0	0	0	0	0	2	0	2
2021	0	0	0	0	0	6	0	6
2022	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total	0	0	0	1	0	21	0	22
Average	--	--	--	<1.	<1.0	4.2	--	4.4

3. Traffic Characteristics of the Proposed Development

In order to properly evaluate future traffic conditions in the surrounding area, it was necessary to determine the traffic characteristics of the proposed development, including the directional distribution and volumes of traffic that it will generate.

Proposed Site and Development Plan

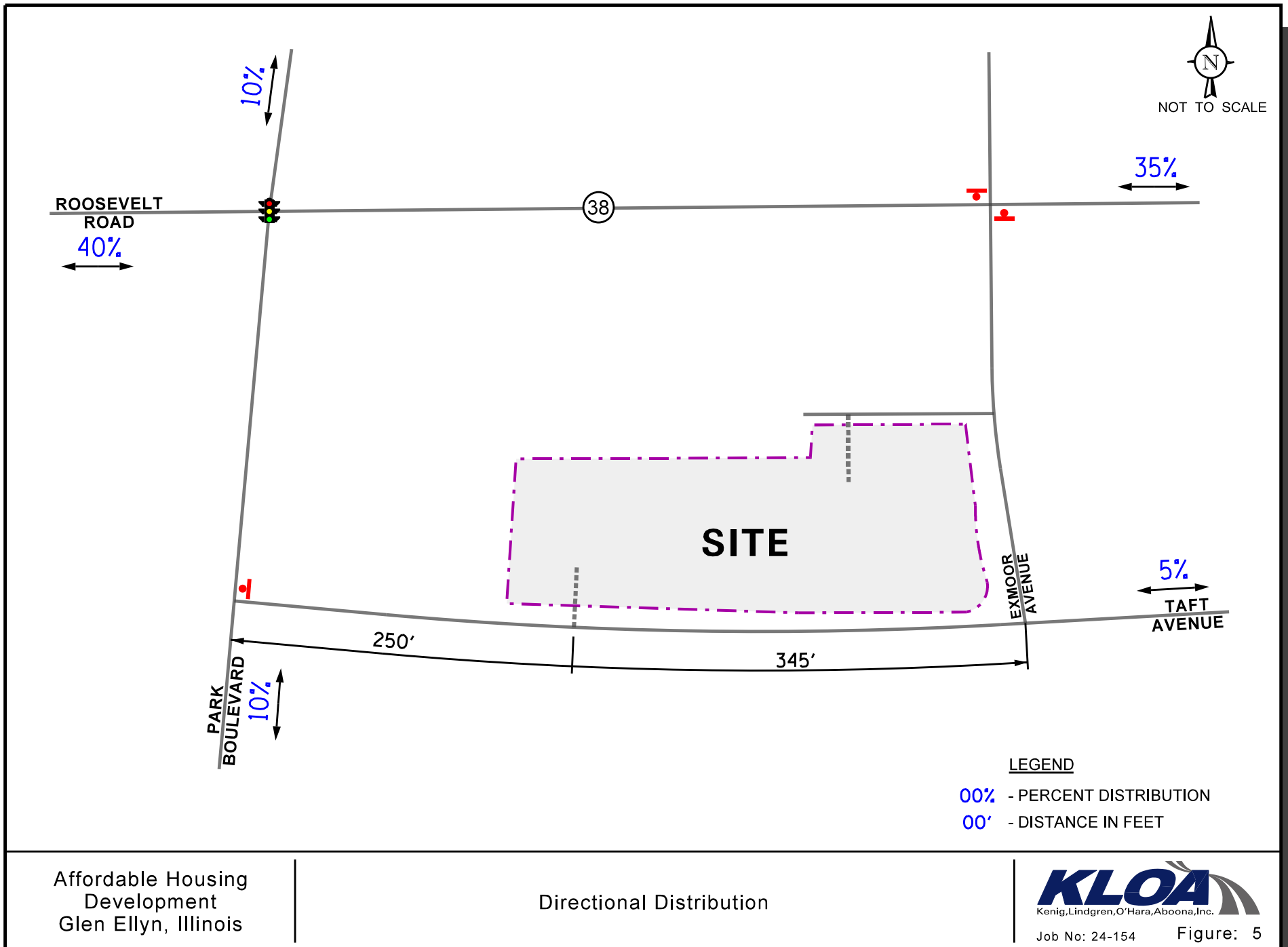
The site, which is currently occupied by a vacant motel, is proposed to be redeveloped to provide a three-story affordable housing building with 42 units. Access to the development will be provided via an existing access drive off Taft Avenue located approximately 220 feet east of Park Avenue and via a connection to an existing service drive bordering the north side of the site which connects to Exmoor Avenue approximately 150 feet south of Roosevelt Road. A copy of a site plan is included in the Appendix.

Directional Distribution

The directions from which residents will approach and depart the site were estimated based on existing travel patterns, as determined from the traffic counts and the location of the access drive which limits movements to right-turns only. **Figure 5** illustrates the directional distribution of the development-generated traffic. Figure 5 also shows the distance, in feet, between the existing and proposed access intersections.

Peak Hour Traffic Volumes

The number of peak hour trips estimated to be generated by the proposed development was based on vehicle trip generation rates contained in *Trip Generation Manual*, 11th Edition, published by the Institute of Transportation Engineers (ITE). The “Multifamily Housing (Low-Rise)” (Land-Use Code 220) rates were used to determine the traffic to be generated by the proposed development. This Land-Use Code was used over the “Affordable Housing” (Land-Use Code 223) so that the site-generated traffic volumes are conservatively high. **Table 3** shows the weekday morning and weekday evening peak hour traffic to be generated by the proposed development as well as the daily total traffic volumes, and **Table 4** shows the “Affordable Housing” generated traffic.



Affordable Housing
Development
Glen Ellyn, Illinois

Directional Distribution



Job No: 24-154

Figure: 5

Table 3

PROJECTED DEVELOPMENT-GENERATED TRAFFIC VOLUMES

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily Traffic		
		In	Out	Total	In	Out	Total	In	Out	Total
220	Multifamily Housing (Low Rise) - 42 units	9	27	36	24	15	39	173	173	346

Table 4

PROJECTED DEVELOPMENT-GENERATED TRAFFIC VOLUMES

ITE Land-Use Code	Type/Size	Weekday Morning Peak Hour			Weekday Evening Peak Hour			Daily Traffic		
		In	Out	Total	In	Out	Total	In	Out	Total
223	Affordable Housing - 42 units	6	15	21	11	8	19	101	101	202

4. Projected Traffic Conditions

The total projected traffic volumes include the existing traffic volumes, increase in background traffic due to growth, and the traffic estimated to be generated by the proposed subject development.

Development Traffic Assignment

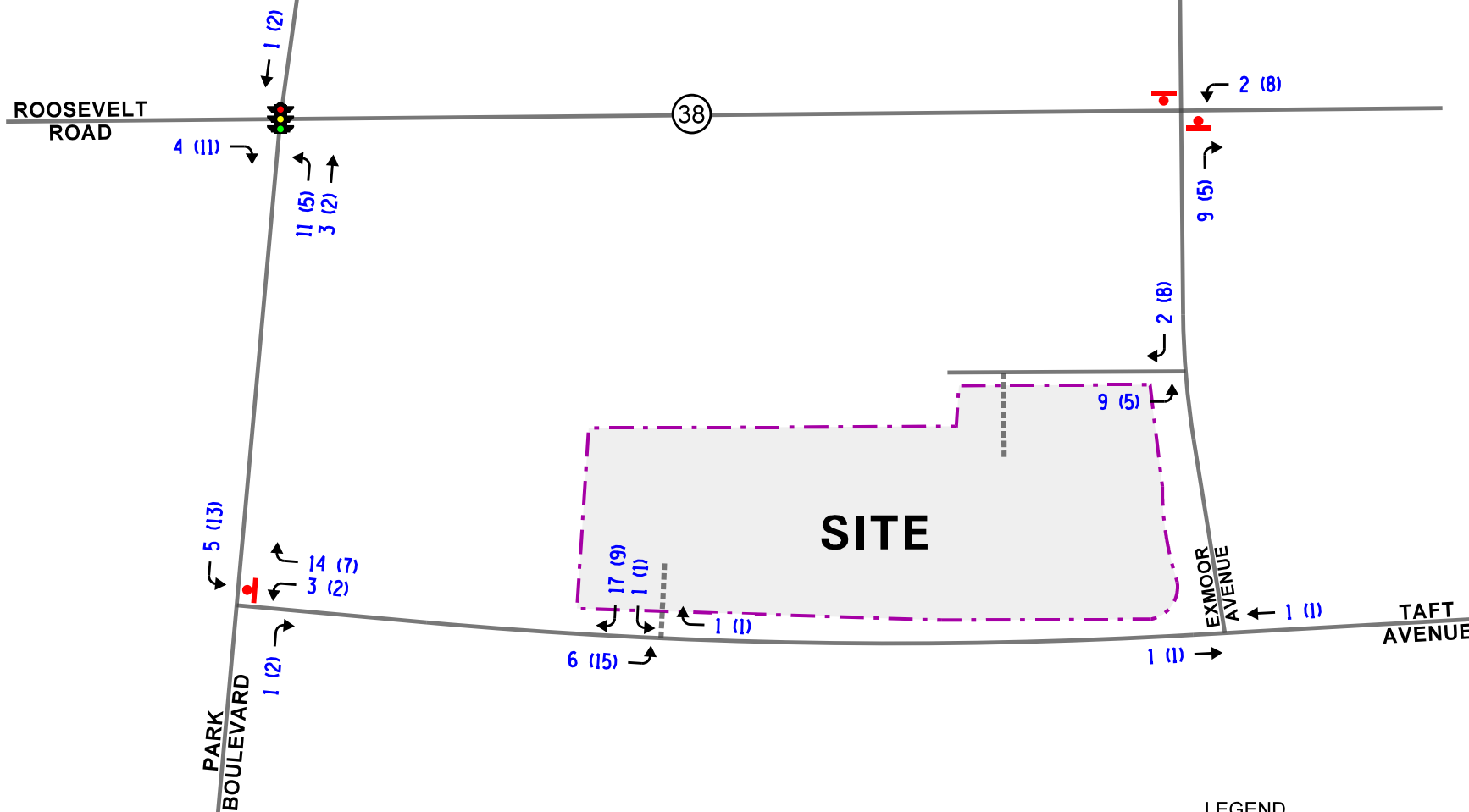
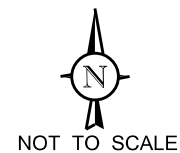
The estimated weekday morning and evening peak hour traffic volumes that will be generated by the proposed development were assigned to the roadway system in accordance with the previously described directional distribution (Figure 5). The traffic assignment for the development is illustrated in **Figure 6**.

Background (No-Build) Traffic Conditions

The existing traffic volumes (Figure 4) were increased by a regional growth factor to account for the increase in existing traffic related to regional growth in the area (i.e., not attributable to any particular planned development). Based on Average Daily Traffic (ADT) projections provided by the Chicago Metropolitan Agency for Planning (CMAP), the existing traffic volumes were increased by an annually compounded growth rate of approximately 0.67 percent per year for six years (buildout year plus five years) for a total of approximately four percent to project Year 2030 background conditions. **Figure 7** illustrates the Year 2030 no-build conditions. A copy of the CMAP 2050 projections letter is included in the Appendix.

Total Projected Traffic Volumes

The development-generated traffic (Figure 6) was added to the Year 2030 no-build traffic volumes (Figure 7) to determine the Year 2030 total projected traffic volumes, shown in **Figure 8**.



LEGEND

- 00 - AM PEAK HOUR (8:00-9:00 AM)
- (00) - PM PEAK HOUR (4:00-5:00 PM)

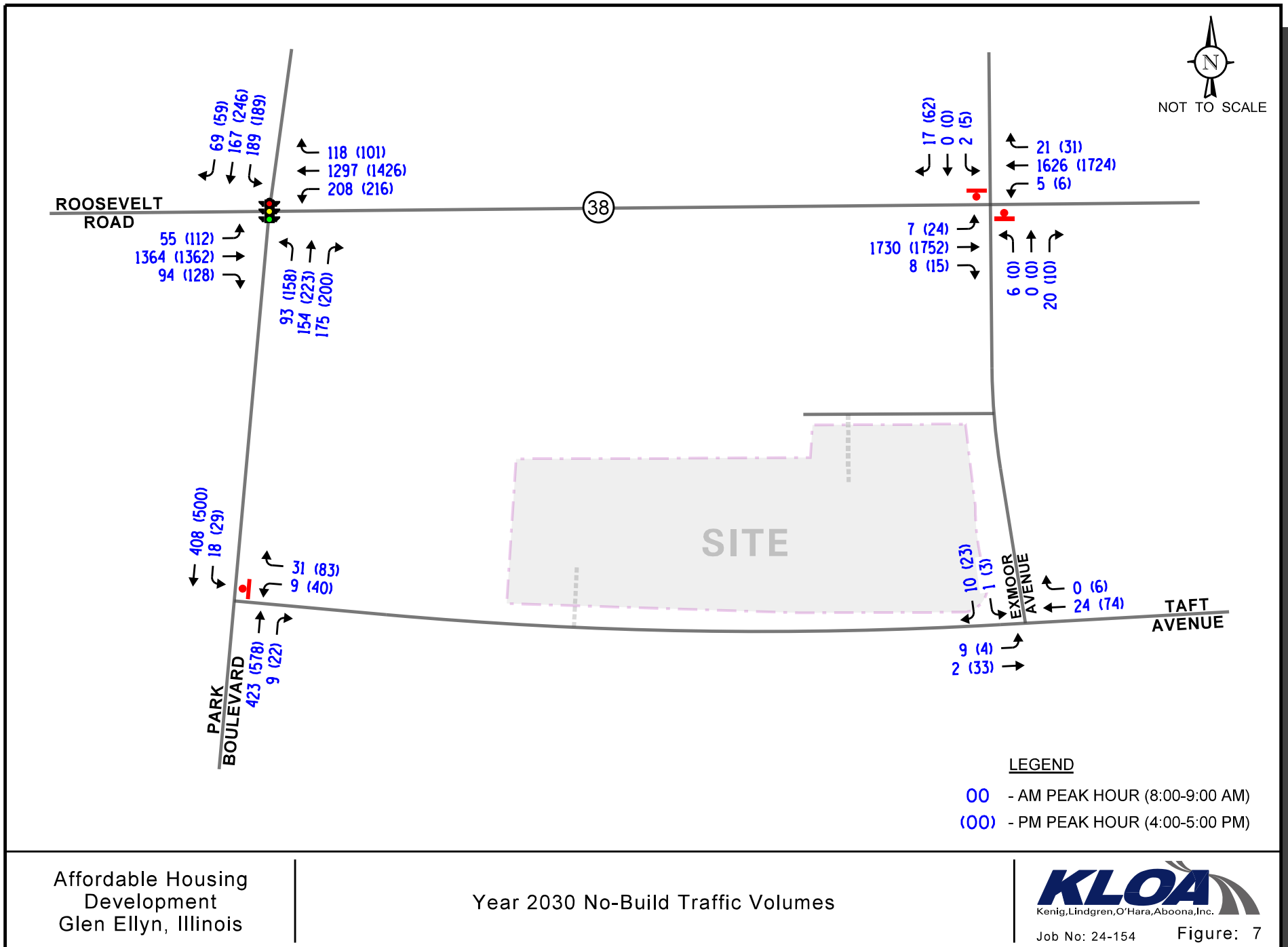
Affordable Housing
Development
Glen Ellyn, Illinois

Site-Generated Traffic Volumes



Job No: 24-154

Figure: 6



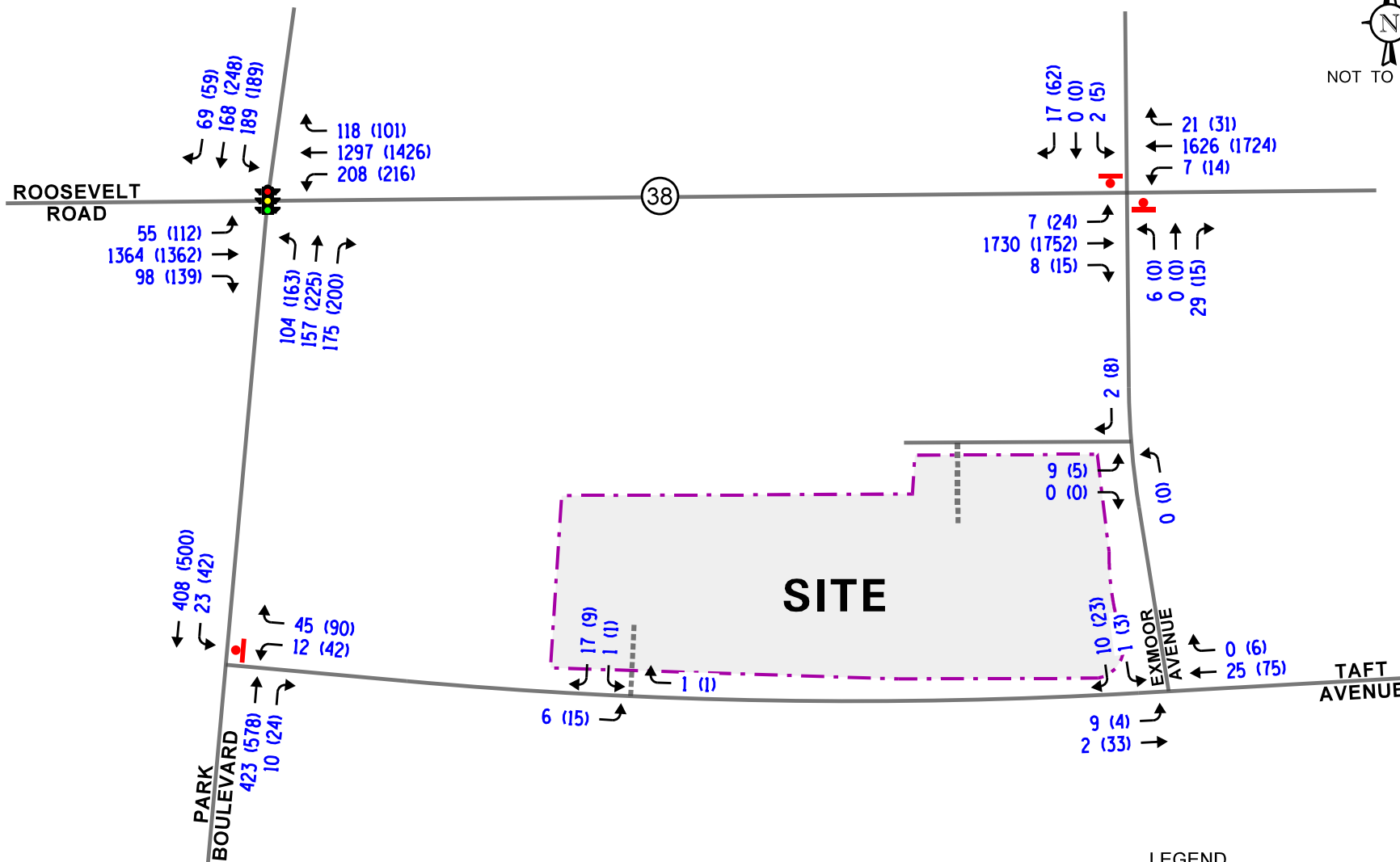
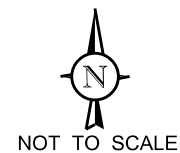
Affordable Housing
Development
Glen Ellyn, Illinois

Year 2030 No-Build Traffic Volumes



Job No: 24-154

Figure: 7



Affordable Housing
Development
Glen Ellyn, Illinois

Year 2030 Total Traffic Volumes



Job No: 24-154

Figure: 8

5. Traffic Analysis and Recommendations

The following provides an evaluation conducted for the weekday morning and weekday evening peak hours. The analysis includes conducting capacity analyses to determine how well the roadway system and access drive are projected to operate and whether any roadway improvements or modifications are required.

Traffic Analyses

Roadway and adjacent or nearby intersection analyses were performed for the weekday morning and weekday evening peak hours for the existing and Year 2030 total projected traffic volumes.

The traffic analyses were performed using the methodologies outlined in the Transportation Research Board's *Highway Capacity Manual (HCM)*, 6th Edition and analyzed using Synchro/SimTraffic 11 software.

The analyses for the unsignalized intersections determine the average control delay to vehicles at an intersection. Control delay is the elapsed time from a vehicle joining the queue at a stop sign (includes the time required to decelerate to a stop) until its departure from the stop sign and resumption of free flow speed. The methodology analyzes each intersection approach controlled by a stop sign and considers traffic volumes on all approaches and lane characteristics.

The ability of an intersection to accommodate traffic flow is expressed in terms of level of service, which is assigned a letter from A to F based on the average control delay experienced by vehicles passing through the intersection. The *Highway Capacity Manual* definitions for levels of service and the corresponding control delay for signalized intersections and unsignalized intersections are included in the Appendix of this report.

Summaries of the traffic analysis results showing the level of service and overall intersection delay (measured in seconds) for the existing and Year 2030 total projected conditions are presented in **Tables 4** through **6**, respectively. A discussion of each intersection follows. Summary sheets for the capacity analyses are included in the Appendix.

It should be noted that no traffic control currently exists at the intersection of Taft Avenue with Exmoor Avenue. For the purposes of this evaluation, it was assumed that southbound Exmoor Avenue operated under stop-sign control at Taft Avenue.

Table 4

CAPACITY ANALYSIS RESULTS – ROOSEVELT ROAD WITH PARK BOULEVARD - SIGNALIZED

Existing Conditions	Peak Hour	Eastbound			Westbound		Northbound			Southbound		Overall	
		L	T	R	L	TR	L	T	R	L	TR		
	Weekday Morning	B 13.0	C 28.9	A 3.3	E 57.8	C 24.7	D 50.0	E 76.7	C 32.9	E 59.0	F 88.0	D 35.5	
		C – 26.7			C – 28.9		D – 52.6			E – 75.1			
	Weekday Evening	C 32.4	C 33.8	B 10.1	D 53.7	C 34.3	E 59.0	E 66.4	C 27.9	D 52.1	F 82.2	D 40.6	
		C – 31.8			D – 36.7		D – 51.1			E – 70.7			
	Projected Conditions	Weekday Morning	B 14.4	C 31.3	A 4.1	E 79.1	C 26.6	D 52.8	E 76.8	C 34.6	E 60.2	F 91.2	D 38.6
			C – 28.9			C – 33.3		D – 54.2			E – 77.5		
		Weekday Evening	D 46.0	D 36.7	B 11.4	E 70.3	D 37.4	E 65.5	E 66.7	C 29.2	D 53.9	F 85.0	D 44.3
			D – 35.1			D – 41.4		D – 53.6			E – 73.1		
Letter denotes Level of Service													
Delay is measured in seconds.													
L – Left Turn													
R – Right Turn													
T – Through													

Table 5

CAPACITY ANALYSIS RESULTS – EXISTING CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Roosevelt Road with Exmoor Avenue				
• Northbound Left Turn	D	34.5	C	17.6
• Eastbound Left Turn	B	14.9	C	15.5
• Westbound Left Turn	C	15.7	C	15.1
• Southbound Left Turn	C	23.7	D	26.7
Taft Avenue with Park Boulevard				
• Westbound Left Turn	B	12.2	C	18.4
• Southbound Left Turn	A	8.3	A	8.8
Taft Avenue with Exmoor Avenue				
• Eastbound Left Turn	A	7.3	A	7.4
• Southbound Left Turn	A	8.5	A	9.0
LOS = Level of Service Delay is measured in seconds.				

Table 6

CAPACITY ANALYSIS RESULTS – PROJECTED CONDITIONS

Intersection	Weekday Morning Peak Hour		Weekday Evening Peak Hour	
	LOS	Delay	LOS	Delay
Roosevelt Road with Exmoor Avenue				
• Northbound Left Turn	D	34.6	C	18.6
• Eastbound Left Turn	C	15.5	C	16.2
• Westbound Left Turn	C	16.5	C	16.0
• Southbound Left Turn	D	25.2	D	29.3
Taft Avenue with Park Boulevard				
• Westbound Left Turn	B	12.7	C	21.1
• Southbound Left Turn	A	8.4	A	8.9
Taft Avenue with Exmoor Avenue				
• Eastbound Left Turn	A	7.3	A	7.4
• Southbound Left Turn	A	8.5	A	9.0
LOS = Level of Service Delay is measured in seconds.				

Discussion and Recommendations

The following summarizes how the intersections are projected to operate and identifies any roadway and traffic control improvements necessary to accommodate the development-generated traffic.

Roosevelt Road with Park Boulevard

The results of the capacity analysis indicate that overall, this intersection currently operates at LOS D during the weekday morning and evening peak hours. It should be noted that several movements for the northbound and southbound approaches operate at LOS E/F during the peak hours which is primarily attributed to the designation of Roosevelt Road as an SRA Route, long cycle length, and limited amount of green time allocated to the northbound and southbound approaches and eastbound and westbound left-turn movements.

Under Year 2030 total projected conditions, the intersection overall and all of the approaches are projected to continue operating at existing levels of service except the eastbound approach during the weekday evening peak hour is expected to operate at the acceptable LOS D.

Overall, the proposed development is only projected to increase the volume of traffic traversing this intersection by less than one percent during the peak hours, and as such, will have a limited impact on the operations of this intersection.

Roosevelt Road with Exmoor Avenue

The results of the capacity analyses indicate that all approaches currently operate at LOS D or better during the weekday morning and evening peak hours. Under Year 2030 total projected conditions, the approaches are expected to continue to operate at LOS D or better.

Overall, the traffic estimated to be generated by the proposed development will increase the volume of traffic traversing this intersection by less than one-half percent. As such, this intersection has sufficient reserve capacity to accommodate the traffic estimated to be generated by the proposed development and no roadway or traffic control improvements will be required.

Taft Avenue with Park Boulevard

The results of the capacity analyses indicate that the westbound approach currently operates at LOS C or better during the weekday morning and weekday evening peak hour, and the southbound left-turn movement currently operates at LOS A. Under projected conditions, the westbound approach is expected to continue to operate at LOS C or better and the southbound left-turn movement is expected to continue to operate at LOS A. As such, the volume of traffic estimated to be generated by the proposed development will have a limited impact on the operations of this intersection and no roadway or traffic control improvements will be required.

Taft Avenue with Exmoor Avenue

The results of the capacity analyses indicate that the eastbound and southbound approaches operate at LOS A during the weekday morning and evening peak hours. Under projected conditions, these approaches are expected to continue to operate at LOS A during the peak hours with increases of delay of less than one second. As such, the volume of traffic to be generated by the proposed development will have a limited impact on the operations of this intersection. As previously indicated, there is currently no traffic control provided at the intersection of Taft Avenue with Exmoor Avenue. While the intersection does carry a minimal volume of traffic, consideration should be given to providing a stop sign for vehicles traveling southbound on Exmoor Avenue.

Parking Evaluation

As proposed, the site will provide a total of 45 parking spaces, resulting in a parking ratio of 1.07 spaces per unit of which seven spaces will be accessible. In order to determine the adequacy of the proposed parking supply, the peak parking demand of the development was estimated based on the parking rates published in the Institute of Transportation Engineers' (ITE) *Parking Generation Manual*, 6th Edition and surveys conducted by KLOA, Inc. at two affordable housing facilities. One in Lake in the Hills and one in Orland Hills. The following summarizes the estimated parking demand of the proposed development based on ITE rates and surveys:

ITE Parking Generation Manual

- Multifamily - Midrise (LUC 223; 42 Units)
 - 42 parking spaces; Monday-Friday (1 per unit)
 - 37 parking spaces; Saturday (0.86 per unit)
 - 41 parking spaces; Sunday (0.96 per unit)

Based on the above, the proposed parking supply will be adequate in accommodating the estimated peak parking demand based on ITE rates.

Survey Rates

- Villas of Lake in the Hills in Lake in the Hills, which includes 60 units (6 one-bedroom units, 40 two-bedroom units, and 14 three-bedroom units) has a peak parking demand of 1.12 parking spaces per unit which translates into approximately 47 spaces for the proposed development.
- Pheasant Ridge Hunter Apartments in Orland Hills, which includes 177 units (60 one-bedroom, 72 two-bedroom and 45 three-bedroom units) has a peak parking demand of 0.94 parking spaces per unit which translates into approximately 40 parking spaces for the proposed development.

Based on the above, the proposed parking supply is consistent or greater than the peak parking demand rates determined by the surveys conducted by KLOA, Inc.

Lastly, based on information provided by the operator at other facilities they manage, on average approximately 27 percent of residents use parking with a parking utilization of 40 percent. On average, these facilities provide a parking supply of 1.22 spaces per unit, with approximately 40 percent of facilities providing a parking ratio consistent or less than the proposed site. Based on operator projections, it is estimated that approximately 33 percent of the residents will use the provided parking spaces and approximately 40 percent of the proposed parking spaces will be utilized.

6. Conclusion

Based on the preceding analyses and recommendations, the following conclusions have been made:

- As proposed, the site will be redeveloped with a 42-unit affordable housing development.
- Access to the development will be provided via an existing access drive off Taft Avenue and via a connection to an existing service drive bordering the north side of the site with access via Exmoor Avenue.
- The proposed development will generate a limited volume of traffic during the peak hours.
- The access system will adequately accommodate site-generated traffic.
- The area roadway system generally has sufficient reserve capacity to accommodate the traffic to be generated by the proposed development and no additional roadway improvements or traffic control modifications are required.
- The traffic estimated to be generated by the proposed development will be approximately one percent of the traffic traversing the intersection of Roosevelt Road with Park Boulevard and one-half percent of the traffic traversing the intersections of Roosevelt Road with Park Boulevard and Exmoor Avenue and Taft Avenue with Park Boulevard.
- The proposed parking supply of 45 parking spaces will be adequate in accommodating the estimated parking demand for the development.

Appendix

Traffic Count Summary Sheets

Site Plan

CMAP 2050 Projections Letter

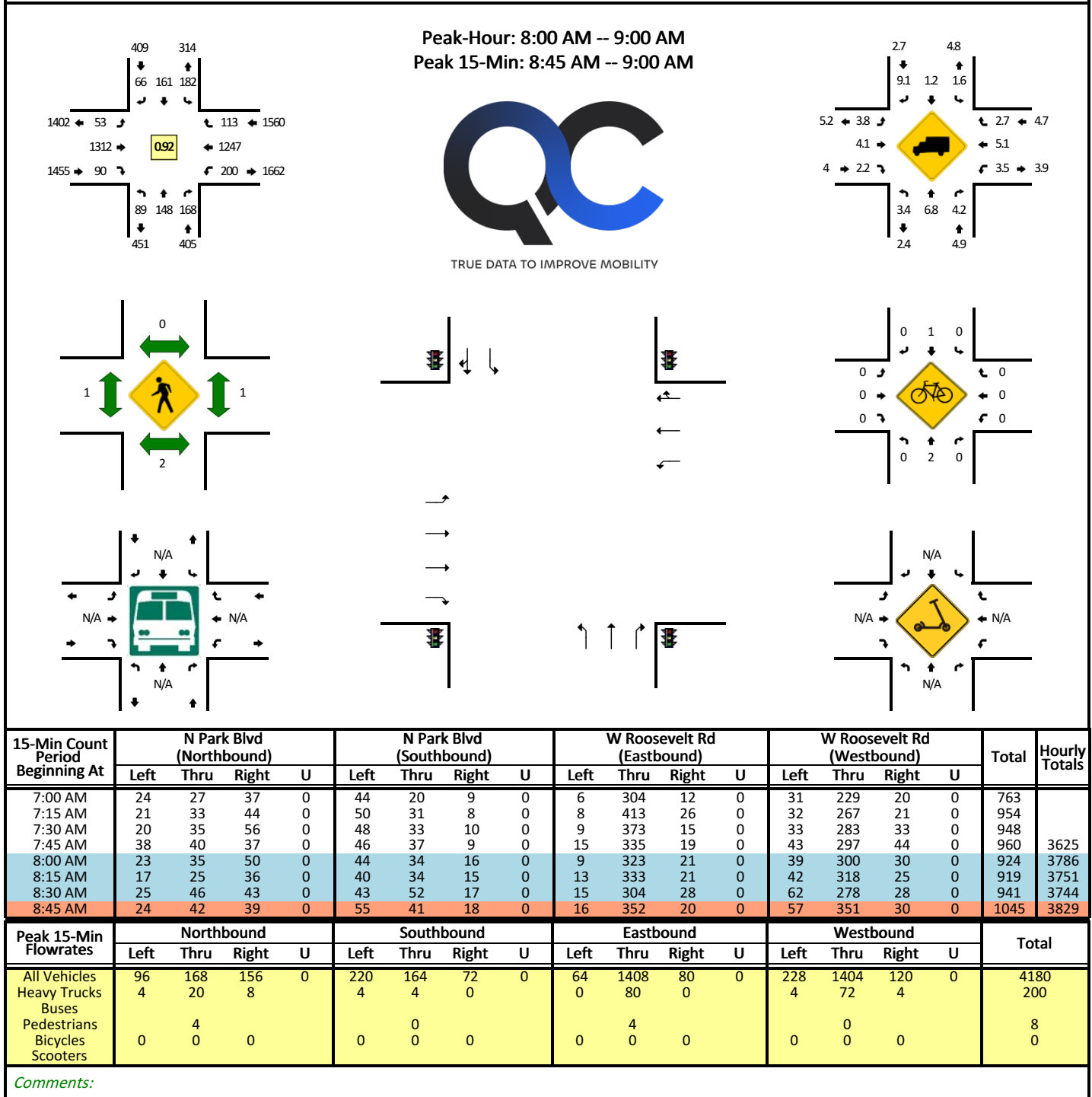
Level of Service Criteria

Capacity Analysis Summary Sheets

Traffic Count Summary Sheets

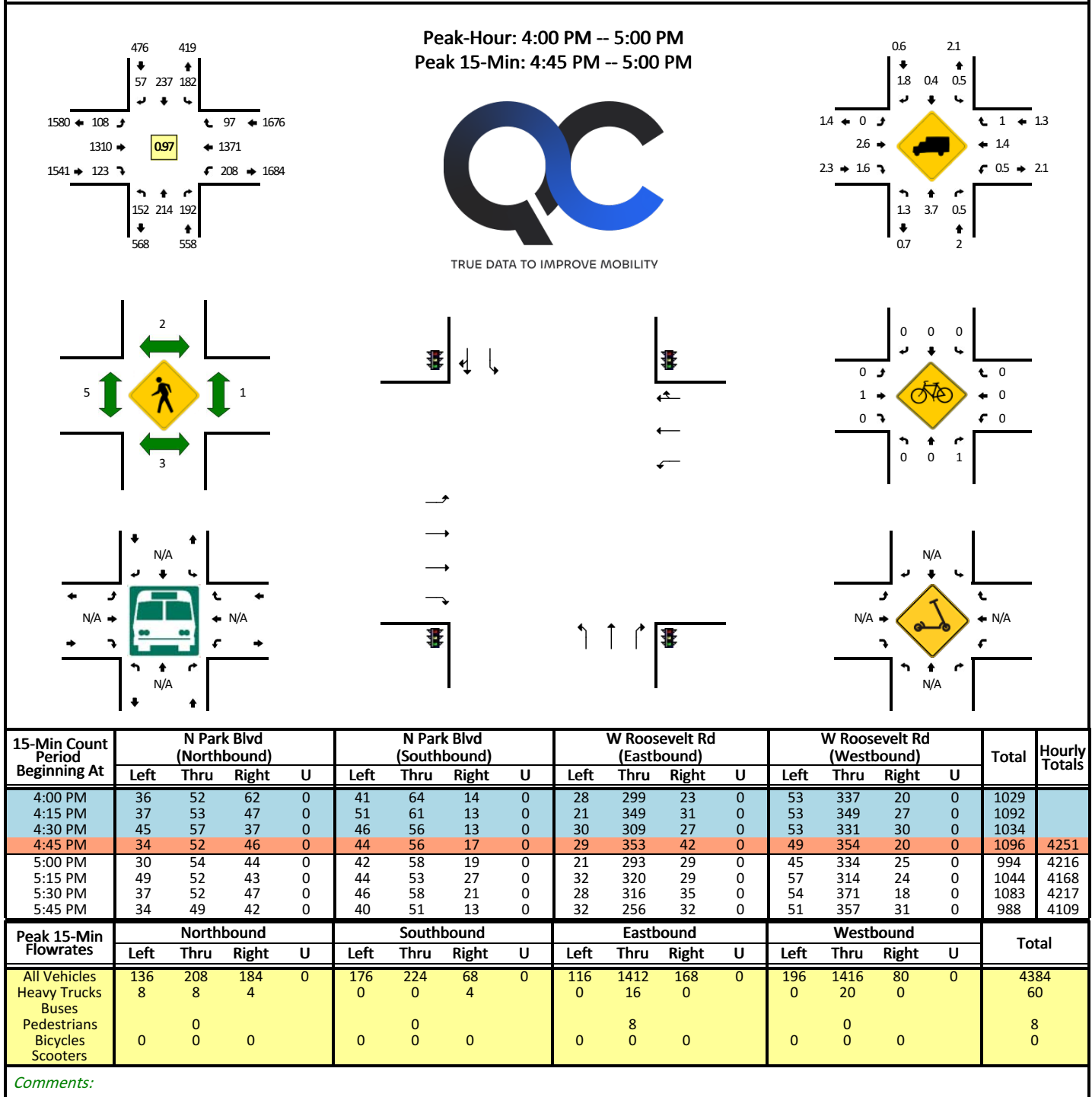
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CITY/STATE: Glen Ellyn, IL

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DATE: Thu, May 16 2024



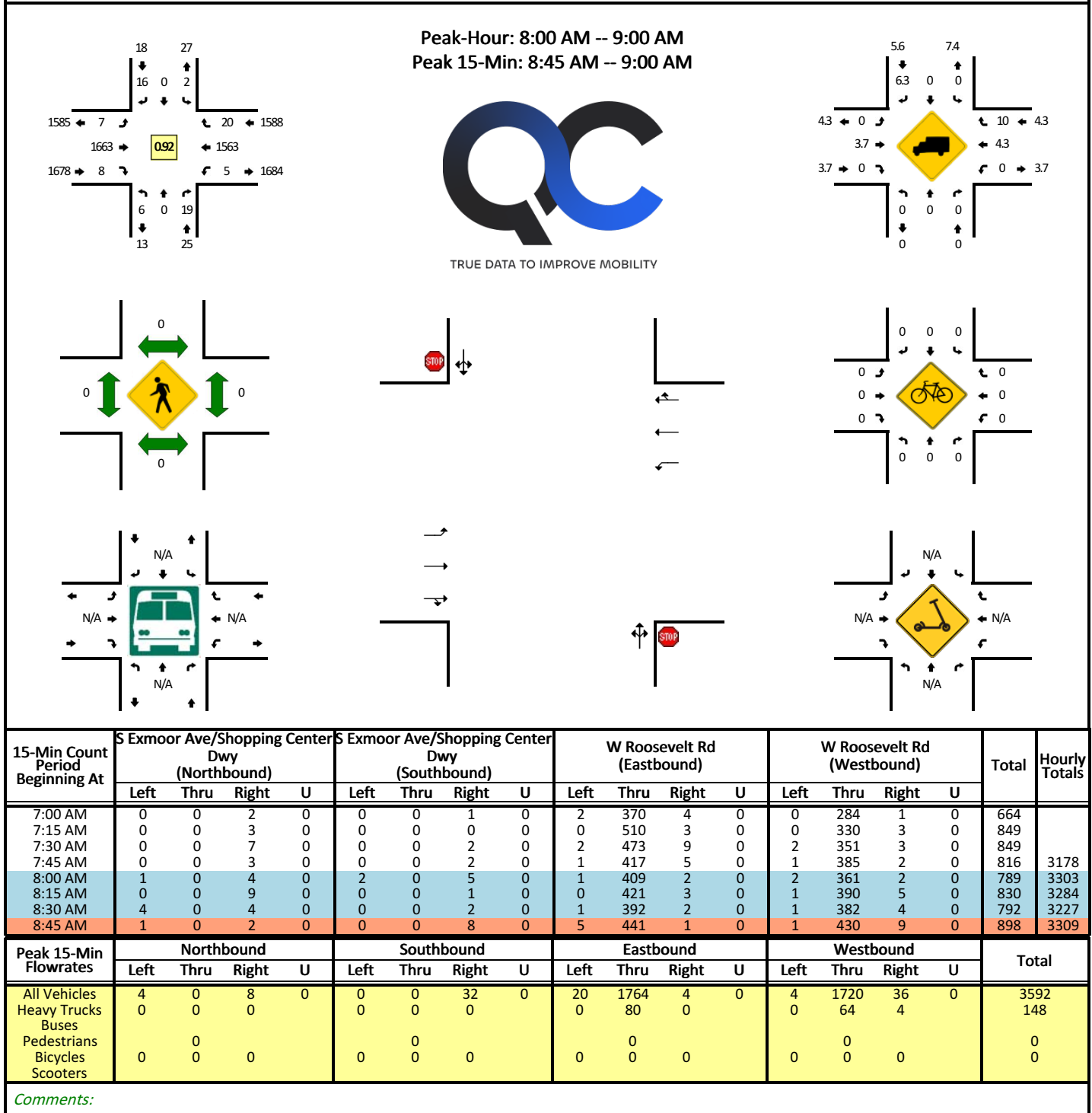
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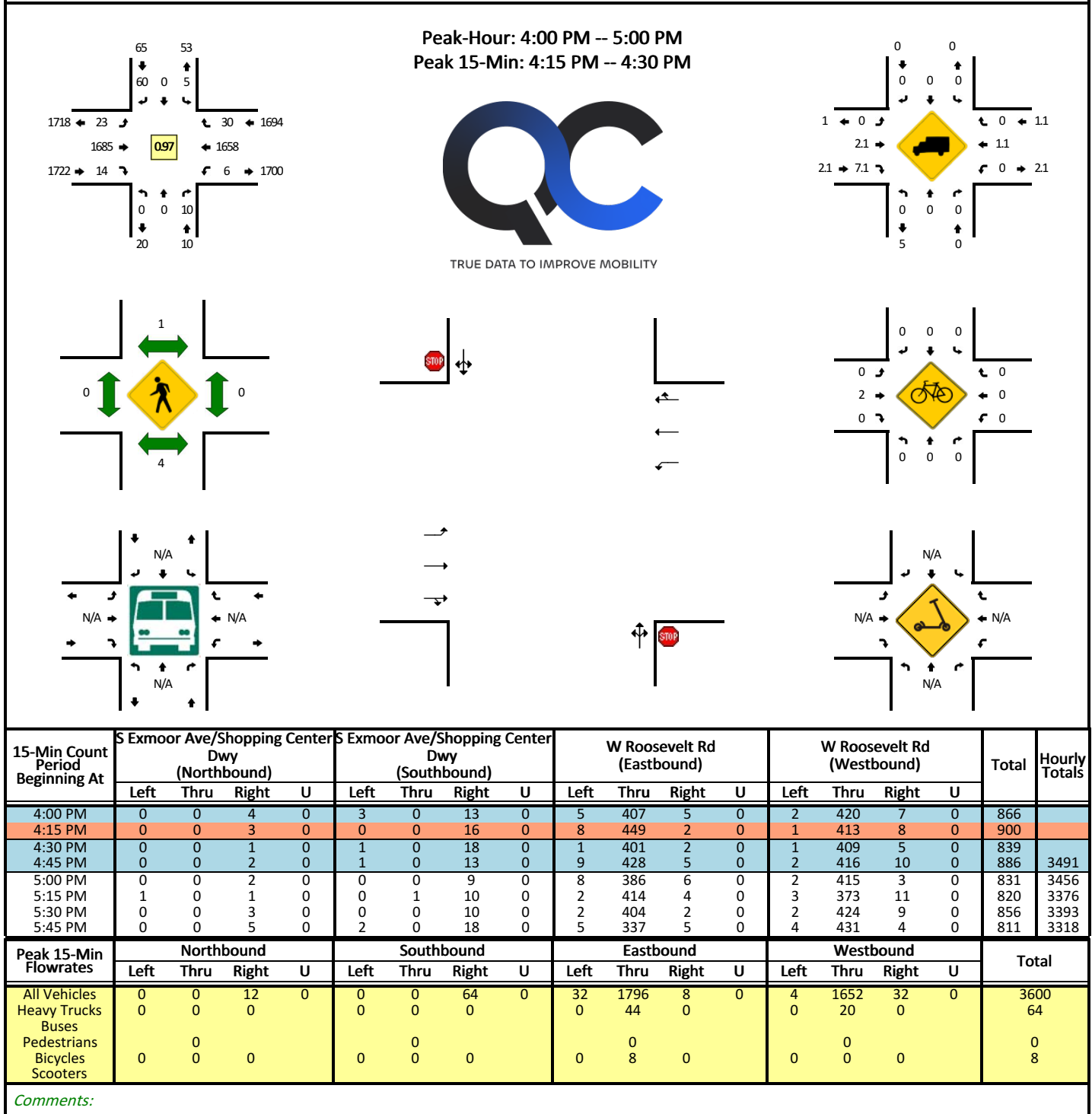
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CITY/STATE: Glen Ellyn, IL

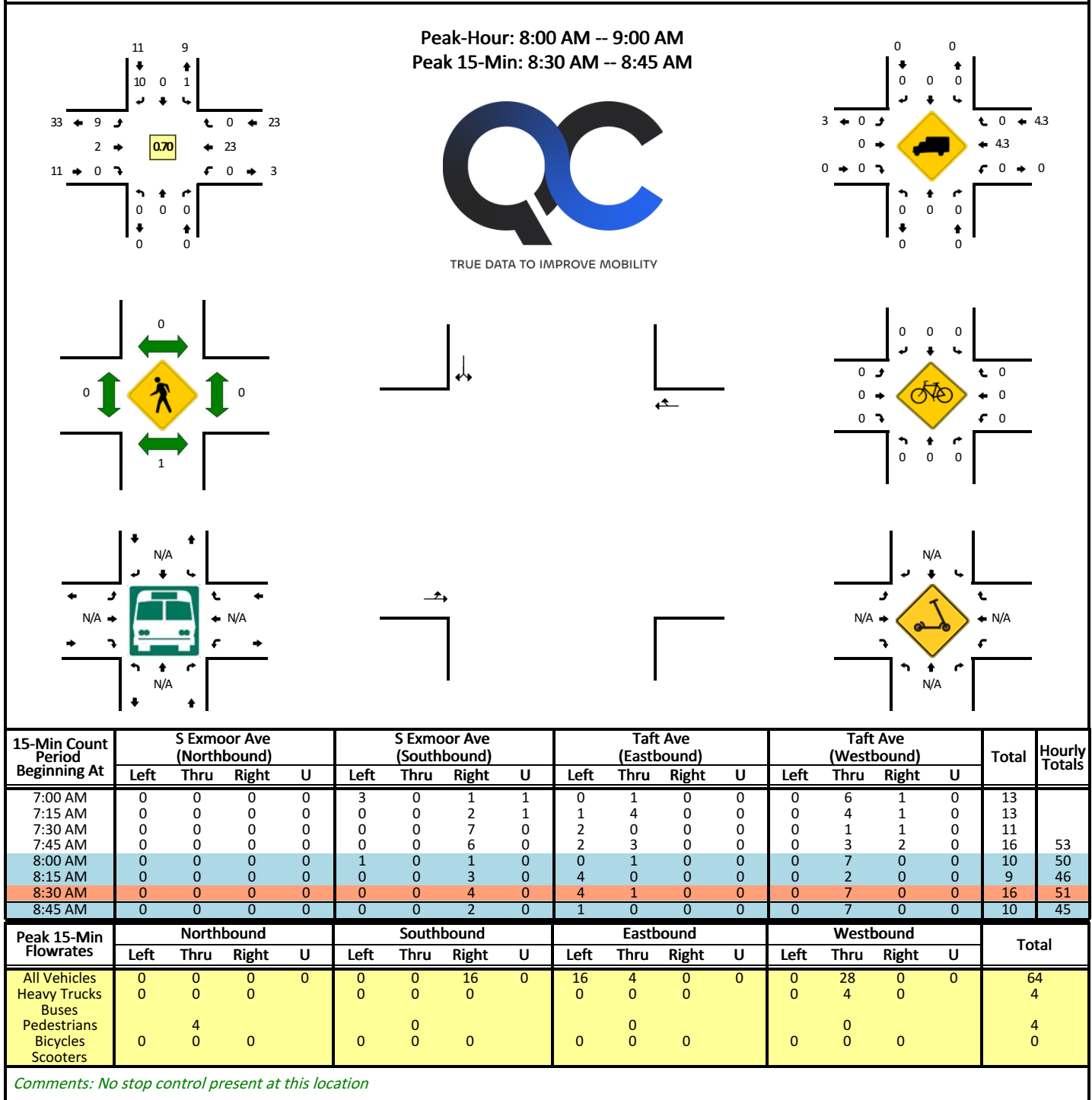
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CITY/STATE: Glen Ellyn, IL

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DATE: Thu, May 16 2024



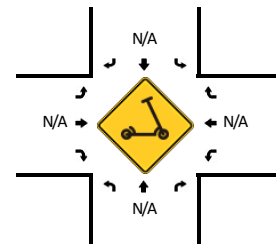
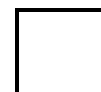
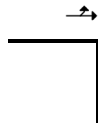
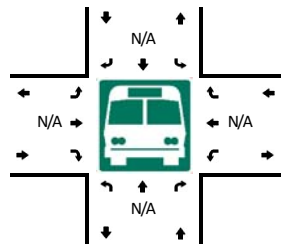
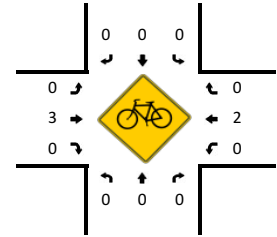
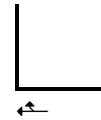
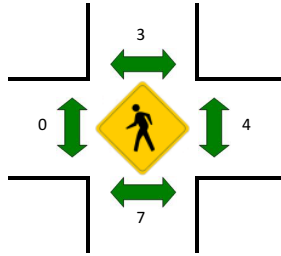
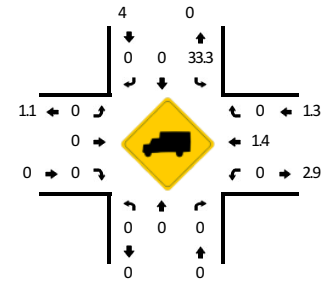
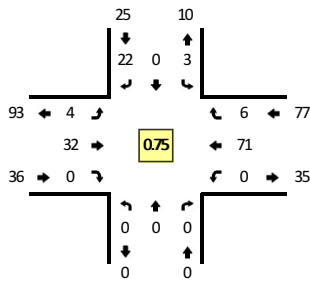
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SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

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Peak 15-Min: 4:45 PM -- 5:00 PM



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4:15 PM	0	0	0	0	0	0	3	0	1	5	0	0	0	16	3	0	28	
4:30 PM	0	0	0	0	0	0	4	0	0	6	0	0	0	20	2	0	32	
4:45 PM	0	0	0	0	2	0	8	0	2	15	0	0	0	18	1	0	46	138
5:00 PM	0	0	0	0	1	0	5	0	1	9	0	0	0	19	1	0	36	142
5:15 PM	0	0	0	0	0	0	7	0	2	15	0	0	0	16	0	0	40	154
5:30 PM	0	0	0	0	0	0	4	1	0	13	0	0	0	23	0	0	41	163
5:45 PM	0	0	0	0	1	0	9	0	3	11	0	0	0	16	0	0	40	157
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	0	0	0	0	8	0	32	0	8	60	0	0	0	72	4	0	184	
Heavy Trucks	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	4	
Buses																		
Pedestrians		0				0				0				0			0	
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0	
Scoters																		

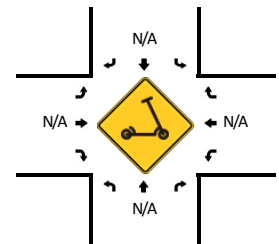
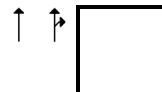
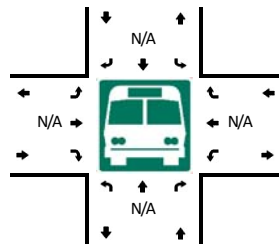
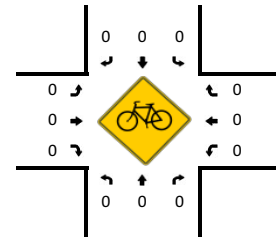
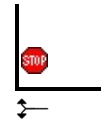
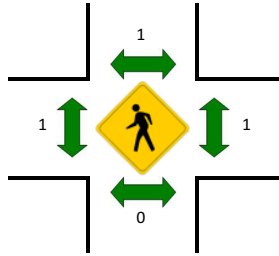
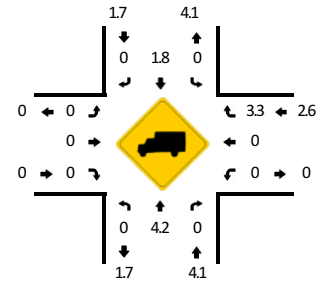
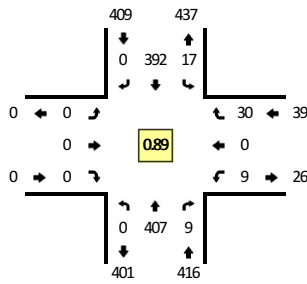
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SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

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Peak 15-Min: 8:45 AM -- 9:00 AM



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7:15 AM	0	99	1	0	5	75	0	0	0	0	0	0	2	0	8	0	190	
7:30 AM	0	113	1	0	4	72	0	0	0	0	0	0	2	0	7	0	199	
7:45 AM	0	122	2	0	6	90	0	0	0	0	0	0	3	0	7	0	230	769
8:00 AM	0	104	2	0	2	86	0	0	0	0	0	0	3	0	6	0	203	822
8:15 AM	0	88	1	0	3	78	0	0	0	0	0	0	1	0	3	0	174	806
8:30 AM	0	106	4	0	6	113	0	0	0	0	0	0	4	0	10	0	243	850
8:45 AM	0	109	2	0	6	115	0	0	0	0	0	0	1	0	11	0	244	864
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	0	436	8	0	24	460	0	0	0	0	0	0	4	0	44	0	976	
Heavy Trucks	0	24	0		0	8	0		0	0	0		0	0	0		32	
Buses																	0	
Pedestrians		0				0				0				0			0	
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0	
Scooters																	0	

Comments:

Report generated on 6/17/2024 1:26 PM

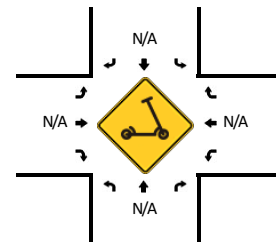
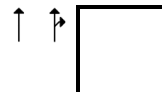
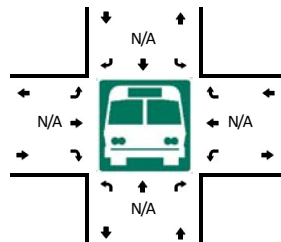
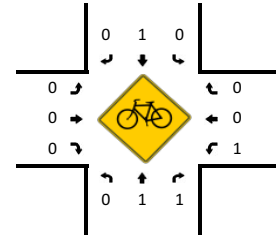
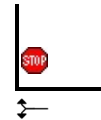
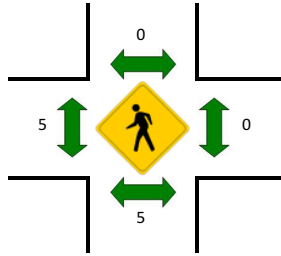
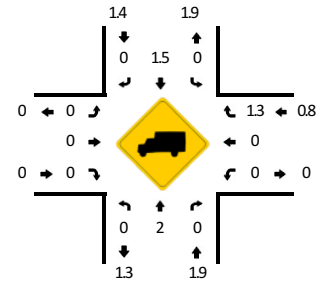
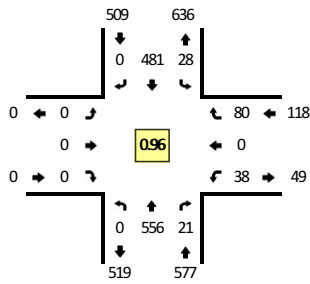
SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

LOCATION: Park Blvd -- Taft Ave**CITY/STATE:** Glen Ellyn, IL**QC JOB #:** 16618208**DATE:** Thu, May 16 2024

Peak-Hour: 4:00 PM -- 5:00 PM
Peak 15-Min: 4:45 PM -- 5:00 PM



TRUE DATA TO IMPROVE MOBILITY



15-Min Count Period Beginning At	Park Blvd (Northbound)				Park Blvd (Southbound)				Taft Ave (Eastbound)				Taft Ave (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	0	152	5	0	4	102	0	0	0	0	0	0	7	0	27	0	297	
4:15 PM	0	134	2	0	9	120	0	0	0	0	0	0	10	0	18	0	293	
4:30 PM	0	133	5	0	5	126	0	0	0	0	0	0	12	0	18	0	299	
4:45 PM	0	137	9	0	10	133	0	0	0	0	0	0	9	0	17	0	315	1204
5:00 PM	0	133	2	0	3	114	0	0	0	0	0	0	13	0	15	0	280	1187
5:15 PM	0	137	8	0	10	118	0	0	0	0	0	0	9	0	18	0	300	1194
5:30 PM	0	145	6	0	8	124	0	0	0	0	0	0	17	0	15	0	315	1210
5:45 PM	0	125	4	0	6	120	0	0	0	0	0	0	8	0	18	0	281	1176
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	0	548	36	0	40	532	0	0	0	0	0	0	36	0	68	0	1260	
Heavy Trucks	0	20	0		0	0	0		0	0	0		0	0	0		20	
Buses																		
Pedestrians		0				0				0				0			0	
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0	
Scooters																		

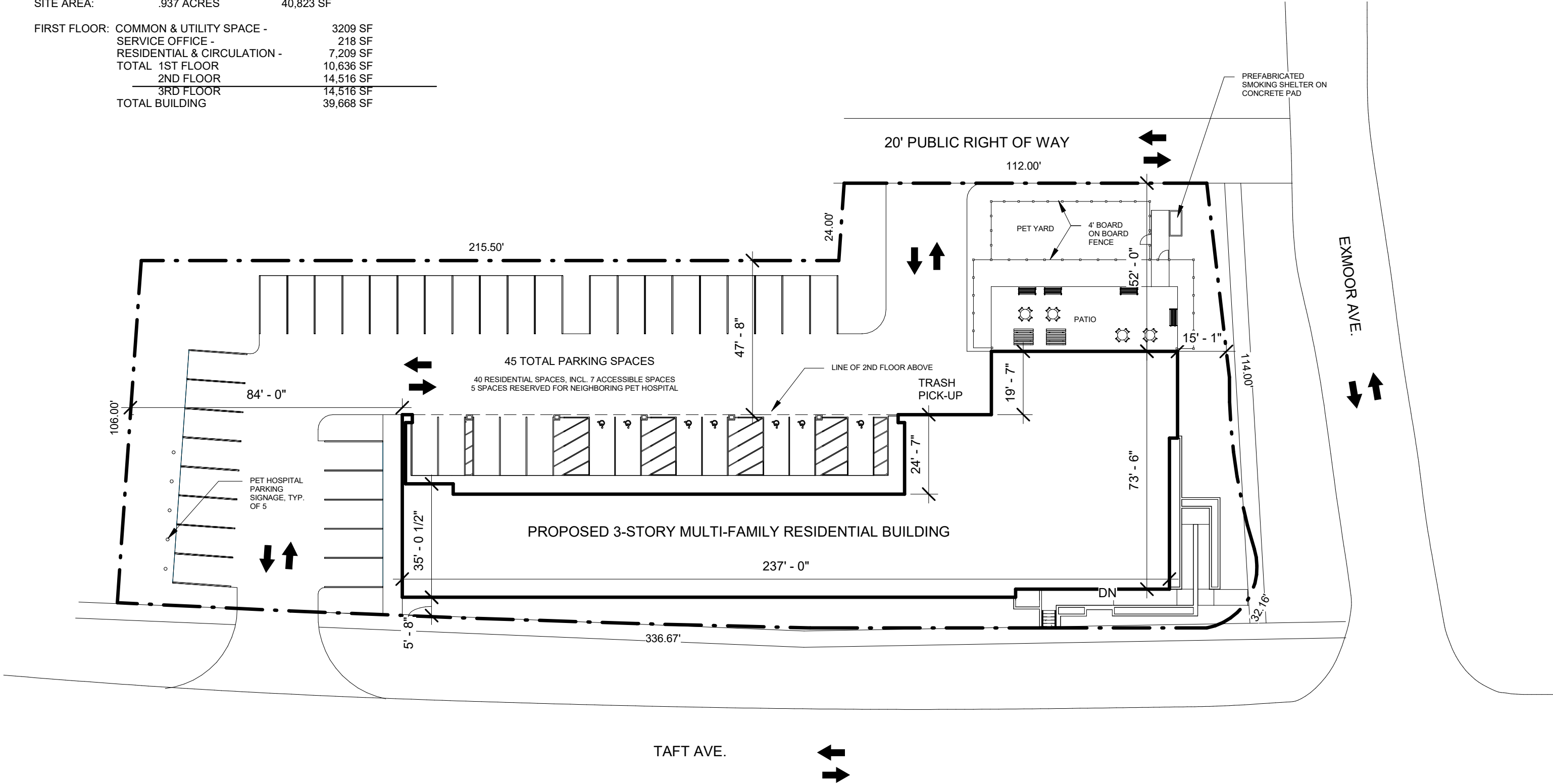
Comments:

Report generated on 6/17/2024 1:27 PM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

Site Plan

SITE AREA:	.937 ACRES	40,823 SF
FIRST FLOOR:	COMMON & UTILITY SPACE -	3209 SF
	SERVICE OFFICE -	218 SF
	RESIDENTIAL & CIRCULATION -	7,209 SF
	TOTAL 1ST FLOOR	10,636 SF
	2ND FLOOR	14,516 SF
	3RD FLOOR	14,516 SF
	TOTAL BUILDING	39,668 SF



1 SITE PLAN
1" = 30'-0"

0' 15' 30'
03.29.2024



TAFT & EXMOOR APARTMENTS

GLEN ELLYN, ILLINOIS

TITLE:	SITE PLAN	SHEET:
CORDOGAN CLARK & ASSOCIATES, INC.		A1.1
ARCHITECTS • ENGINEERS		

CMAP 2050 Projections Letter

May 13, 2024

Ryan May
Project Coordinator
Kenig, Lindgren, O'Hara and Aboona, Inc.
9575 West Higgins Road
Suite 400
Rosemont, IL 60018

Subject: Roosevelt Road @ Park Boulevard
IDOT

Dear Ms. May:

In response to a request made on your behalf and dated May 10, 2024, we have developed year 2050 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current ADT	Year 2050 ADT
Roosevelt Rd, at Park Blvd (2023)	37,700	42,200
Park Blvd, at Roosevelt Rd (2020)	7,850	10,000

Traffic projections are developed using existing ADT data provided in the request letter and the results from the December 2023 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2050 socioeconomic projections and assumes the implementation of the ON TO 2050 Comprehensive Regional Plan for the Northeastern Illinois area. The provision of this data in support of your request does not constitute a CMAP endorsement of the proposed development or any subsequent developments.

If you have any questions, please call me at (312) 386-8806 or email me at jrodriguez@cmap.illinois.gov



Jose Rodriguez, PTP, AICP
Senior Planner, Research & Analysis

cc: Rios (IDOT)
2024_TrafficForecasts\GlenEllyn\du-18-24\du-18-24.docx

Level of Service Criteria

LEVEL OF SERVICE CRITERIA

Signalized Intersections		
Level of Service	Interpretation	Average Control Delay (seconds per vehicle)
A	Favorable progression. Most vehicles arrive during the green indication and travel through the intersection without stopping.	≤10
B	Good progression, with more vehicles stopping than for Level of Service A.	>10 - 20
C	Individual cycle failures (i.e., one or more queued vehicles are not able to depart as a result of insufficient capacity during the cycle) may begin to appear. Number of vehicles stopping is significant, although many vehicles still pass through the intersection without stopping.	>20 - 35
D	The volume-to-capacity ratio is high and either progression is ineffective or the cycle length is too long. Many vehicles stop and individual cycle failures are noticeable.	>35 - 55
E	Progression is unfavorable. The volume-to-capacity ratio is high and the cycle length is long. Individual cycle failures are frequent.	>55 - 80
F	The volume-to-capacity ratio is very high, progression is very poor, and the cycle length is long. Most cycles fail to clear the queue.	>80.0
Unsignalized Intersections		
Level of Service	Average Total Delay (SEC/VEH)	
A	0 - 10	
B	> 10 - 15	
C	> 15 - 25	
D	> 25 - 35	
E	> 35 - 50	
F	> 50	
Source: <i>Highway Capacity Manual</i> , 6 th Edition.		

Capacity Analysis Summary Sheets
Existing Weekday Morning Peak Hour

Lanes, Volumes, Timings

1: Park Boulevard & Roosevelt Road

06/18/2024

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	53	1312	90	200	1247	113	89	148	168	182	161	66
Future Volume (vph)	53	1312	90	200	1247	113	89	148	168	182	161	66
Ideal Flow (vphpl)	1900	2000	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	11	11	11	11	11	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	145		145	215		0	120		0	245		0
Storage Lanes	1		1	1		0	1		1	1		0
Taper Length (ft)	165			135			90			80		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt			0.850		0.988				0.850		0.956	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1678	3532	1531	1678	3289	0	1752	1776	1553	1770	1758	0
Flt Permitted	0.111			0.088			0.274			0.374		
Satd. Flow (perm)	196	3532	1531	155	3289	0	505	1776	1553	697	1758	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			98		10				56		12	
Link Speed (mph)		35			35			30			30	
Link Distance (ft)		540			537			337			490	
Travel Time (s)		10.5			10.5			7.7			11.1	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	4%	4%	2%	4%	5%	3%	3%	7%	4%	2%	1%	9%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	58	1426	98	217	1478	0	97	161	183	198	247	0
Turn Type	pm+pt	NA	Perm	pm+pt	NA		pm+pt	NA	pm+ov	pm+pt	NA	
Protected Phases	5	2		1	6		3	8	1	7	4	
Permitted Phases	2		2	6			8		8	4		
Detector Phase	5	2	2	1	6		3	8	1	7	4	
Switch Phase												
Minimum Initial (s)	3.0	15.0	15.0	3.0	15.0		3.0	8.0	3.0	3.0	8.0	
Minimum Split (s)	6.5	21.0	21.0	6.5	21.0		6.5	14.0	6.5	6.5	14.0	
Total Split (s)	14.0	86.0	86.0	18.0	90.0		16.0	28.0	18.0	18.0	30.0	
Total Split (%)	9.3%	57.3%	57.3%	12.0%	60.0%		10.7%	18.7%	12.0%	12.0%	20.0%	
Yellow Time (s)	3.5	4.5	4.5	3.5	4.5		3.5	4.5	3.5	3.5	4.5	
All-Red Time (s)	0.0	1.5	1.5	0.0	1.5		0.0	1.5	0.0	0.0	1.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	3.5	6.0	6.0	3.5	6.0		3.5	6.0	3.5	3.5	6.0	
Lead/Lag	Lead	Lag	Lag	Lead	Lag		Lead	Lag	Lead	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	
Recall Mode	None	C-Min	C-Min	None	C-Min		None	None	None	None	None	
Act Effect Green (s)	92.3	82.6	82.6	102.8	91.4		33.4	20.0	40.2	39.4	23.2	
Actuated g/C Ratio	0.62	0.55	0.55	0.69	0.61		0.22	0.13	0.27	0.26	0.15	

24-154 - Affordable Housing Development - Glen Ellyn
Existing Weekday Morning Peak Hour

Synchro 11 Report

Lanes, Volumes, Timings

1: Park Boulevard & Roosevelt Road

06/18/2024

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.30	0.73	0.11	0.87	0.74		0.48	0.68	0.40	0.69	0.88	
Control Delay	13.0	28.9	3.3	57.8	24.7		50.0	76.7	32.9	59.0	88.0	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Delay	13.0	28.9	3.3	57.8	24.7		50.0	76.7	32.9	59.0	88.0	
LOS	B	C	A	E	C		D	E	C	E	F	
Approach Delay		26.7			28.9			52.6			75.1	
Approach LOS		C			C			D			E	
Queue Length 50th (ft)	18	559	0	118	552		72	150	99	157	226	
Queue Length 95th (ft)	35	651	29	#267	666		122	232	173	235	#379	
Internal Link Dist (ft)		460			457			257			410	
Turn Bay Length (ft)	145		145	215			120			245		
Base Capacity (vph)	228	1944	887	257	2008		221	260	463	287	293	
Starvation Cap Reductn	0	0	0	0	0		0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0		0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0		0	0	0	0	0	
Reduced v/c Ratio	0.25	0.73	0.11	0.84	0.74		0.44	0.62	0.40	0.69	0.84	

Intersection Summary

Area Type: Other

Cycle Length: 150

Actuated Cycle Length: 150

Offset: 108 (72%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green

Natural Cycle: 90

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.88

Intersection Signal Delay: 35.5

Intersection LOS: D

Intersection Capacity Utilization 80.1%

ICU Level of Service D

Analysis Period (min) 15

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 1: Park Boulevard & Roosevelt Road

 Ø1	 Ø2 (R)	 Ø3	 Ø4
18 s	36 s	16 s	30 s
 Ø5	 Ø6 (R)	 Ø7	 Ø8
14 s	90 s	18 s	28 s

Intersection												
Int Delay, s/veh	0.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	7	1663	8	5	1563	20	6	0	19	2	0	16
Future Vol, veh/h	7	1663	8	5	1563	20	6	0	19	2	0	16
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	25	-	-	25	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	0	4	0	0	4	10	0	0	0	0	0	6
Mvmt Flow	8	1808	9	5	1699	22	7	0	21	2	0	17
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1721	0	0	1817	0	0	2689	3560	909	2640	3553	861
Stage 1	-	-	-	-	-	-	1829	1829	-	1720	1720	-
Stage 2	-	-	-	-	-	-	860	1731	-	920	1833	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.5	6.5	6.9	7.5	6.5	7.02
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.36
Pot Cap-1 Maneuver	373	-	-	342	-	-	11	6	282	12	6	291
Stage 1	-	-	-	-	-	-	81	129	-	95	146	-
Stage 2	-	-	-	-	-	-	321	144	-	296	128	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	373	-	-	342	-	-	10	6	282	11	6	291
Mov Cap-2 Maneuver	-	-	-	-	-	-	60	62	-	67	62	-
Stage 1	-	-	-	-	-	-	79	126	-	93	144	-
Stage 2	-	-	-	-	-	-	297	142	-	268	125	-
Approach	EB		WB				NB			SB		
HCM Control Delay, s	0.1		0				34.5			23.7		
HCM LOS							D			C		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	149	373	-	-	342	-	-	212				
HCM Lane V/C Ratio	0.182	0.02	-	-	0.016	-	-	0.092				
HCM Control Delay (s)	34.5	14.9	-	-	15.7	-	-	23.7				
HCM Lane LOS	D	B	-	-	C	-	-	C				
HCM 95th %tile Q(veh)	0.6	0.1	-	-	0	-	-	0.3				

HCM 6th TWSC

3: Park Boulevard & Taft Avenue

06/18/2024

Intersection						
Int Delay, s/veh	0.7					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	9	30	407	9	17	392
Future Vol, veh/h	9	30	407	9	17	392
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	50	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	0	3	4	0	0	2
Mvmt Flow	10	34	457	10	19	440
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	940	234	0	0	467	0
Stage 1	462	-	-	-	-	-
Stage 2	478	-	-	-	-	-
Critical Hdwy	6.6	6.945	-	-	4.1	-
Critical Hdwy Stg 1	5.8	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3285	-	-	2.2	-
Pot Cap-1 Maneuver	280	766	-	-	1105	-
Stage 1	607	-	-	-	-	-
Stage 2	628	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	275	766	-	-	1105	-
Mov Cap-2 Maneuver	275	-	-	-	-	-
Stage 1	607	-	-	-	-	-
Stage 2	617	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	12.2	0	0.3			
HCM LOS	B					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	542	1105	-	
HCM Lane V/C Ratio	-	-	0.081	0.017	-	
HCM Control Delay (s)	-	-	12.2	8.3	-	
HCM Lane LOS	-	-	B	A	-	
HCM 95th %tile Q(veh)	-	-	0.3	0.1	-	

HCM 6th TWSC
4: Taft Avenue & Exmoor Avenue

06/18/2024

Intersection						
Int Delay, s/veh	3.5					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	9	2	23	0	1	10
Future Vol, veh/h	9	2	23	0	1	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	70	70	70	70	70	70
Heavy Vehicles, %	0	0	4	0	0	0
Mvmt Flow	13	3	33	0	1	14
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	33	0	-	0	62	33
Stage 1	-	-	-	-	33	-
Stage 2	-	-	-	-	29	-
Critical Hdwy	4.1	-	-	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	1592	-	-	-	949	1046
Stage 1	-	-	-	-	995	-
Stage 2	-	-	-	-	999	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1592	-	-	-	941	1046
Mov Cap-2 Maneuver	-	-	-	-	941	-
Stage 1	-	-	-	-	987	-
Stage 2	-	-	-	-	999	-
Approach	EB	WB		SB		
HCM Control Delay, s	6	0		8.5		
HCM LOS	A					
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1592	-	-	-	-	1035
HCM Lane V/C Ratio	0.008	-	-	-	-	0.015
HCM Control Delay (s)	7.3	0	-	-	-	8.5
HCM Lane LOS	A	A	-	-	-	A
HCM 95th %tile O(veh)	0	-	-	-	-	0

Capacity Analysis Summary Sheets
Existing Weekday Evening Peak Hour

Lanes, Volumes, Timings

1: Park Boulevard & Roosevelt Road

06/18/2024

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	108	1310	123	208	1371	97	152	214	192	182	237	57
Future Volume (vph)	108	1310	123	208	1371	97	152	214	192	182	237	57
Ideal Flow (vphpl)	1900	2000	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	11	11	11	11	11	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	145		145	215		0	120		0	245		0
Storage Lanes	1		1	1		0	1		1	1		0
Taper Length (ft)	165			135			90			80		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt			0.850		0.990				0.850		0.971	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1745	3566	1531	1728	3421	0	1787	1827	1599	1787	1838	0
Flt Permitted	0.072			0.084			0.192			0.366		
Satd. Flow (perm)	132	3566	1531	153	3421	0	361	1827	1599	689	1838	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			73		7				57		7	
Link Speed (mph)		35			35			30			30	
Link Distance (ft)		540			537			337			490	
Travel Time (s)		10.5			10.5			7.7			11.1	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	0%	3%	2%	1%	1%	1%	1%	4%	1%	1%	0%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	111	1351	127	214	1513	0	157	221	198	188	303	0
Turn Type	pm+pt	NA	Perm	pm+pt	NA		pm+pt	NA	pm+ov	pm+pt	NA	
Protected Phases	5	2		1	6		3	8	1	7	4	
Permitted Phases	2		2	6			8		8	4		
Detector Phase	5	2	2	1	6		3	8	1	7	4	
Switch Phase												
Minimum Initial (s)	3.0	15.0	15.0	3.0	15.0		3.0	8.0	3.0	3.0	8.0	
Minimum Split (s)	6.5	21.0	21.0	6.5	21.0		6.5	14.0	6.5	6.5	14.0	
Total Split (s)	17.0	78.0	78.0	20.0	81.0		16.0	36.0	20.0	16.0	36.0	
Total Split (%)	11.3%	52.0%	52.0%	13.3%	54.0%		10.7%	24.0%	13.3%	10.7%	24.0%	
Yellow Time (s)	3.5	4.5	4.5	3.5	4.5		3.5	4.5	3.5	3.5	4.5	
All-Red Time (s)	0.0	1.5	1.5	0.0	1.5		0.0	1.5	0.0	0.0	1.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	3.5	6.0	6.0	3.5	6.0		3.5	6.0	3.5	3.5	6.0	
Lead/Lag	Lead	Lag	Lag	Lead	Lag		Lead	Lag	Lead	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	
Recall Mode	None	C-Min	C-Min	None	C-Min		None	None	None	None	None	
Act Effect Green (s)	88.5	75.7	75.7	96.9	80.7		42.2	27.6	48.9	42.9	27.9	
Actuated g/C Ratio	0.59	0.50	0.50	0.65	0.54		0.28	0.18	0.33	0.29	0.19	

24-154 - Affordable Housing Development - Glen Ellyn
Existing Weekday Evening Peak Hour

Synchro 11 Report

Lanes, Volumes, Timings

1: Park Boulevard & Roosevelt Road

06/18/2024

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.59	0.75	0.16	0.83	0.82		0.72	0.66	0.35	0.65	0.87	
Control Delay	32.4	33.8	10.1	53.7	34.3		59.0	66.4	27.9	52.1	82.2	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Delay	32.4	33.8	10.1	53.7	34.3		59.0	66.4	27.9	52.1	82.2	
LOS	C	C	B	D	C		E	E	C	D	F	
Approach Delay		31.8			36.7			51.1			70.7	
Approach LOS		C			D			D			E	
Queue Length 50th (ft)	41	572	28	122	650		114	199	100	139	280	
Queue Length 95th (ft)	101	667	67	#252	794		#182	292	169	209	#426	
Internal Link Dist (ft)		460			457			257			410	
Turn Bay Length (ft)	145		145	215			120			245		
Base Capacity (vph)	225	1799	808	272	1843		221	365	571	288	373	
Starvation Cap Reductn	0	0	0	0	0		0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0		0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0		0	0	0	0	0	
Reduced v/c Ratio	0.49	0.75	0.16	0.79	0.82		0.71	0.61	0.35	0.65	0.81	

Intersection Summary

Area Type: Other

Cycle Length: 150

Actuated Cycle Length: 150

Offset: 135 (90%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green

Natural Cycle: 90

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.87

Intersection Signal Delay: 40.6

Intersection LOS: D

Intersection Capacity Utilization 88.0%

ICU Level of Service E

Analysis Period (min) 15

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 1: Park Boulevard & Roosevelt Road

 Ø1	 Ø2 (R)	 Ø3	 Ø4
20 s	78 s	16 s	36 s
 Ø5	 Ø6 (R)	 Ø7	 Ø8
17 s	81 s	16 s	36 s

Intersection												
Int Delay, s/veh	0.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	23	1685	14	6	1658	30	0	0	10	5	0	60
Future Vol, veh/h	23	1685	14	6	1658	30	0	0	10	5	0	60
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	25	-	-	25	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	97	97	97	97	97	97	97	97	97	97	97	97
Heavy Vehicles, %	0	2	7	0	1	0	0	0	0	0	0	0
Mvmt Flow	24	1737	14	6	1709	31	0	0	10	5	0	62
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1740	0	0	1751	0	0	2659	3544	876	2654	3536	870
Stage 1	-	-	-	-	-	-	1792	1792	-	1737	1737	-
Stage 2	-	-	-	-	-	-	867	1752	-	917	1799	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.5	6.5	6.9	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	366	-	-	363	-	-	11	6	296	11	6	299
Stage 1	-	-	-	-	-	-	85	134	-	93	143	-
Stage 2	-	-	-	-	-	-	318	141	-	297	133	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	366	-	-	363	-	-	8	6	296	10	6	299
Mov Cap-2 Maneuver	-	-	-	-	-	-	56	57	-	63	61	-
Stage 1	-	-	-	-	-	-	79	125	-	87	141	-
Stage 2	-	-	-	-	-	-	248	139	-	268	124	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.2			0.1			17.6			26.7		
HCM LOS							C			D		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	296	366	-	-	363	-	-	232				
HCM Lane V/C Ratio	0.035	0.065	-	-	0.017	-	-	0.289				
HCM Control Delay (s)	17.6	15.5	-	-	15.1	-	-	26.7				
HCM Lane LOS	C	C	-	-	C	-	-	D				
HCM 95th %tile O(veh)	0.1	0.2	-	-	0.1	-	-	1.2				

HCM 6th TWSC

3: Park Boulevard & Taft Avenue

06/18/2024

Intersection						
Int Delay, s/veh	2					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	38	80	556	21	28	481
Future Vol, veh/h	38	80	556	21	28	481
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	50	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	0	1	2	0	0	2
Mvmt Flow	40	83	579	22	29	501
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	1149	301	0	0	601	0
Stage 1	590	-	-	-	-	-
Stage 2	559	-	-	-	-	-
Critical Hdwy	6.6	6.915	-	-	4.1	-
Critical Hdwy Stg 1	5.8	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3095	-	-	2.2	-
Pot Cap-1 Maneuver	208	698	-	-	986	-
Stage 1	522	-	-	-	-	-
Stage 2	576	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	202	698	-	-	986	-
Mov Cap-2 Maneuver	202	-	-	-	-	-
Stage 1	522	-	-	-	-	-
Stage 2	559	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	18.4	0		0.5		
HCM LOS	C					
Minor Lane/Major Mvmt	NBT	NBRWBLn1		SBL	SBT	
Capacity (veh/h)	-	- 390		986	-	
HCM Lane V/C Ratio	-	- 0.315		0.03	-	
HCM Control Delay (s)	-	- 18.4		8.8	-	
HCM Lane LOS	-	- C		A	-	
HCM 95th %tile Q(veh)	-	- 1.3		0.1	-	

HCM 6th TWSC
4: Taft Avenue & Exmoor Avenue

06/18/2024

Intersection

Int Delay, s/veh 1.8

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	4	32	71	6	3	22
Future Vol, veh/h	4	32	71	6	3	22
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	75	75	75	75	75	75
Heavy Vehicles, %	0	0	1	0	33	0
Mvmt Flow	5	43	95	8	4	29

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	103	0	0 152 99
Stage 1	-	-	- 99 -
Stage 2	-	-	- 53 -
Critical Hdwy	4.1	-	- 6.73 6.2
Critical Hdwy Stg 1	-	-	- 5.73 -
Critical Hdwy Stg 2	-	-	- 5.73 -
Follow-up Hdwy	2.2	-	- 3.797 3.3
Pot Cap-1 Maneuver	1502	-	- 772 962
Stage 1	-	-	- 853 -
Stage 2	-	-	- 896 -
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	1502	-	- 770 962
Mov Cap-2 Maneuver	-	-	- 770 -
Stage 1	-	-	- 850 -
Stage 2	-	-	- 896 -

Approach	EB	WB	SB
HCM Control Delay, s	0.8	0	9
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1502	-	-	-	934
HCM Lane V/C Ratio	0.004	-	-	-	0.036
HCM Control Delay (s)	7.4	0	-	-	9
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0.1

Capacity Analysis Summary Sheets
Year 2030 Total Projected Weekday Morning Peak Hour

Lanes, Volumes, Timings

1: Park Boulevard & Roosevelt Road

06/18/2024

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	55	1364	98	208	1297	118	104	157	175	189	168	69
Future Volume (vph)	55	1364	98	208	1297	118	104	157	175	189	168	69
Ideal Flow (vphpl)	1900	2000	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	11	11	11	11	11	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	145		145	215		0	120		0	245		0
Storage Lanes	1		1	1		0	1		1	1		0
Taper Length (ft)	165			135			90			80		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt			0.850		0.988				0.850		0.956	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1678	3532	1531	1678	3289	0	1752	1776	1553	1770	1758	0
Flt Permitted	0.096			0.071			0.247			0.363		
Satd. Flow (perm)	170	3532	1531	125	3289	0	456	1776	1553	676	1758	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			98		10				50		12	
Link Speed (mph)		35			35			30			30	
Link Distance (ft)		540			537			337			490	
Travel Time (s)		10.5			10.5			7.7			11.1	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	4%	4%	2%	4%	5%	3%	3%	7%	4%	2%	1%	9%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	60	1483	107	226	1538	0	113	171	190	205	258	0
Turn Type	pm+pt	NA	Perm	pm+pt	NA		pm+pt	NA	pm+ov	pm+pt	NA	
Protected Phases	5	2		1	6		3	8	1	7	4	
Permitted Phases	2		2	6			8		8	4		
Detector Phase	5	2	2	1	6		3	8	1	7	4	
Switch Phase												
Minimum Initial (s)	3.0	15.0	15.0	3.0	15.0		3.0	8.0	3.0	3.0	8.0	
Minimum Split (s)	6.5	21.0	21.0	6.5	21.0		6.5	14.0	6.5	6.5	14.0	
Total Split (s)	14.0	86.0	86.0	18.0	90.0		16.0	28.0	18.0	18.0	30.0	
Total Split (%)	9.3%	57.3%	57.3%	12.0%	60.0%		10.7%	18.7%	12.0%	12.0%	20.0%	
Yellow Time (s)	3.5	4.5	4.5	3.5	4.5		3.5	4.5	3.5	3.5	4.5	
All-Red Time (s)	0.0	1.5	1.5	0.0	1.5		0.0	1.5	0.0	0.0	1.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	3.5	6.0	6.0	3.5	6.0		3.5	6.0	3.5	3.5	6.0	
Lead/Lag	Lead	Lag	Lag	Lead	Lag		Lead	Lag	Lead	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	
Recall Mode	None	C-Min	C-Min	None	C-Min		None	None	None	None	None	
Act Effect Green (s)	90.6	80.8	80.8	101.9	90.5		34.7	20.8	41.9	40.2	23.7	
Actuated g/C Ratio	0.60	0.54	0.54	0.68	0.60		0.23	0.14	0.28	0.27	0.16	

24-154 - Affordable Housing Development - Glen Ellyn
Projected Weekday Morning Peak Hour

Synchro 11 Report

Lanes, Volumes, Timings

1: Park Boulevard & Roosevelt Road

06/18/2024

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.34	0.78	0.12	0.94	0.77		0.55	0.70	0.41	0.72	0.90	
Control Delay	14.4	31.3	4.1	79.1	26.6		52.8	76.8	34.6	60.2	91.2	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Delay	14.4	31.3	4.1	79.1	26.6		52.8	76.8	34.6	60.2	91.2	
LOS	B	C	A	E	C		D	E	C	E	F	
Approach Delay		28.9			33.3			54.2			77.5	
Approach LOS		C			C			D			E	
Queue Length 50th (ft)	19	597	4	149	596		85	160	110	163	240	
Queue Length 95th (ft)	36	695	34	#323	718		141	244	186	242	#401	
Internal Link Dist (ft)		460			457			257			410	
Turn Bay Length (ft)	145		145	215			120			245		
Base Capacity (vph)	211	1903	870	240	1987		216	260	469	286	294	
Starvation Cap Reductn	0	0	0	0	0		0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0		0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0		0	0	0	0	0	
Reduced v/c Ratio	0.28	0.78	0.12	0.94	0.77		0.52	0.66	0.41	0.72	0.88	

Intersection Summary

Area Type: Other

Cycle Length: 150

Actuated Cycle Length: 150

Offset: 108 (72%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green

Natural Cycle: 90

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.94

Intersection Signal Delay: 38.6

Intersection LOS: D

Intersection Capacity Utilization 82.8%

ICU Level of Service E

Analysis Period (min) 15

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 1: Park Boulevard & Roosevelt Road

 Ø1	 Ø2 (R)	 Ø3	 Ø4
18 s	36 s	16 s	30 s
 Ø5	 Ø6 (R)	 Ø7	 Ø8
14 s	90 s	18 s	28 s

Intersection												
Int Delay, s/veh	0.6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↰	↰↱		↰	↰↱			↰↱			↰↱	
Traffic Vol, veh/h	7	1730	8	7	1626	21	6	0	29	2	0	17
Future Vol, veh/h	7	1730	8	7	1626	21	6	0	29	2	0	17
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	25	-	-	25	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	0	4	0	0	4	10	0	0	0	0	0	6
Mvmt Flow	8	1880	9	8	1767	23	7	0	32	2	0	18

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1790	0	0	1889	0	0	2801	3707	945	2751	3700	895
Stage 1	-	-	-	-	-	-	1901	1901	-	1795	1795	-
Stage 2	-	-	-	-	-	-	900	1806	-	956	1905	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.5	6.5	6.9	7.5	6.5	7.02
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.36
Pot Cap-1 Maneuver	350	-	-	321	-	-	9	5	267	10	5	276
Stage 1	-	-	-	-	-	-	73	118	-	85	134	-
Stage 2	-	-	-	-	-	-	304	132	-	281	118	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	350	-	-	321	-	-	8	5	267	9	5	276
Mov Cap-2 Maneuver	-	-	-	-	-	-	54	56	-	59	56	-
Stage 1	-	-	-	-	-	-	71	115	-	83	131	-
Stage 2	-	-	-	-	-	-	277	129	-	242	115	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	0.1	0.1	34.6	25.2
HCM LOS			D	D

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	159	350	-	-	321	-	-	199
HCM Lane V/C Ratio	0.239	0.022	-	-	0.024	-	-	0.104
HCM Control Delay (s)	34.6	15.5	-	-	16.5	-	-	25.2
HCM Lane LOS	D	C	-	-	C	-	-	D
HCM 95th %tile Q(veh)	0.9	0.1	-	-	0.1	-	-	0.3

HCM 6th TWSC
3: Park Boulevard & Taft Avenue

06/18/2024

Intersection						
Int Delay, s/veh	1					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	12	45	423	10	23	408
Future Vol, veh/h	12	45	423	10	23	408
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	50	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	89	89	89	89	89	89
Heavy Vehicles, %	0	3	4	0	0	2
Mvmt Flow	13	51	475	11	26	458
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	991	243	0	0	486	0
Stage 1	481	-	-	-	-	-
Stage 2	510	-	-	-	-	-
Critical Hdwy	6.6	6.945	-	-	4.1	-
Critical Hdwy Stg 1	5.8	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3285	-	-	2.2	-
Pot Cap-1 Maneuver	260	756	-	-	1087	-
Stage 1	593	-	-	-	-	-
Stage 2	607	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	254	756	-	-	1087	-
Mov Cap-2 Maneuver	254	-	-	-	-	-
Stage 1	593	-	-	-	-	-
Stage 2	592	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	12.7	0	0.4			
HCM LOS	B					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	534	1087	-	
HCM Lane V/C Ratio	-	-	0.12	0.024	-	
HCM Control Delay (s)	-	-	12.7	8.4	-	
HCM Lane LOS	-	-	B	A	-	
HCM 95th %tile Q(veh)	-	-	0.4	0.1	-	

HCM 6th TWSC
4: Taft Avenue & Exmoor Avenue

06/18/2024

Intersection						
Int Delay, s/veh	3.4					
Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	9	2	25	0	1	10
Future Vol, veh/h	9	2	25	0	1	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	70	70	70	70	70	70
Heavy Vehicles, %	0	0	4	0	0	0
Mvmt Flow	13	3	36	0	1	14
Major/Minor	Major1	Major2		Minor2		
Conflicting Flow All	36	0	-	0	65	36
Stage 1	-	-	-	-	36	-
Stage 2	-	-	-	-	29	-
Critical Hdwy	4.1	-	-	-	6.4	6.2
Critical Hdwy Stg 1	-	-	-	-	5.4	-
Critical Hdwy Stg 2	-	-	-	-	5.4	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	1588	-	-	-	946	1042
Stage 1	-	-	-	-	992	-
Stage 2	-	-	-	-	999	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1588	-	-	-	938	1042
Mov Cap-2 Maneuver	-	-	-	-	938	-
Stage 1	-	-	-	-	984	-
Stage 2	-	-	-	-	999	-
Approach	EB	WB		SB		
HCM Control Delay, s	6	0		8.5		
HCM LOS	A					
Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1	
Capacity (veh/h)	1588	-	-	-	1032	
HCM Lane V/C Ratio	0.008	-	-	-	0.015	
HCM Control Delay (s)	7.3	0	-	-	8.5	
HCM Lane LOS	A	A	-	-	A	
HCM 95th %tile O(veh)	0	-	-	-	0	

Capacity Analysis Summary Sheets
Year 2030 Total Projected Weekday Evening Peak Hour

Lanes, Volumes, Timings

1: Park Boulevard & Roosevelt Road

06/18/2024

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	112	1362	139	216	1426	101	163	225	200	189	248	59
Future Volume (vph)	112	1362	139	216	1426	101	163	225	200	189	248	59
Ideal Flow (vphpl)	1900	2000	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	11	11	11	11	11	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	145		145	215		0	120		0	245		0
Storage Lanes	1		1	1		0	1		1	1		0
Taper Length (ft)	165			135			90			80		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	0.95	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor												
Frt			0.850		0.990				0.850		0.971	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1745	3566	1531	1728	3421	0	1787	1827	1599	1787	1838	0
Flt Permitted	0.056			0.066			0.171			0.351		
Satd. Flow (perm)	103	3566	1531	120	3421	0	322	1827	1599	660	1838	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			73		7				51		7	
Link Speed (mph)		35			35			30			30	
Link Distance (ft)		540			537			337			490	
Travel Time (s)		10.5			10.5			7.7			11.1	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Growth Factor	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	0%	3%	2%	1%	1%	1%	1%	4%	1%	1%	0%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	115	1404	143	223	1574	0	168	232	206	195	317	0
Turn Type	pm+pt	NA	Perm	pm+pt	NA		pm+pt	NA	pm+ov	pm+pt	NA	
Protected Phases	5	2		1	6		3	8	1	7	4	
Permitted Phases	2		2	6			8		8	4		
Detector Phase	5	2	2	1	6		3	8	1	7	4	
Switch Phase												
Minimum Initial (s)	3.0	15.0	15.0	3.0	15.0		3.0	8.0	3.0	3.0	8.0	
Minimum Split (s)	6.5	21.0	21.0	6.5	21.0		6.5	14.0	6.5	6.5	14.0	
Total Split (s)	17.0	78.0	78.0	20.0	81.0		16.0	36.0	20.0	16.0	36.0	
Total Split (%)	11.3%	52.0%	52.0%	13.3%	54.0%		10.7%	24.0%	13.3%	10.7%	24.0%	
Yellow Time (s)	3.5	4.5	4.5	3.5	4.5		3.5	4.5	3.5	3.5	4.5	
All-Red Time (s)	0.0	1.5	1.5	0.0	1.5		0.0	1.5	0.0	0.0	1.5	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Lost Time (s)	3.5	6.0	6.0	3.5	6.0		3.5	6.0	3.5	3.5	6.0	
Lead/Lag	Lead	Lag	Lag	Lead	Lag		Lead	Lag	Lead	Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes		Yes	Yes	Yes	Yes	Yes	
Recall Mode	None	C-Min	C-Min	None	C-Min		None	None	None	None	None	
Act Effect Green (s)	86.9	73.9	73.9	96.1	79.7		43.1	28.3	50.6	43.5	28.5	
Actuated g/C Ratio	0.58	0.49	0.49	0.64	0.53		0.29	0.19	0.34	0.29	0.19	

24-154 - Affordable Housing Development - Glen Ellyn
Projected Weekday Evening Peak Hour

Synchro 11 Report

Lanes, Volumes, Timings

1: Park Boulevard & Roosevelt Road

06/18/2024

												
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
v/c Ratio	0.66	0.80	0.18	0.89	0.86		0.79	0.67	0.36	0.69	0.90	
Control Delay	46.0	36.7	11.4	70.3	37.4		65.5	66.7	29.2	53.9	85.0	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0	0.0	0.0	
Total Delay	46.0	36.7	11.4	70.3	37.4		65.5	66.7	29.2	53.9	85.0	
LOS	D	D	B	E	D		E	E	C	D	F	
Approach Delay		35.1			41.4			53.6			73.1	
Approach LOS		D			D			D			E	
Queue Length 50th (ft)	57	609	37	152	703		123	210	111	145	296	
Queue Length 95th (ft)	124	709	79	#308	854		#203	307	183	217	#457	
Internal Link Dist (ft)		460			457			257			410	
Turn Bay Length (ft)	145		145	215			120			245		
Base Capacity (vph)	209	1756	791	256	1820		215	365	577	284	373	
Starvation Cap Reductn	0	0	0	0	0		0	0	0	0	0	
Spillback Cap Reductn	0	0	0	0	0		0	0	0	0	0	
Storage Cap Reductn	0	0	0	0	0		0	0	0	0	0	
Reduced v/c Ratio	0.55	0.80	0.18	0.87	0.86		0.78	0.64	0.36	0.69	0.85	

Intersection Summary

Area Type: Other

Cycle Length: 150

Actuated Cycle Length: 150

Offset: 135 (90%), Referenced to phase 2:EBTL and 6:WBTL, Start of Green

Natural Cycle: 90

Control Type: Actuated-Coordinated

Maximum v/c Ratio: 0.90

Intersection Signal Delay: 44.3

Intersection LOS: D

Intersection Capacity Utilization 91.2%

ICU Level of Service F

Analysis Period (min) 15

95th percentile volume exceeds capacity, queue may be longer.

Queue shown is maximum after two cycles.

Splits and Phases: 1: Park Boulevard & Roosevelt Road

 Ø1	 Ø2 (R)	 Ø3	 Ø4
20 s	78 s	16 s	36 s
 Ø5	 Ø6 (R)	 Ø7	 Ø8
17 s	81 s	16 s	36 s

Intersection												
Int Delay, s/veh	0.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	24	1752	15	14	1724	31	0	0	15	5	0	62
Future Vol, veh/h	24	1752	15	14	1724	31	0	0	15	5	0	62
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	25	-	-	25	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	1	-	-	1	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	97	97	97	97	97	97	97	97	97	97	97	97
Heavy Vehicles, %	0	2	7	0	1	0	0	0	0	0	0	0
Mvmt Flow	25	1806	15	14	1777	32	0	0	15	5	0	64

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1809	0	0	1821	0	0	2781	3701	911	2774	3692	905
Stage 1	-	-	-	-	-	-	1864	1864	-	1821	1821	-
Stage 2	-	-	-	-	-	-	917	1837	-	953	1871	-
Critical Hdwy	4.1	-	-	4.1	-	-	7.5	6.5	6.9	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	5.5	-	6.5	5.5	-
Follow-up Hdwy	2.2	-	-	2.2	-	-	3.5	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	345	-	-	341	-	-	9	5	281	9	5	283
Stage 1	-	-	-	-	-	-	77	124	-	82	130	-
Stage 2	-	-	-	-	-	-	297	128	-	282	123	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	345	-	-	341	-	-	6	4	281	8	4	283
Mov Cap-2 Maneuver	-	-	-	-	-	-	50	50	-	55	53	-
Stage 1	-	-	-	-	-	-	71	115	-	76	125	-
Stage 2	-	-	-	-	-	-	220	123	-	247	114	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.2			0.1			18.6			29.3		
HCM LOS							C			D		

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	281	345	-	-	341	-	-	216
HCM Lane V/C Ratio	0.055	0.072	-	-	0.042	-	-	0.32
HCM Control Delay (s)	18.6	16.2	-	-	16	-	-	29.3
HCM Lane LOS	C	C	-	-	C	-	-	D
HCM 95th %tile Q(veh)	0.2	0.2	-	-	0.1	-	-	1.3

HCM 6th TWSC

3: Park Boulevard & Taft Avenue

06/18/2024

Intersection						
Int Delay, s/veh	2.5					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	42	90	578	24	42	500
Future Vol, veh/h	42	90	578	24	42	500
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	50	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	0	1	2	0	0	2
Mvmt Flow	44	94	602	25	44	521
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	1224	314	0	0	627	0
Stage 1	615	-	-	-	-	-
Stage 2	609	-	-	-	-	-
Critical Hdwy	6.6	6.915	-	-	4.1	-
Critical Hdwy Stg 1	5.8	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3095	-	-	2.2	-
Pot Cap-1 Maneuver	187	685	-	-	965	-
Stage 1	507	-	-	-	-	-
Stage 2	547	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	178	685	-	-	965	-
Mov Cap-2 Maneuver	178	-	-	-	-	-
Stage 1	507	-	-	-	-	-
Stage 2	522	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	21.1	0	0.7			
HCM LOS	C					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	359	965	-	
HCM Lane V/C Ratio	-	-	0.383	0.045	-	
HCM Control Delay (s)	-	-	21.1	8.9	-	
HCM Lane LOS	-	-	C	A	-	
HCM 95th %tile Q(veh)	-	-	1.8	0.1	-	

HCM 6th TWSC
4: Taft Avenue & Exmoor Avenue

06/18/2024

Intersection

Int Delay, s/veh 1.8

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	4	33	75	6	3	23
Future Vol, veh/h	4	33	75	6	3	23
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	75	75	75	75	75	75
Heavy Vehicles, %	0	0	1	0	33	0
Mvmt Flow	5	44	100	8	4	31

Major/Minor	Major1	Major2	Minor2
Conflicting Flow All	108	0	0 158 104
Stage 1	-	-	- 104 -
Stage 2	-	-	- 54 -
Critical Hdwy	4.1	-	- 6.73 6.2
Critical Hdwy Stg 1	-	-	- 5.73 -
Critical Hdwy Stg 2	-	-	- 5.73 -
Follow-up Hdwy	2.2	-	- 3.797 3.3
Pot Cap-1 Maneuver	1495	-	- 766 956
Stage 1	-	-	- 848 -
Stage 2	-	-	- 895 -
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	1495	-	- 764 956
Mov Cap-2 Maneuver	-	-	- 764 -
Stage 1	-	-	- 845 -
Stage 2	-	-	- 895 -

Approach	EB	WB	SB
HCM Control Delay, s	0.8	0	9
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1495	-	-	-	929
HCM Lane V/C Ratio	0.004	-	-	-	0.037
HCM Control Delay (s)	7.4	0	-	-	9
HCM Lane LOS	A	A	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0.1



Taft and Exmoor

640 Taft Avenue



FULLCIRCLE
communities

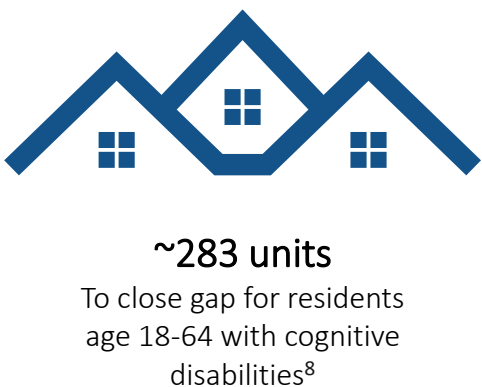
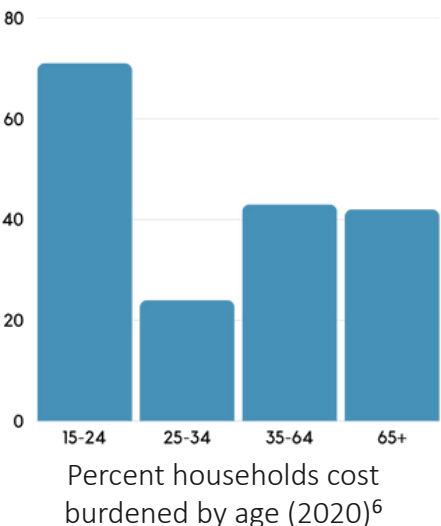
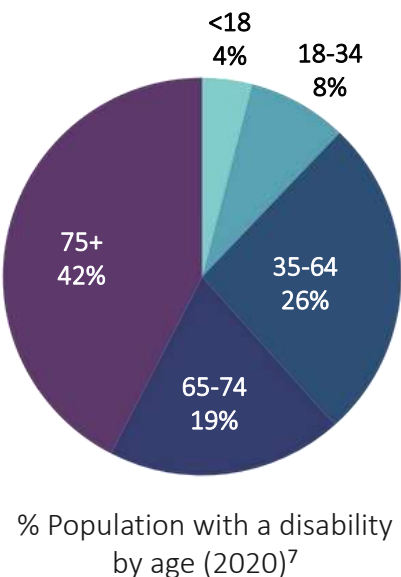
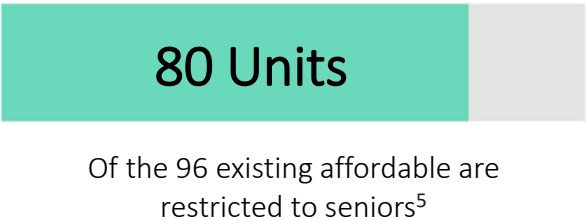
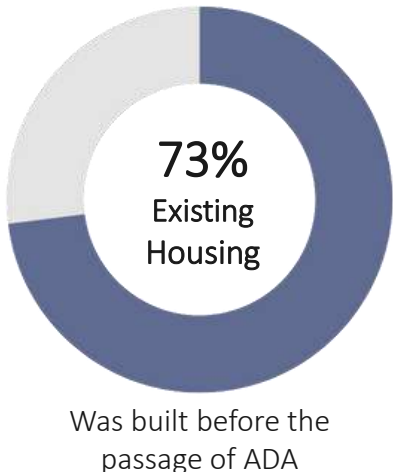
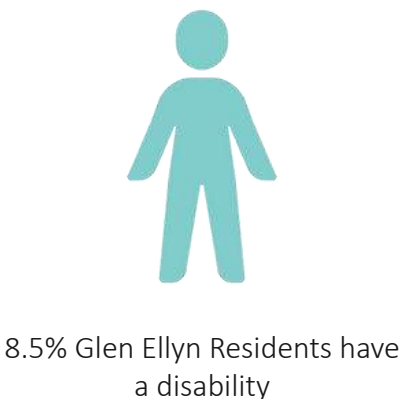
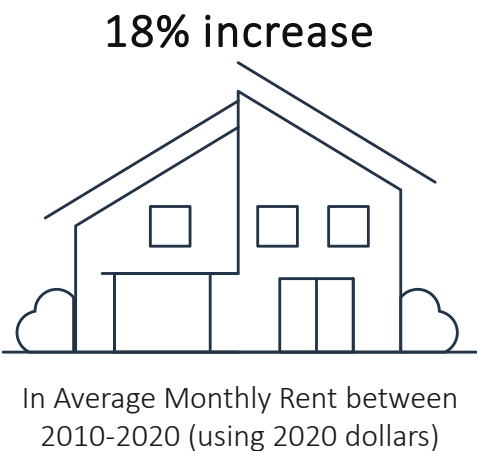


Full Circle Communities

- Non-Profit affordable housing developer since 1999 and owns and manages over 1500 units in IA, MI, and IL
- Mission: Expand access to affordable housing through...
 - Preservation & Development
 - Thoughtful Design
 - Provision of targeted supportive services to our residents and surrounding communities



Affordable Accessible Housing in Glen Ellyn



Source: Glen Ellyn Housing Assessment, 2023

Site Location



 Project Site

Amenities Nearby

Taft and Exmoor is located in an amenity rich location

Within ¼ mile, the site has access to

- Retail and grocery stores
- Schools
- Churches
- Daycares
- A fire station
- Parks
- Bus stops
- Pharmacies



Current Zoning: C3 Service Commercial



Requested Zoning: R4 Multi-family Residential

- Requested zoning change goals:
 - Address Glen Ellyn's unmet need for housing for people with disabilities
 - Replace vacant building and redevelop site into much needed affordable housing
 - Contribute positively to the built environment
- Alignment with the comprehensive plan objectives

Objective 1:

*"Update Village codes to **encourage development of a variety of housing** types including townhomes, duplexes, condominiums, **apartments**, accessory dwelling units, and **supportive housing for people with disabilities**."*

Objective 10:

*"Encourage **new residential development** that provides for a **variety of housing types and costs**."*

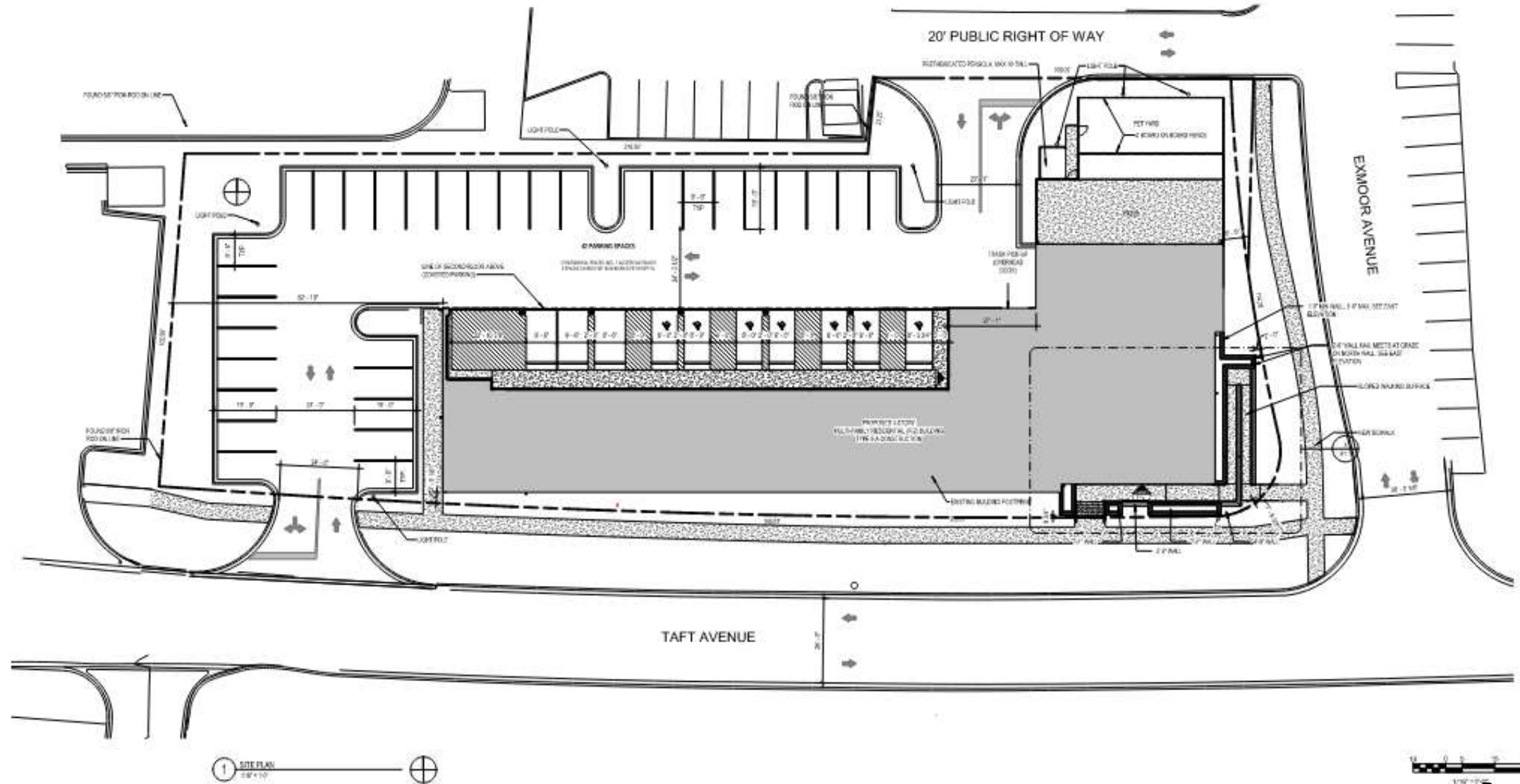
Objective 15:

*"Evaluate options to provide **inclusive housing suitable for all income ranges and population types**."*

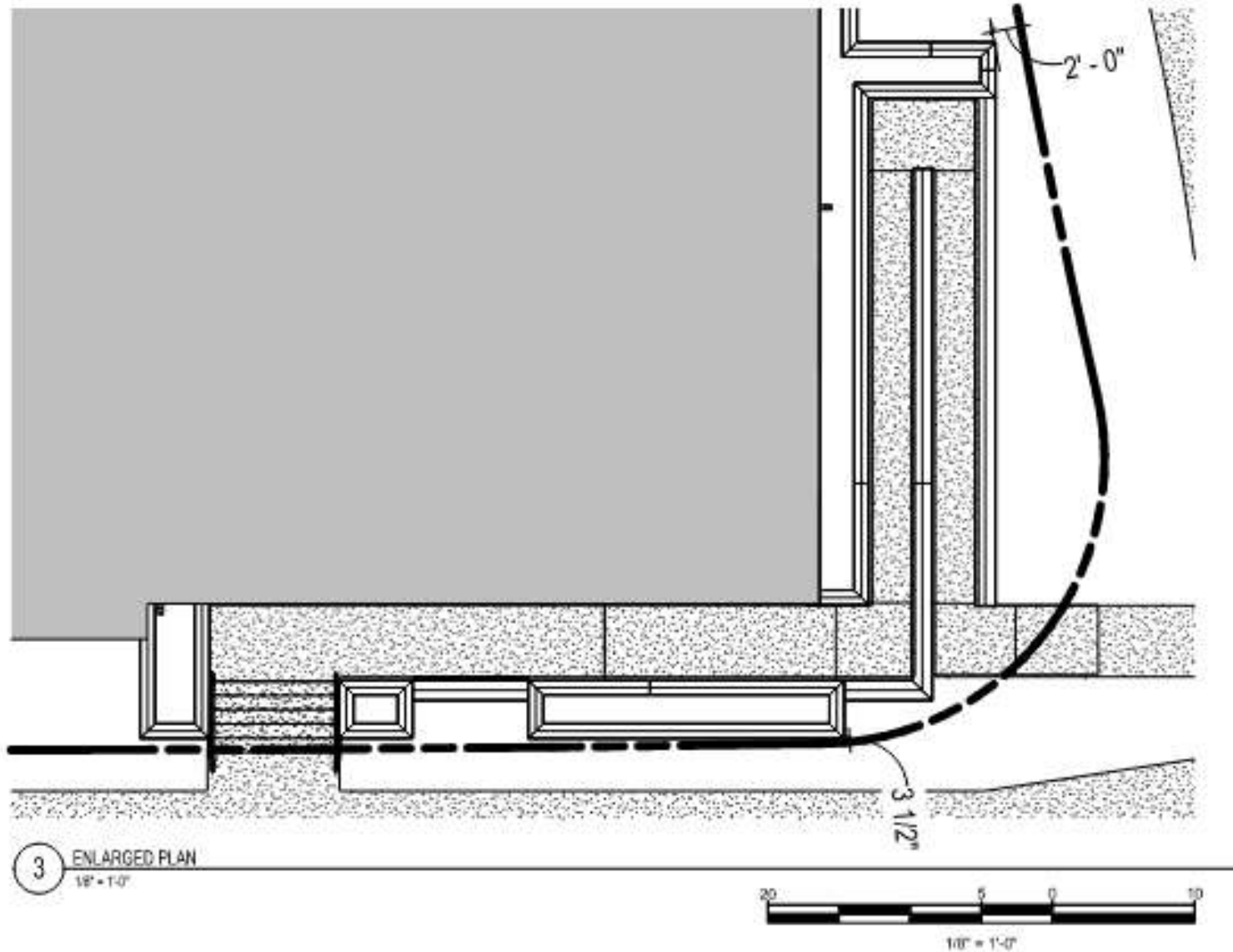
Requested Setback and Height Variations

Ordinance	Description/Category	Required	Requested
10-4-11 (D)(9)(a)	Minimum lot area	2,500 sf/unit minimum	971 sf/unit
10-4-11 (D) (4) (a)	Corner side yard setback	30'	15'-1"
10-4-11 (D) (1) (a)	Corner side yard setback	30'	5'-8"
10-4-11 (D) 9 (a)	Lot area per family	2,500 sf	972 sf
10-4-11 (E) 1	Maximum building height	35 feet	49'-10 ¾"
10-5-4 (B)(4)(39)	Retaining wall (> 3' tall) location from property line	10% of the lot width or 13.76'	1'-6 5/8"
10-5-4 (B)(4)(39)	Retaining wall (< 3' tall) location from property line	5% of the lot width or 6.88'	2'-0 3/8"
10-4-11 (G) 9	Required parking spaces	79 spaces	42 spaces

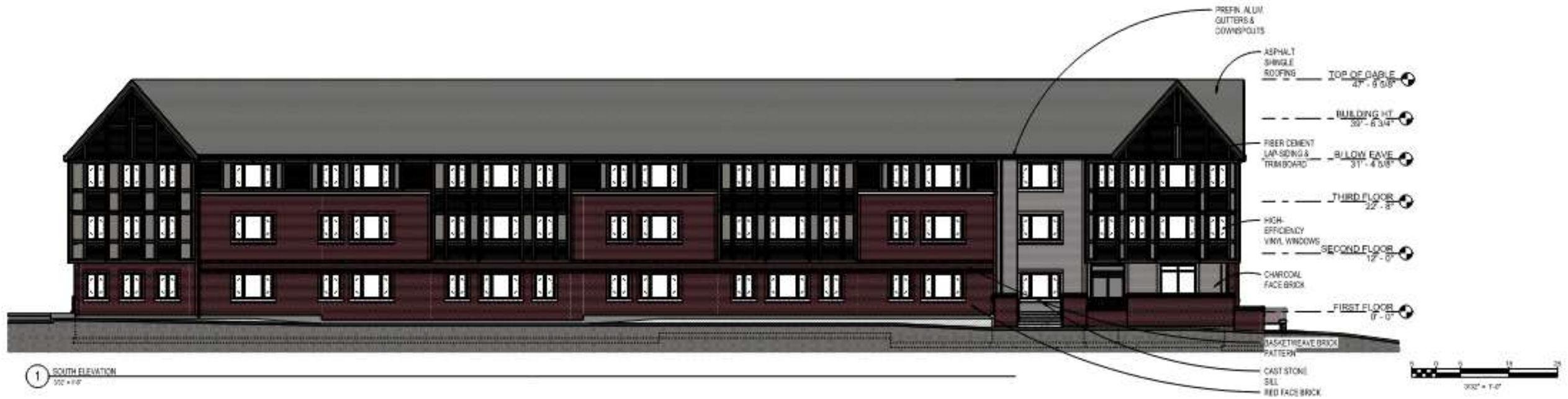
Site Plan



Site Plan Detail: Southeast Corner

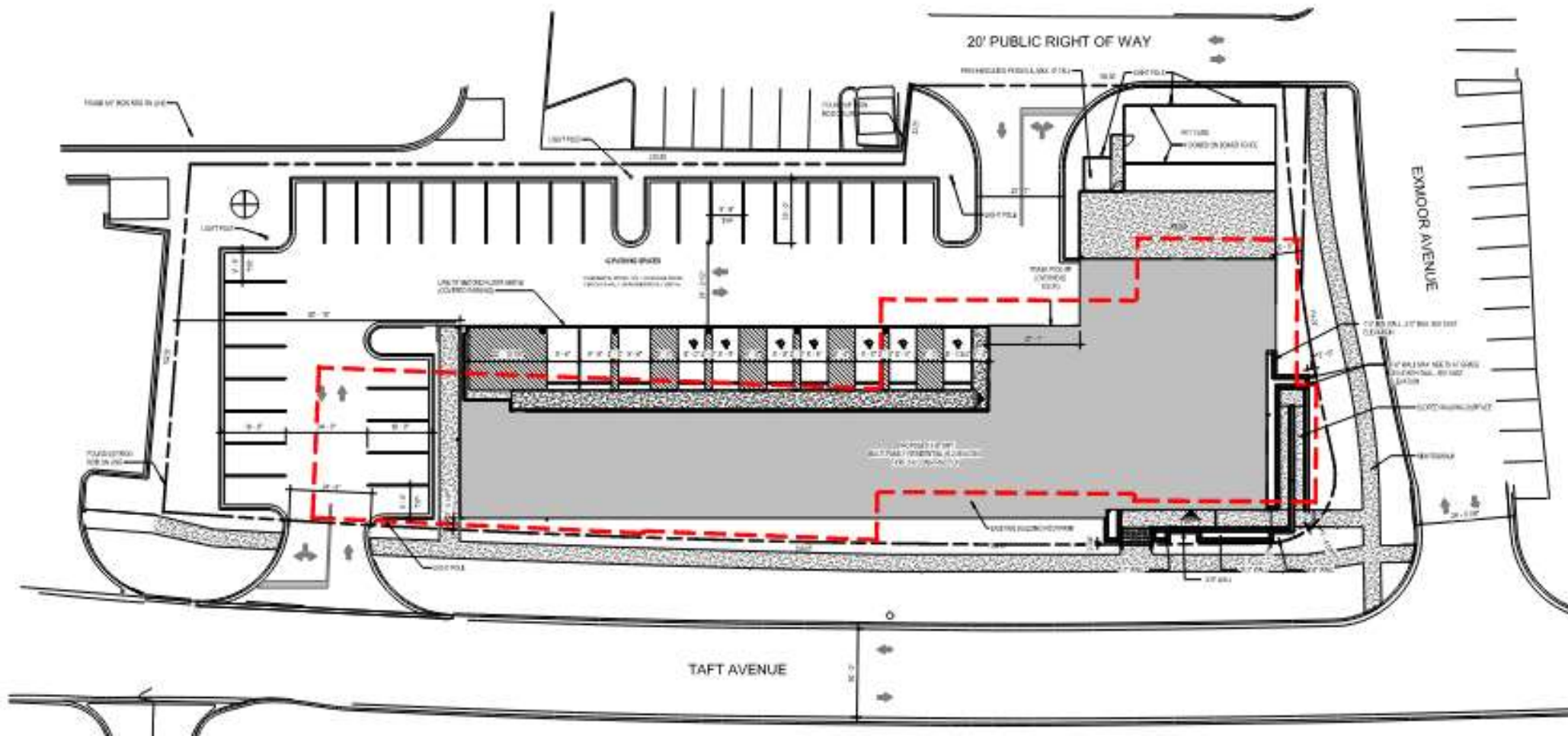


Building Height



Height from average grade to top of ridge: 49'-10 ¾"

Comparison to existing conditions



Note:

- Existing building footprint is show in red dashed line. Proposed building is shown with gray hatch

Parking Requirement Variation

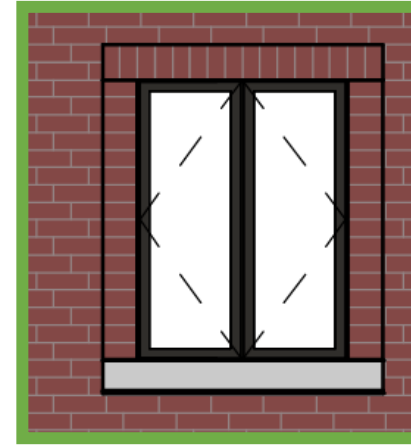
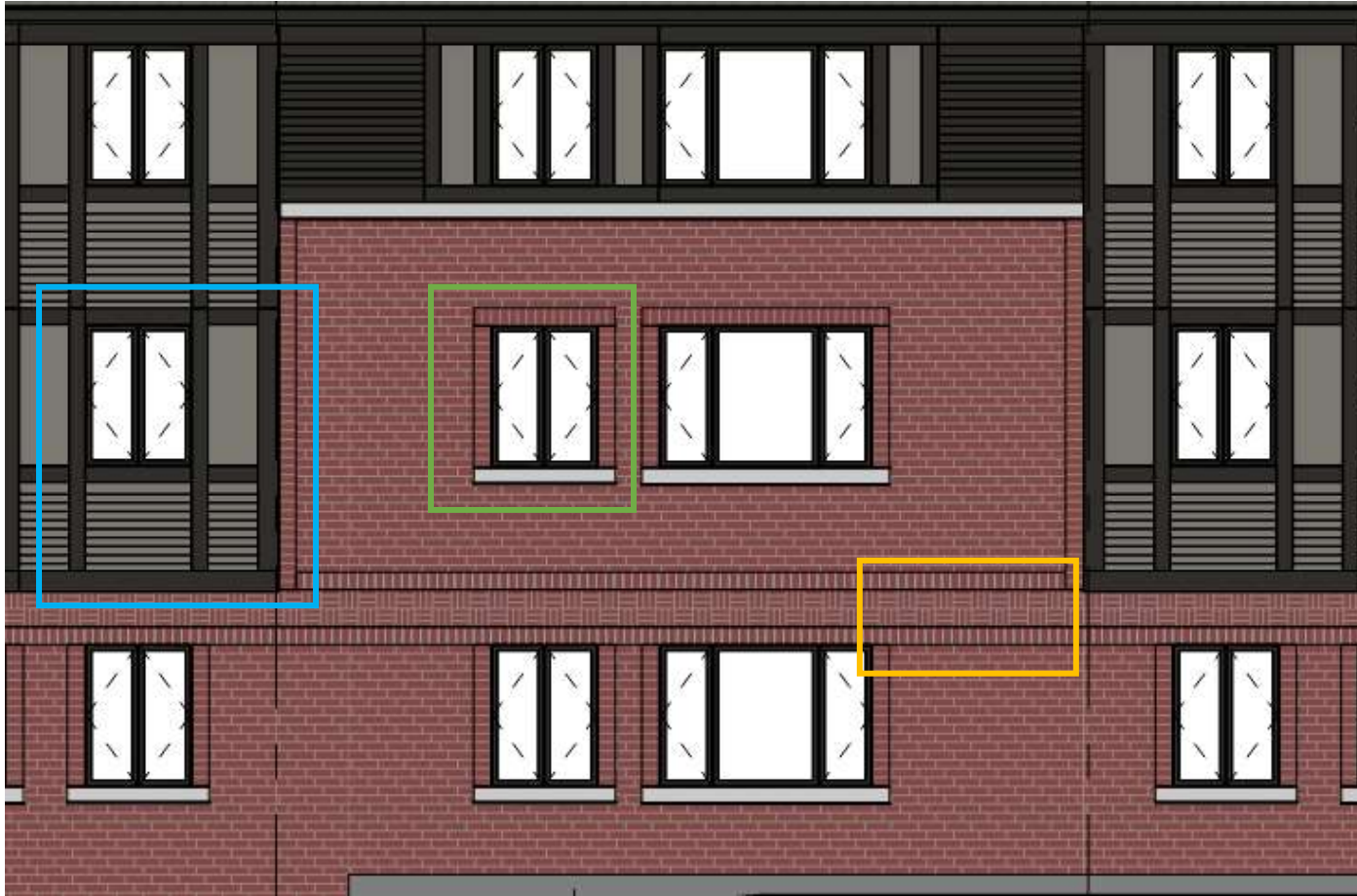
Ordinance	Description/Category	Required	Requested
10-4-11 (G) 9	Required parking spaces	79 spaces	42 spaces

- On average, 29% of our residents have a personal vehicle
- Approximately 38% of parking spaces available at our properties are used
- Average parking usage ratio at Full Circle properties is 0.3:1.
- Using our portfolio data, we project the parking needs of residents to be around 17 spaces (0.4:1)

Front façade looking north



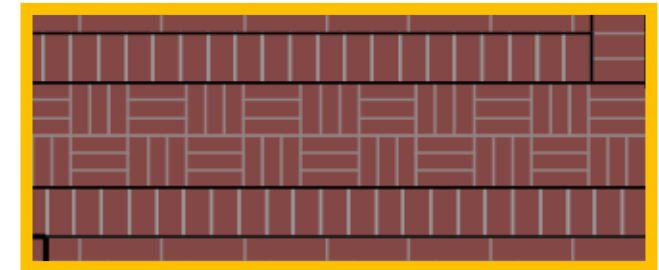
Façade details



Brick detailing around windows



Tudor bays extend ~12 inches past brick façade to break up building massing



Basket weave brick course between 1st & 2nd story

REVISIONS # 1 DATE 12-16-2024	JOB NUMBER 21-425 DATE 12-16-2024	ZONING EXHIBIT LANDSCAPE PLAN	TAFT & EXMOOR APARTMENTS 188 TAFT AVE. GLEN ELLYN, IL 60137	FULL CIRCLE communities	CORDOGAN CLARK Architectural Firm, Inc. 1100 North Dearborn Street, Suite 200 Chicago, IL 60610 312.467.1100
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[illegible]

East Façade looking Northwest



West Façade looking Northeast



Rear façade looking south to outdoor community space



Design Precedents



Butterfield Manor



Single family Home, Park Blvd.

Design Precedents

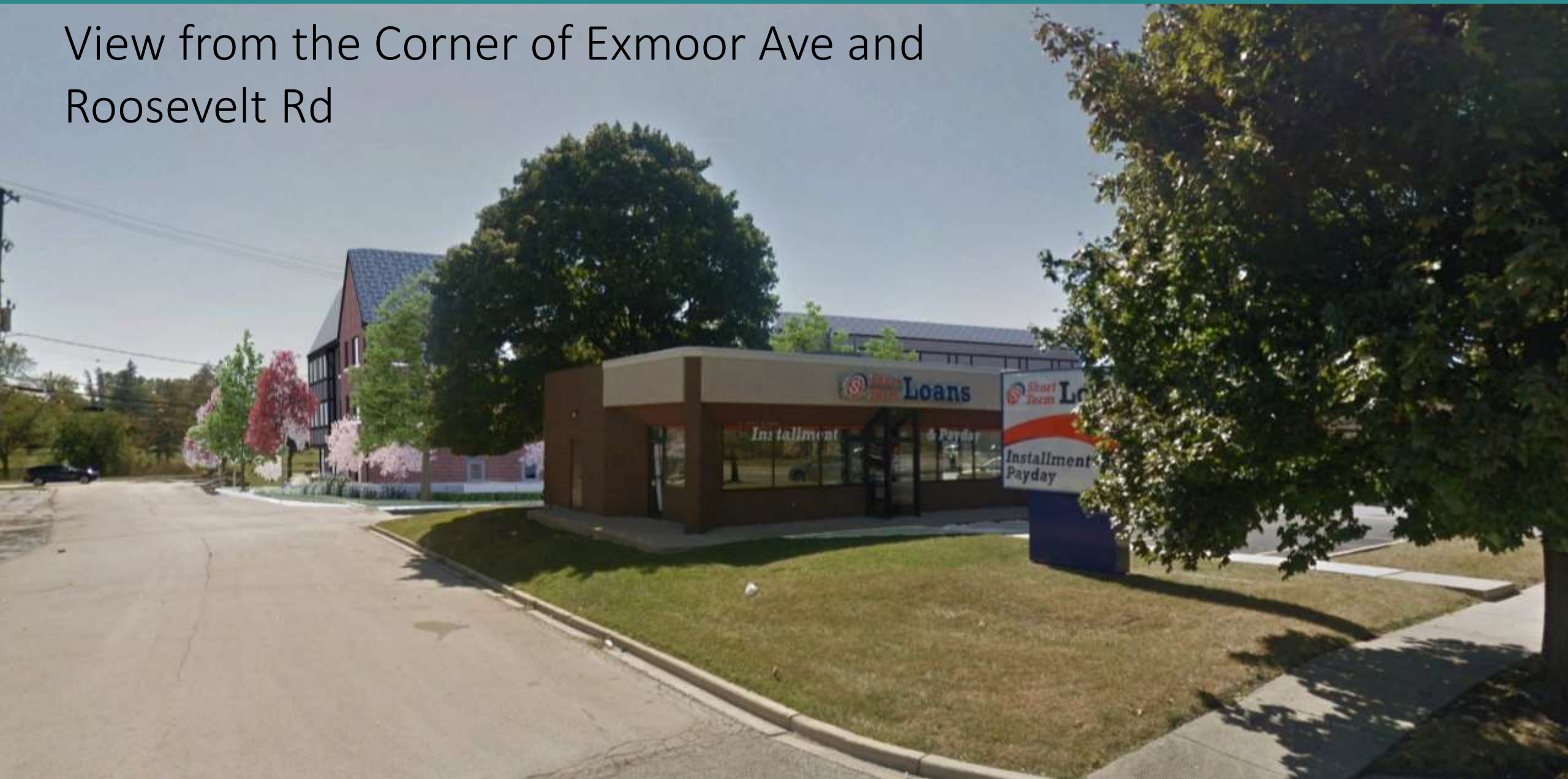


Single Family Home, Glenbard Rd



Alfie's Inn, Roosevelt Road

View from the Corner of Exmoor Ave and Roosevelt Rd



View from Roosevelt Rd



Summary of Revisions from Appearance Review

- Changed the southwest corner of the buildings to emulate the southeast corner. (The bump-out and Tudor-style trim work)
- Landscape plan is redone to a more comprehensive plan.
- Added necessary dimensions to the site plan.
- Created an extra curb cut at the southeast corner that goes to the park.
- Removed the Mansard on the south façade.
- Added trim work on the north façade so that it emulates the trim work on the south façade bays.

Community Benefits



42 units of long-term housing and stability for persons with disabilities



Taft and Exmoor is estimated to generate **\$65,000 to \$70,000** per year in property taxes.



Full Circle will have also paid **\$1.75 million to the Village** for the purchase of the land.

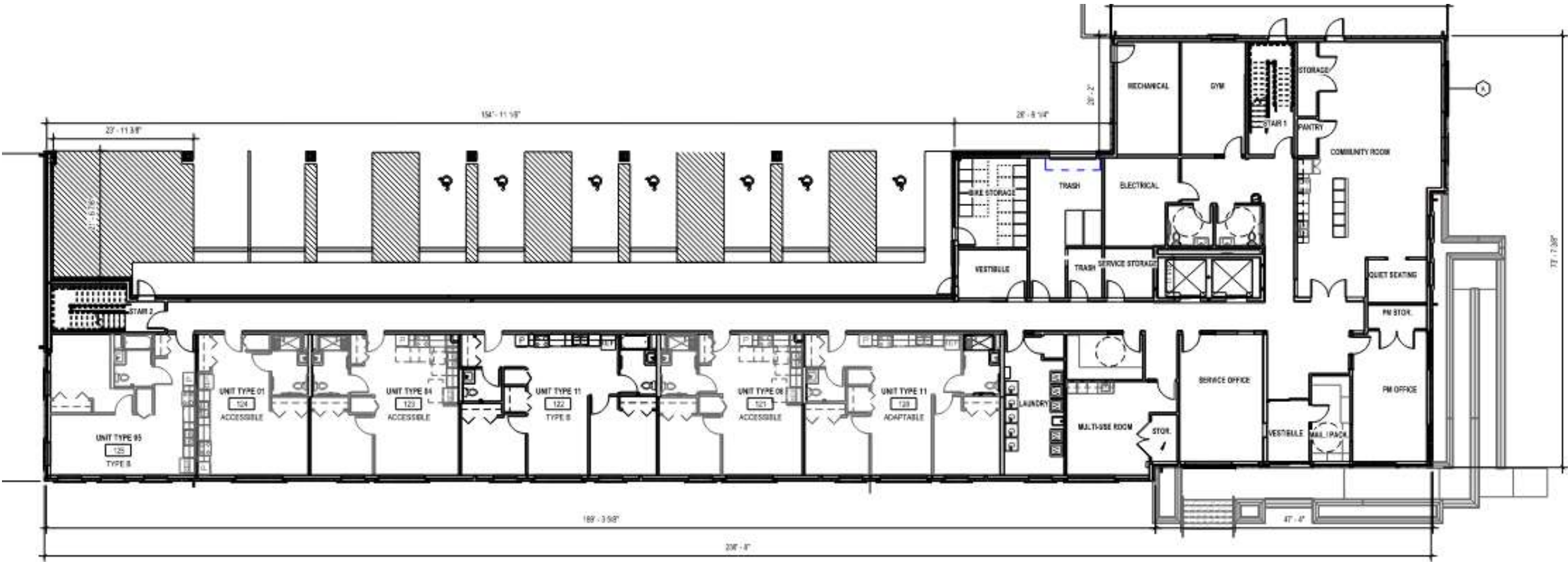


Generate **approximately temporary 68 local jobs** in construction

Units and Features

- Taft and Exmoor will be a mix of studios, 1-bedroom and two-bedroom units
- Universal design features in all units
 - Wider doorways, lever door handles, rocker light switches
 - Plan includes fully accessible, Adaptable, and visitable units
- Resident amenities include community room, fitness center, computer lab, patio, and pet yard
- Will be Enterprise Green Communities & EnergyStar certified

First Floor Plan



Rents and Eligibility

- 100% Affordable, for income levels ranging 30% - 80% AMI
- 55% of units reserved as supportive housing for people with disabilities
- All units will have a preference for people with disabilities.
- Association for Individual Development (AID) will be the on-site service provider and offer services such as:
 - Health and wellness
 - Asset building
 - Case management
 - Community integration, and
 - Referral service coordination services

Timeline of the development

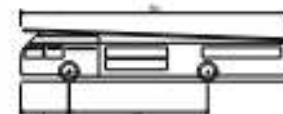
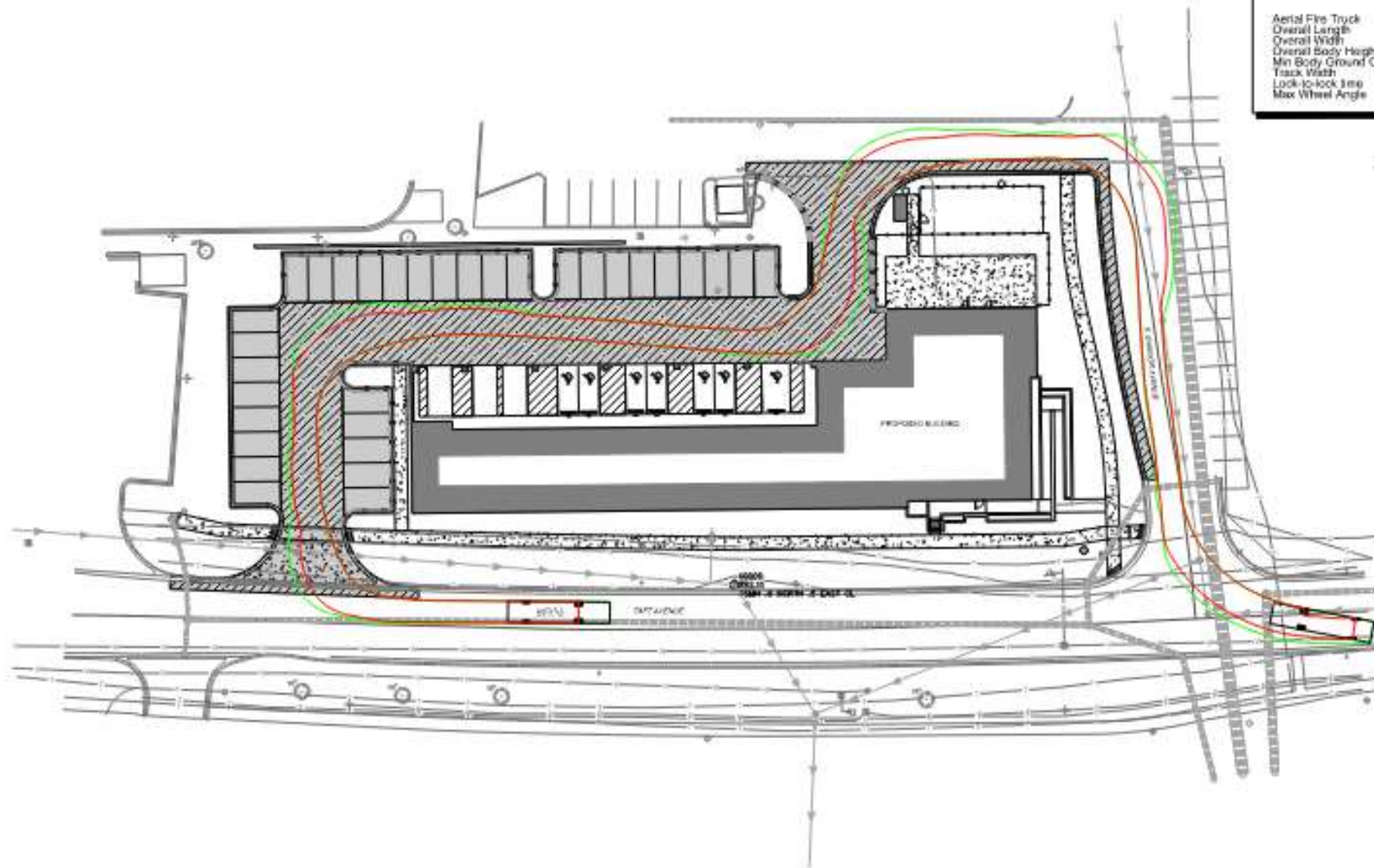
Village Site RFP Process	November 2022 - 2023
Purchase and Sale Agreement	February 2024
LIHTC Application Submission	March 2024
Zoning Application Submission	July 2024
Exterior Appearance Review Meeting	November 2024
Plan Commission (Now)	February 2025
Village Board	March 2025
Building Permit Application	March 2025
Closing / Construction Start	August 2025
Pre-leasing starts	May 2026
Construction Completion	August 2026



FULL CIRCLE
communities

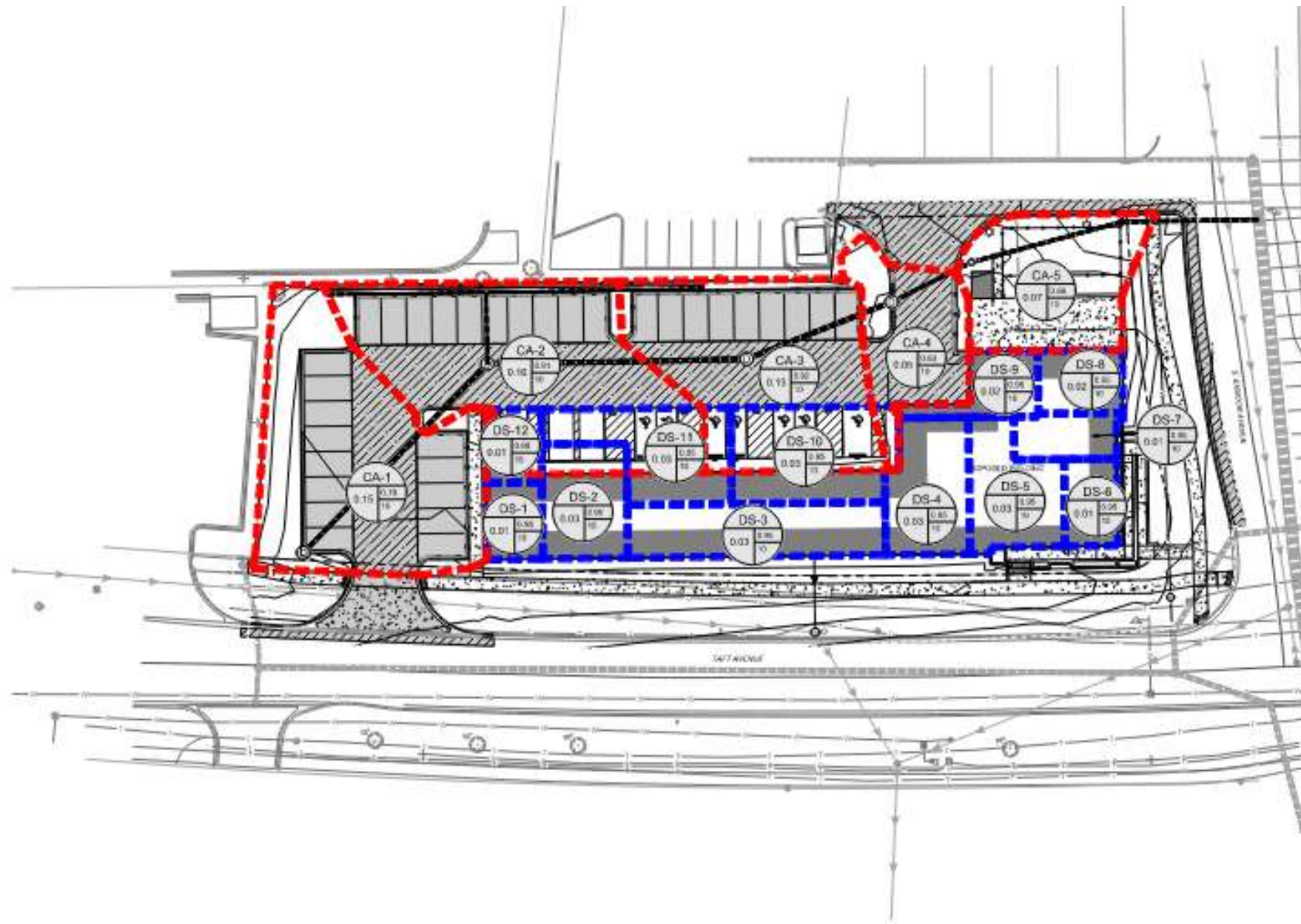
For more information, visit:

www.TaftandExmoor.com



Aerial Fire Truck	39.000ft
Overall Length	39.000ft
Overall Width	7.500ft
Overall Body Height	0.750ft
Min Body Ground Clearance	8.167ft
Track Width	5.000ft
Lock-to-lock Time	45.00"





POUL CRONE COMMUNITIES, INC.
**TAFT & EXMOOR
 APARTMENTS**
 NW CORNER OF TAFT AVE. & EXMOOR AVE.
 QUINA ELLIOT, IL

DATE: 10/20/2024
 DRAWN BY: J. J.

CATCHMENT
 AREA EXHIBIT

REVISIONS	DATE





Draft Minutes
Village of Glen Ellyn
Plan Commission Meeting
Thursday, February 6, 2025
7:00 PM
Glen Ellyn Civic Center, Galligan Board Room

A. Call to Order 7:00 P.M.

Upon roll call, Chairperson Loftus and Commissioners Arango, Brown, Cooper, Dawson, Kreuzer, and Pesce were present. Commissioners Mukherjee and Wyant were absent.

Also in attendance were Daniel Harper, Planning Manager; Jennifer Henaghan, Community Development Director; Mark Franz, Assistant Village Manager; Paul Stephanides, Village Attorney; Andrew Downey, Glen Ellyn Police Department; Laura Musgraves, Recording Secretary; and Anne Gould, Village Trustee.

B. Public Comment

There was no off-agenda audience comment.

C. New Business

1) **Public Hearing – Full Circle Communities, 640, 650, and 656 Taft Avenue, Zoning Map Amendment and Zoning Variations.**

Chairman Loftus detailed the procedural order of the meeting and asked all those who wished to make a public comment to stand to be sworn in. Several people stood and were so sworn. Loftus asked for a motion to open the Public Hearing. Commissioner Arango so moved. Commissioner Cooper seconded the motion.

Staff Report.

Planning Manager Harper was sworn in and reported on an application from Full Circle Communities (FCC), the petitioner, requesting re-zoning of the property and eight variations for a 42-unit multi-family affordable housing development including:

1. A Zoning Map Amendment to rezone the property from C3 Service Commercial District to R4 Residential District.
2. A variation from 10-4-11(G)(9) to allow 42 parking spaces in lieu of the 79 parking spaces required.
3. A variation from 10-4-11(D)(1)(a) to allow a front yard setback of 6'-5" in lieu of the required 30' setback.

4. A variation from 10-4-11 (D)(4)(a) to allow a corner side yard setback of 3'-5" in lieu of the required 30' setback.
5. A variation from 10-4-11 (D) 9 (a) to allow the lot area per family to be 972 square feet in lieu of the required 2,500 square feet.
6. A variation from 10-4-11(E)(1) to allow a building height of 47'-9" lieu of the maximum allowed height of 35- feet.
7. A variation from 10-5-5 (B)(4)(39) to allow a retaining wall greater than 3' in height to be located 0'-0" from the property line in lieu of 10% of the lot width or 13.76'.
8. A variation from 10-5-5 (B)(4)(39) to allow a retaining wall less than 3' in height to be located 1'-11" from the property line in lieu of 5% of the lot width or 6.88'.

The subject property is currently unoccupied. It is zoned C3 Service Commercial District and does not currently allow residential uses. The proposed site plan was shown visually including the landscaping, building renderings, and detailed views of the building features. Mr. Harper noted the exterior appearance of the building was given a recommendation of approval by the Architectural Appearance Commission (AAC) at their December 11, 2024, meeting. The photometric plans are compliant with Village standards, and the proposed plan follows all Village fire and safety codes.

Mr. Harper answered Commissioners' questions regarding sidewalks, and the ability of fire equipment to access the parking lot when needed. There was a discussion of parking spaces, including concern over whether 42 spaces would be adequate parking needs for the facility. Mr. Harper stated that options for on-street parking and shared parking with nearby business are being considered. The Commissioners posed questions regarding the number of tenants per unit in the building, and the number of staff who will require parking. Mr. Harper deferred to the petitioner's presentation to answer those questions.

Presentation by the Petitioner.

Full Circle Communities was represented by Mary Donoghue, Project Manager; Lindsey Haines, Executive Vice President; Steve Friedland, Attorney; and Terese Thompson, Architect.

Ms. Donoghue began by providing background information about FCC, which is a non-profit developer of affordable housing based in Chicago. Their portfolio includes properties nationwide, and they are currently focused on developments the Midwest. She cited the Village's 2023 Comprehensive Plan which identified needs for disability accessibly housing, among other needs for affordable housing.

Ms. Thompson showed visuals of the site plan and addressed questions regarding lot area per unit, where the variations were requested and why; and proposed sidewalks. In relation to parking, Ms. Thompson noted they were limited in design because of the topography of the site, necessitating a retaining wall on the east side of the property, and a narrow drive-

aisle. To maximize the parking spaces, the proposal includes parking spaces in the south drive-aisle to be under the building.

Ms. Donoghue stepped in to address why FCC requested a reduction in the number of parking spaces from 79 spaces to 42 spaces. Compared to the other properties in their portfolio, the average usage of their parking spaces is 20-30%, and even lower at supportive housing developments similar to this one. The reason being that people with disabilities do not always own a vehicle and their parking usage is much less than a traditional 1 to 1 ratio.

Ms. Thompson continued her presentation, noting that the AAC had conditions for approval such as adopting the look and feel of the community. Glen Ellyn has many architectural references to the Tudor style, which is one element they considered, and the style lends itself well to long, narrow buildings. It also complemented the warm, residential style they wanted to inspire as this is a housing community. She discussed other elements including brickwork, window framing, and landscaping. Some of the amenities of the development include a patio accessing the community room, a pet yard, and a pergola.

Ms. Donoghue concluded the presentation by showing features of the first-floor plan and other interior amenities. Mr. Donoghue stated that the proposed timeline is to present the plans to the Village Board at their March 2025 meeting, and if approved, to start construction the in the summer.

Chairman Loftus asked the Commissioners if they had questions for the petitioner.

Commissioner Kreuzer asked if there will be public transportation opportunities for the residents. Ms. Donoghue replied yes. Kreuzer asked about the parking ratio. Ms. Donoghue replied that their Elgin, IL, facility had 48 units and 17 spaces were used regularly by tenants; their Lansing, IL, facility has 48 units and 13 spaces were used regularly by tenants. Staff parking requires 2-3 staff on site at a time.

Commissioner Arango asked about the status of shared parking discussions with the nearby animal hospital. Ms. Donohue replied they were ongoing. Arango asked if the services for residents are on-site or if they needed transportation to other places. Ms. Donoghue replied mostly on-site, and they can arrange for transportation if needed.

FCC reported that 55% of the development was devoted to supportive housing for the disabled, and Commissioner Arango asked if any allocation of that was given to the care of military veterans. Ms. Donoghue replied that the Illinois Housing Development Authority (IHDA) requires 5% of their facility to serve military veterans and all FCC properties are required to have a wait-list preference for veterans.

Chairman Loftus asked about the occupancy of the units in terms of how many people will live in each unit. Ms. Donohue replied that the average occupancy for a two-bedroom unit is 1.6 people. Chairman Loftus asked if they had a back-up plan for more parking if there were a need for it. Ms. Donoghue answered that the average parking across all of their properties is 1.6 per unit, and in their experience, only one facility had to work out overflow parking arrangements with a neighboring business.

Commissioner Pesce asked about the average tenure of residents living at the facility. Ms. Donohue answered that they do not track that information because there are many reasons why people leave a facility. She said that they have many long-term residents, and there is currently a waitlist of 400 persons at their Elgin, IL, facility which has 48 units.

Commissioner Dawson asked if they did any planning to reduce the number of variations they are requesting. Ms. Donoghue replied that their plans are the result of trying to develop a facility that serves as many people as possible while attempting to conform to the Village code and fitting the narrow footprint of the building. She explained in detail why each variance was needed. Commissioner Dawson asked about their timeline leading to this point. Ms. Donoghue answered that they went through several plan revisions last year to address the Village's needs, which brought them to the November 2024 meeting of the AAC. They made additional changes and brought them to the December 2024 meeting of the AAC.

Commissioner Dawson asked if they considered the architecture of the local community, saying that Glen Ellyn is changing from Tudoresque styles. Ms. Donohue replied that they are fully aware of the character of the community, and it is important to keep in mind who they are housing. This was a main factor in wanting to create a warm, residential feel of the building.

Commissioner Dawson expressed concern about the re-zoning request and the number of variances being requested, including the height of the building. He asked if FCC had considered applying for a PUD (Planned Unit Development.) Mr. Harper answered that FCC originally submitted a PUD proposal, but it did not meet any of the five conditions required by the Village for a PUD. Thus, they recommended to FCC to apply for a map amendment from C3 Service Commercial to R4 Multi-Family Residential.

Commissioner Dawson asked if they believed they qualified for a hardship, given the physical shape of the property. Ms. Haines replied that they did consider proposing a smaller development, but it would not provide the scale of services they wished to provide. Commissioner Dawson asked FCC if they sell their properties. Ms. Haines replied that they have sold one facility in Naples, FL, but developments are tied to deed restrictions that outlive the buildings and the owners. Attorney Stephanides added that affordable housing provisions would be dictated by the redevelopment agreement, and it does not matter who owns the property.

Chairman Loftus asked about the height of the building and there was a brief discussion. Mr. Harper reported that one building near the site is 44 feet in height, and another nearby building is 31 feet in height.

Commissioner Brown asked about the occupancy standards of the building. Ms. Donohue said that units have a maximum of 2 people in a two-bedroom, 4 in a 2-bedroom, and 1-2 in a studio. Occupancy is usually far less than the maximum.

Commissioner Cooper asked FCC to explain details regarding their parking utilization data,

including how handicapped parking spaces were utilized. Ms. Haines answered.

Commissioner Arango asked about egresses to and from the building. Ms. Haines answered, including details about residents-only access points.

Commissioner Brown asked about compliance with Illinois statutes that regulate affordable housing, income levels, etc. Ms. Haines explained the application process and the wait-listing procedures.

Chairman Loftus asked the Commissioners if they had any other questions. Seeing none, he opened the floor to Mr. Norris Eber, 701 Kingsbrook Glen, Glen Ellyn, who had submitted a Cross-Examination form prior to the meeting.

Cross-Examination, Norris Eber.

Mr. Eber introduced himself as a Glen Ellyn resident who lives near the development site. He asked about the parking variation request. Ms. Donoghue responded.

Mr. Eber asked about assurances that FCC will operate the building long-term. Ms. Donoghue responded that they are currently working on the redevelopment agreement with the Village.

Mr. Eber asked staff about their familiarity with the Village Board's former actions regarding the development. Mr. Harper replied yes.

Mr. Eber asked about a traffic study that was completed previously and why it was not published for the public's consideration. Mr. Harper replied that staff did not include the traffic study in the public information packet because the recommendation of the traffic study did not have an impact to public infrastructure, adding that it can be requested in a FOIA (Freedom of Information Act) request.

Mr. Eber expressed concerns about life safety and emergency access involving the site that the Plan Commission should have knowledge of. Mr. Harper replied that the proposed development would be required to meet all applicable life safety and building codes required by the Village and State.

Mr. Eber asked about property tax benefits for the local area, and whether a tax calculation worksheet was available to review. Ms. Haines answered yes.

Mr. Eber had questions regarding the PSA (purchase sale agreement). Ms. Haines replied.

Mr. Eber concluded his remarks saying that the Plan Commission should have more information before they make a recommendation. Mr. Stephanides said it is a separate matter that can be addressed by the Village Board.

Chairman Loftus asked if there were any questions for Mr. Eber, for the Commissioners, or for the petitioner. Commissioner Brown asked the petitioner if there was transportation available for school-age children to attend school. Ms. Donoghue replied yes, they work

with the local schools regarding bus routes and transportation options.

Seeing no other questions, Chairman Loftus opened the meeting for Public Comments.

Public Comments.

Reverend Seth Carey, First Congregational Church, 535 Forest Ave., Glen Ellen, and Reverend George Smith, St. Mark's Episcopal Church, 393 N. Main St, Glen Ellyn. The Reverends spoke on behalf of themselves, their congregations, and the DuPage United Clergy Caucus in support of the FCC development.

Becky Beilfuss, 563 Prince Edward Rd., Glen Ellyn, lives near the property and has seen its decline over the years. As a parent of adult children with disabilities, she sees the need for this kind of housing in Glen Ellyn. She cited the Village's 2023 Comprehensive Plan that identified underserved groups in the community, and she is glad that the Village is now responding.

Julie Evans, 554 N. Park Blvd., Glen Ellyn, urged the Commission to support re-zoning of the property. She said that FCC had strong support of the Teen/Parent Connection Organization that she was representing, along with her son, Miles.

Kim Hesterman Reed, 178 Sunset Ae, Glen Ellyn, said she has lived in Glen Ellyn for over 30 years and is very supportive of the development. She urged the Commission to trust FCC's expertise to provide adequate parking, and not to look past the overall goal of serving people.

Jane Stroh, 160 S. Milton Ave, Glen Ellyn, said she has lived in Glen Ellyn since 1979 and been involved in the project for nearly three years. She believes Glen Ellyn has a lot to offer this development such as amenities and access to transportation. Ms. Stroh said she thought the variations were reasonable.

Thom Martin, 1611 Stonebridge Tr., Wheaton, IL, was sworn in. He wished to give insight from a person who lives with an adult disabled son. His family has been looking for a facility like this for a long time, and he hopes the Commission will move the project forward to keep it in Glen Ellyn.

Clara Hughes, 310 Hawthorne Blvd, Glen Ellyn, shared written comments from her friend who is a disabled adult. He wrote comments about why the facility was important to him, and that he hopes to live there in this own apartment.

Joel Spenadel, 871 Maryknoll Cir., Glen Ellyn, is a resident of Glen Ellyn and a parent of a son with Downs Syndrome. He saw the development as an opportunity to keep his son in the community, and he felt this was the right development, in the right place, at the right time.

Renee Atchison, 66 Forest Ave., Glen Ellyn, said the FCC development was a long time coming for Glen Ellyn. Glen Ellyn has a community of people who live with disabled children, and they are aging, so there is a great need for housing.

Karin Daly, 532 Anthony St., Glen Ellyn, said she had hoped there would be more discussion on the variations. She urged the Commission to “not lose sight of the forest for the trees,” and to please support the development.

Chairman Loftus asked if anyone had any final questions for the speakers, for Mr. Eber, or for the Commissioners. Seeing none, he asked for a motion to close the Public Hearing. So moved by Commissioner Kreuzer. Commissioner Pesce seconded. The public hearing was closed. At 10:01 p.m., Chairman Loftus adjourned the meeting for a break.

The Commission resumed at 10:05 p.m. and Chairman Loftus called for the deliberation portion of the meeting to start. The Commission decided to discuss the re-zoning proposal first, and the variations second.

Chairman Loftus began by stating that the Commission has traditionally frowned upon changing the zoning code for one development. Commissioner Cooper commented that the development supports the goals of the 2023 Comprehensive Plan, and there is a trend to allowing more residential property in Glen Ellyn. He said he supported the affordable housing study’s conclusions and of re-zoning of the parcel.

Commissioner Kreuzer agreed, adding that it was significant that a public park was just south of the property, and commercial amenities to the north. He felt it was an appropriate location for this development.

Chairman Loftus commended the fact that the project supports of the goals of the Comprehensive Plan, but it doesn’t address all the issues including the use of space. He urged the Commission to focus of the main issues—the re-zoning and the variations—not the merits of the project.

Commissioner Pesce expressed concern over the number of variations needed, the parking issues, and the overall safety of the residents.

After further discussion, Commissioner Dawson recommended to put the map amendment request to a vote. Commissioner Kreuzer so moved. Commissioner Cooper seconded. The map amendment request passed by a vote of 5–2.

Commissioner Brown began the discussion of the variations by asking if the animal hospital had any options for shared parking. She felt hesitant to approve the parking variation without knowing all the possible parking options.

Commissioner Dawson said he felt there was no hardship on behalf of the petitioner to request the variations. He said he didn’t support the variations because FCC knew of the conditions of the property before they purchased it.

Commissioner Arango echoed Commissioner Dawson’s comments about the conditions of the property and was disappointed that FCC did not come up with a building that would fit the property. Although she didn’t have a problem with height of the building, she did not

support the other variation requests.

Commissioner Kreuzer stated that the evidence shows the 42 parking spaces will be sufficient for the facility's needs. He said he was not hearing objections to the setbacks, and the variances are consistent with the former use of the property. He felt the petitioner made an appropriate argument for hardship and the Commission should accept of all the variance requests.

Commissioner Cooper commented that it would be nearly impossible for anyone to develop the property without the setback variations. FCC's proposal is to maximize the number of the people at the facility, and if they had to scale down in order to fit the property footprint, it would not serve their goals. He said he was comfortable with the variation requests and would vote in favor.

Commissioner Dawson stated his opinion was that the application fails to support an argument for hardship. Chairman Loftus asked if there were any other questions, and seeing none he requested a motion to vote on the 8 variations presented in the application. So moved by Commissioner Cooper. Commissioner Dawson seconded. The variations passed by a vote of 4-3.

Mr. Stephanides reminded Chairman Loftus that the next order of business is to review the Findings of Fact documentation and to vote to approve the petitioner's application as presented. Commissioner Brown so moved. Commissioner Arango seconded. The motion passed by a vote of 5-3.

D. Trustee Liaison Report

Trustee Gould, representing Trustee Thompson who was absent, reported that the Village Board has the opportunity to review building and permit fees every year. The building permit fees are being reviewed and will be brought for consideration at the next meeting of the Village board on February 10, 2025.

E. Staff Report

Planning Manager Harper gave his staff report, summarizing the agenda items to be presented at the next regular meeting of the Plan Commission on February 27, 2025.

F. Other Business

No other official business was discussed.

G. Adjourn – 10:46 p.m.

Mover: Commissioner Dawson; Second: Commissioner Kreuzer. Unanimous vote to adjourn.



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

Meeting 2/24/2025 7:00 PM
Department: Administration
Department Head:
Category: Discussion Item
Prepared By: Mark Franz, Paul Stephanides

**AGENDA ITEM (ID
2025-173)**

DOC ID: 2025-173

Adopt Ordinance No. 7172, An Ordinance Approving a Redevelopment Agreement between Full Circle Communities, Inc. and the Village of Glen Ellyn for the Properties Located at 640, 650 and 656 Taft Avenue, Glen Ellyn, Illinois 60137 and Authorizing its Execution

Statement of the Issue:

The Village entered into a Purchase and Sale Agreement with Full Circle Communities, Inc. (FCC) in February 2024 to purchase the property for \$1.75M for the properties located at 640, 650 and 656 Taft Avenue (Properties) as part of a broader plan to develop the Properties and property located at 675-677 Roosevelt Road which were originally purchased by the Village for \$2.85M in January 2022. The 675-677 Roosevelt Road properties were sold to Go Glen Ellyn Two LLC on September 4, 2024 for \$1.5M. FCC submitted applications exterior appearance and zoning relief for the Properties which were recommended for approval by both the Architectural Appearance Commission on November 14, 2024, and the Plan Commission on February 7, 2025. The Village Board discussed the Redevelopment Agreement on February 18, 2025 at a Board Workshop and gave direction to proceed with placing the Redevelopment Agreement on the next Village Board regular meeting agenda.

Analysis:

Background

The Village Board approved a Purchase and Sale Agreement (PSA) with FCC for the Properties in February 2024. FCC is a non-profit affordable housing developer and property manager. The purchase price for the properties at 640, 650 and 656 Taft Avenue (Properties) that Full Circle will purchase is \$1.75M, with the Village being responsible for demolition of the existing buildings before closing on the sale.

With this project, FCC pledges to provide 55% of the 42 planned units for supportive housing for persons with disabilities. The PSA dictates business terms between the parties before the Properties are sold, and the Redevelopment Agreement (RDA) that is being presented for discussion dictates terms after the Properties are sold. The attached RDA includes the following terms:

- The proposed building is to be three (3) stories in height.

- No more than 42 dwelling units shall be constructed.
- No less than fifty-five percent (55%) of the dwelling units shall be for persons with disabilities who will be provided supportive housing services.
- A waitlist preference must be given to persons with disabilities for all units.
- FCC shall pay for all right-of-way improvements.
- No tax increment financing (TIF) incentives are included in the RDA.
- The term of the RDA expires when the TIF District expires in 2037.

In addition, the draft RDA provides that FCC and any subsequent owner of the development will pay property taxes and provide supportive housing for persons with disabilities beyond 2037 for a total of 75 years. FCC and any subsequent owner are prohibited from seeking a property tax exemption for the Properties during that time.

Return on Investment (ROI): The Village has negotiated a sales price of \$1.75M for the purchase of the Properties. The Village has obtained a preliminary estimate of approximately \$425,000 to demolish the existing property, and a federal grant has been earmarked to reimburse the Village for this cost. If grants funds are not ultimately received, the demolition costs would be paid for through the Corporate Reserve Fund. The Village's TIF consultant estimates that the property taxes for the Properties would initially be approximately \$61,000 and increase at an average rate of 3% annually. At the time the Properties was purchased by the Village, it generated approximately \$16,000 in annual property taxes.

Budget Impact:

To date, the Village has spent nearly \$3M collectively on the hotel properties at Roosevelt Road and Taft Avenue, including the \$2.85M purchase price, \$50,000 in board-up costs, maintenance and environmental evaluation costs, and \$75,000 in consultant costs. It should be noted that additional costs have been or will be incurred for the broker, financial consultant, and closing costs. The majority of these costs have been paid out of TIF funds. The Village's original purchase of the hotel properties was funded through a combination of the funds from the General Fund, Corporate Reserve Fund and Roosevelt Road TIF Fund. With the pending sale to FCC, the Village will have recovered \$3.25M in total for the hotel properties.

Contribution to Strategic Plan

Strategic Priority: Development; **Initiative:** Implement Economic Development strategy focused on overall commercial vitality, EAV growth and sales tax growth

Action Requested:

Staff recommends approval of the RDA contingent upon approval of the entitlements for the property.

Attachments:

1. Ordinance RDA
2. Redevelopment Agreement - Draft
3. FCC-Taft and Exmoor RE Tax Summary-2025-02-20



Village of Glen Ellyn

Ordinance No. 7172

An Ordinance Approving a Redevelopment Agreement Between Full Circle Communities, Inc., Taft and Exmoor LP and the Village of Glen Ellyn Regarding the Property Located at 640, 650 and 656 Taft Avenue, Glen Ellyn, Illinois and Authorizing its Execution

**Adopted by the
Acting Village President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois
This 24th Day of February, 2025.**

Published in pamphlet form by the authority of the
Acting Village President and Board of
Trustees of the Village of Glen Ellyn,
DuPage County, Illinois, this
____ day of February, 2025.

Ordinance No. 7172

An Ordinance Approving a Redevelopment Agreement Between Full Circle Communities, Inc., Taft and Exmoor LP and the Village of Glen Ellyn Regarding the Property located at 640, 650 and 656 Taft Avenue, Glen Ellyn, Illinois and Authorizing its Execution

WHEREAS, the Village of Glen Ellyn (“Village”) is an Illinois home rule municipal corporation pursuant to subsection (a) of Article VII of the Illinois Constitution of 1970 (“Constitution”) and the Illinois Municipal Code, 65 ILCS 5/1-1-1 *et seq.* (“Code”); and

WHEREAS, the Constitution authorizes the Village to exercise any power and perform any function pertaining to its government affairs; and

WHEREAS, the Constitution authorizes the Village to enter into agreements with individuals and use public funds for purposes; and

WHEREAS, on October 20, 2013, the Corporate Authorities, pursuant to and in accordance with the Act, adopted Ordinances 6177, 6178, and 6179, which: (1) approved a Tax Increment Redevelopment Plan and a Tax Increment Redevelopment Project (collectively, the “TIF Plan and Project”) for the Roosevelt Road/Park Boulevard TIF Redevelopment Project Area (“Redevelopment Project Area”); (2) designated a Tax Increment Redevelopment Project Area; and (3) adopted Tax Increment Allocation Financing (collectively, “TIF Ordinances”), establishing the Redevelopment Project Area (the “TIF District”); and

WHEREAS, Section 11-74.4-4(b)-(c) of the Tax Increment Allocation Redevelopment Act (the “Act”), 65 ILCS 5/11-74.4-4(b)-(c), authorizes the Village to make and enter into all contracts necessary or incidental to implement and further Village’s redevelopment plan and project for the TIF District; and

WHEREAS, Full Circle Communities, Inc. (“Full Circle”), an Illinois not-for-profit corporation, and Taft and Exmoor LP, the general partner of which will be controlled by Full

Circle, seek to develop the properties located 640, 650 and 656 Taft Avenue in the Village (collectively referred to as the “Properties”) which are in the TIF District; and

WHEREAS, the Properties are currently owned by the Village and Full Circle and the Village have separately entered into a Purchase and Sale Agreement for Full Circle to purchase the Properties; and

WHEREAS, the Village, Full Circle and Taft and Exmoor LP seek to enter into the Redevelopment Agreement attached hereto and incorporated herein by reference, which shall govern the development of the Properties by Full Circle and Taft and Exmoor LP upon Full Circle’s purchase of the Properties; and

WHEREAS, the Village has complied with all procedural and substantive requirements imposed by the TIF Act, the Code and the Constitution; and

WHEREAS, the Acting Village President and Board of Trustees have determined that the Redevelopment Agreement is consistent with the goals and objectives of the TIF District and that it is in the Village’s best interests to enter into the Redevelopment Agreement.

NOW THEREFORE, BE IT ORDAINED by the Acting Village 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. Redevelopment Agreement Approved; Authority to Execute. The Redevelopment Agreement attached hereto is approved. The Village Manager is authorized and directed to execute the Redevelopment Agreement in substantially the form attached subject to the review and approval of the Village Attorney and the Village Clerk is authorized and directed to

attest the signature of the Village Manager. The Village Manager is further authorized and directed to take all steps necessary to implement the Redevelopment Agreement.

Section 3. Recording of Redevelopment Agreement. The Village Clerk is authorized and directed to record the Redevelopment Agreement with the Office of the DuPage County Recorder.

Section 4. 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 5. 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
24th day of February 2025.

Voting	Ayes	Nays	Abstain	Absent
Fasules				
Gould				
Thompson				
Kalinich				
Simon				
Christiansen				

Approved by the Acting Village President of the Village of Glen Ellyn, Illinois this _____
day of February, 2025.

Acting Village President Donna Jean Simon

ATTEST

Caren Cosby, Village Clerk

***THIS DOCUMENT
PREPARED BY AND
RETURN TO:***

Paul L. Stephanides
Village Attorney
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137

Above Space for Recorder's Use Only

**REDEVELOPMENT AGREEMENT
BETWEEN
THE VILLAGE OF GLEN ELLYN,
FULL CIRCLE COMMUNITIES, INC. AND
TAFT AND EXMOOR LP
(640, 650 AND 656 TAFT AVENUE)**

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**REDEVELOPMENT AGREEMENT BETWEEN THE VILLAGE OF GLEN
ELLYN, FULL CIRCLE COMMUNITIES, INC. AND TAFT AND EXMOOR LP**

THIS REDEVELOPMENT AGREEMENT (hereinafter referred to as the "Agreement") is dated as of the 25th day of February, 2025 (hereinafter referred to as the "Effective Date" as defined herein), is by and between the Village of Glen Ellyn, an Illinois home rule municipal corporation (hereinafter referred to as the "Village"), Full Circle Communities, Inc., an Illinois corporation and Taft and Exmoor LP, an Illinois limited partnership (hereinafter collectively referred to as the "Developer") (the Village and the Developer may at times be referred to collectively as the "Parties" or each individually as a "Party").

NOW, THEREFORE, in consideration of the foregoing and of the mutual covenants and agreements herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties do hereby agree as follows:

Section 1. Recitals.

A. The Village has the authority pursuant to the laws of the State of Illinois and its home rule authority to promote the health, safety, and welfare of the Village and its residents, to prevent the spread of conditions detrimental to healthy economic development, to encourage private development in order to enhance the local tax base, to increase employment, and to enter into contractual agreements with developers and redevelopers for the purpose of achieving such objectives.

B. The Village is authorized under the provisions of Art. VII, Section 10 of the State of Illinois Constitution to contract and otherwise associate with individuals, associations, and corporations in any manner not prohibited by law.

C. The Village is authorized under the provisions of Art. VIII of the State of Illinois Constitution to use public funds for public purposes.

D. The Village is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, as amended, 65 ILCS 5/11-74.4-1, et seq. ("Act"), to finance redevelopment projects in accordance with and pursuant to the Act.

E. The Village is authorized under the provisions of the Illinois Municipal Code to make grants to commercial enterprises that are deemed necessary or desirable for the promotion of economic development within the Village, 65 ILCS 5/8-1-2.5 ("Code").

F. On October 20, 2013, the Corporate Authorities, pursuant to and in accordance with the Act, adopted Ordinances 6177, 6178, and 6179, which: (1) approved a Tax Increment Redevelopment Plan and a Tax Increment Redevelopment Project (collectively, the "TIF Plan and Project") for the Roosevelt Road/Park Boulevard TIF Redevelopment Project Area ("Redevelopment Project Area"); (2) designated a Tax Increment Redevelopment Project Area; and (3) adopted Tax Increment Allocation Financing (collectively, "TIF Ordinances"), establishing the Redevelopment Project Area (the "TIF District").

G. In accordance with that certain Purchase and Sale Agreement dated February 29, 2024 (the “Purchase Agreement”), the Developer is the contract purchaser of the property commonly known as 640 Taft Avenue, Glen Ellyn, Illinois 60137, P.I.N.s 05-23-200-012, 05-23-200-106 and 05-23-200-021, legally described in **Exhibit A**, attached hereto and incorporated herein by reference (hereinafter referred to as the “Subject Property” or “Property”).

H. The Developer desires and proposes to develop the Subject Property consisting of a three (3) story, forty-two (42) unit multi-family development with accessory parking facilities and amenities, all as depicted in the Development Plans attached hereto and incorporated herein as **Exhibits B through H** (hereinafter referred to as the “Development”).

I. The Village and the Developer desire that the Subject Property be developed and maintained in compliance with this Agreement, pursuant to and in accordance with this Agreement, the Code, and the Act, to facilitate the Development on the Subject Property by demolishing all improvements, structures, buildings, and appurtenances located above or below grade at the Subject Property as set forth in the Purchase Agreement at the Village’s cost and to construct certain public improvements for the Development as more fully set forth herein.

J. The Village desires to see the Subject Property developed in accordance with this Agreement to clear the blight and conservation factors and characteristics of the TIF District, to promote the health, safety, and welfare of the Village and its residents, to prevent the spread of those blight and conservation conditions and characteristics in the TIF District, encourage further private investment and development and promote economic development within the Village, enhance the Village’s tax base, increase employment opportunities for Village residents, and enhance the future tax revenues for those overlying taxing bodies who levy against the Subject Property, and within the TIF District.

K. The Development is essential to meet the overall objectives of the TIF District, thereby implementing and advancing the TIF Plan and Project.

L. The Corporate Authorities, after due and careful consideration, have concluded that the zoning, redevelopment, and use of the Subject Property pursuant to and in accordance with this Agreement would further enable the Village to control the development of the area, facilitate new redevelopment in the TIF District, and would serve the best interests of the Village.

M. The Corporate Authorities have exercised their legislative judgment and determined, based on studies, analysis, and information available, including, without limitation the Village’s Comprehensive Plan, that the Development provides public benefits, including, without limitation, tax revenue, affordable, supportive and accessible housing opportunities that help to satisfy the needs for the Village’s housing needs assessment, pedestrian-scale improvements, and improvements intended to help the Village achieve the vision contained in the Village’s Comprehensive Plan.

N. The Corporate Authorities have reviewed and considered the proposed Development of the Subject Property, and the zoning and other approvals requested to allow for its implementation and have found them to be consistent with the Village’s goals and objectives set forth in the TIF Plan and Project, the TIF District, and the TIF Ordinances.

O. The foregoing Recitals are incorporated herein and made a part of this Agreement.

Section 2. Definitions; Rules of Construction.

A. **Definitions.** Whenever used in this Agreement, the following terms shall have the following meanings unless a different meaning is required by the context:

“Act” means the Tax Increment Allocation Redevelopment Act found at 65 ILCS 5-11-74.4-1, *et seq.*, as supplemented by the Local Government Debt Reform Act, as amended, and the home rule powers of the Village.

“Agreement” means this Redevelopment Agreement.

“Change in Law” means the occurrence, after the Effective Date, of an event described in Section (a) below, provided (x) such event materially changes the costs or ability of the Party relying thereon to carry out its obligations under this Agreement or otherwise necessitates material changes to the Project and (xx) such event is not caused by the Party relying thereon:

(a) Change in Law means any of the following: (i) the enactment, adoption, promulgation or modification of any federal, state or local law, ordinance, code, rule or regulation; (ii) the order or judgment of any federal or state court, administrative agency or other governmental body; or (iii) the adoption, promulgation, modification or interpretation in writing of a written guideline or policy statement by a governmental agency. Change in Law, for purposes of this Agreement, shall also include the imposition of any conditions on, or delays in, the issuance or renewal of any governmental license, approval or permit (or the suspension, termination, interruption, revocation, modification, denial or failure of issuance or renewal thereof) necessary for the undertaking of the Project under this Agreement.

“Building” means the three (3) story, forty-two (42) unit multi-family residential structure proposed to be constructed on the Subject Property, including, without limitation, indoor and outdoor improvements, all as depicted on the Development Plans.

“Building Code” means Title 4, entitled “Building Regulations,” of the Village Code of the Village of Glen Ellyn, including all local amendments, as amended.

“Corporate Authorities” means the Acting Village President and Board of Trustees of the Village of Glen Ellyn.

“Developer” means Full Circle Communities, Inc., an Illinois corporation, permitted assigns as provided in accordance with this Agreement, or any successors in interest thereof.

“Developer Affiliate” means an entity controlled by, or under common control with Developer such that it has either the same manager, members, partners or shareholders who shall own in aggregate, more than fifty percent (50%) of the ownership interests in Developer and also own more than fifty percent (50%) of the ownership interests in said Affiliate or an institutional investor(s) or a fund investing such investors assets; and as used herein, “control” shall mean the possession, direct or indirect, of the power to direct or cause the direction of the management and policies of a person or entity, whether through the ownership of voting securities or rights, by contract, or otherwise.

“Development Plans” means those certain development plans for the Subject Property consisting of the following documents:

“Floor Plans:” Floor Plans, prepared by Cordogan Clark, dated June 7, 2024, one (1) page and Floor Plan and Roof Plan, prepared by Cordogan Clark, dated June 7, 2024, one (1) page, attached as **Exhibit B**.

“Site Plan:” Zoning Exhibit Site Plan, prepared by Cordogan Clark, dated June 7, 2024, one (1) page., attached as **Exhibit C**.

“Elevations:” Exterior Elevations, prepared by Cordogan Clark, dated June 7, 2024, two (2) pages, attached as **Exhibit D**.

“Renderings:” Project Rendered Images, prepared by Cordogan Clark, two (2) pages, attached as **Exhibit E**.

“Preliminary/Final Landscaping Plan:” Concept Landscape Plan, prepared by Cordogan Clark, dated June 7, 2024, one (1) page, attached as **Exhibit F**.

“Preliminary/Final Engineering Plan:” Proposed Improvements for Taft & Exmoor Apartments, prepared by Cage Civil Engineering, dated December 4, 2024, twelve (12) pages, attached as **Exhibit G**.

“Preliminary/Final Plat of Subdivision/Consolidation:” Taft and Exmoor Final Plat of Subdivision, prepared by Cage Civil Engineering, dated September 10, 2024, one (1) page, attached as **Exhibit H**.

“Force Majeure” means strikes, lockouts, acts of God, or other factors beyond a party’s reasonable control and reasonable ability to remedy; provided, however, that Force Majeure shall not include delays caused by weather conditions, unless those conditions are unusually severe or abnormal considering the time of year and the location of the Subject Property. In no event shall increased costs or other financial considerations be considered a force majeure event.

“Party” means the Village and/or Developer and its successors and/or assigns as permitted herein, as the context requires.

“Person” means any corporation, partnership, individual, joint venture, trust, estate, association, business, enterprise, proprietorship, or other legal entity of any kind, either public or private, and any legal successor, agent, representative, or authorized assign of the above.

“Project” means the development of the Property as described in the Final Plans, and all as provided pursuant to this Agreement.

“Project Schedule” means the schedule for the development and construction of the Project as provided in Section 5(A) of this Agreement.

“Public Improvements” means all the public improvements, infrastructure, and facilities necessary or proposed to serve the Subject Property including, without limitation, all the right-of-way improvements on Taft Avenue and Exmoor Avenue adjacent to the Subject Property, and all the water, sanitary and storm sewer extensions depicted on the Preliminary/Final Engineering Plans.

“Purchase and Sale Agreement” means the Purchase and Sale Agreement between the Parties dated February 29, 2024.

“Requirements of Law” means all applicable federal, state, and local laws, statutes, codes, ordinances, resolutions, orders, rules, and regulations, as amended.

“Subdivision Code” means Title 11, entitled “Subdivision Regulations Code,” of the Village Code of the Village of Glen Ellyn, as amended.

“Subject Property” or “Property” means the real property legally described in **Exhibit A**.

“Substantial Completion” or “Substantially Complete” means the point that (1) the Developer’s construction of the Development (as hereinafter obligated) has received all final inspections, (2) the Developer has obtained all final approvals for the public and private improvements (subject to any maintenance guaranty obligations), and (3) the Developer is able to apply for and obtain valid, binding, and full or temporary certificates of occupancy, or otherwise close-out of the Developer’s building-permit.

“Uncontrollable Circumstance” means any event which:

- (a) is beyond the reasonable control of and without the fault of the Party relying thereon; and
- (b) is one or more of the following events:
 - (i) a Change in Law;
 - (ii) insurrection, riot, civil disturbance, sabotage, act of the public enemy, explosion, fire, nuclear incident, war or naval blockade;
 - (iii) epidemic, hurricane, tornado, landslide, earthquake, lightning, fire, windstorm, other extraordinary or ordinary weather conditions or other similar act of nature;
 - (iv) governmental condemnation or taking;
 - (v) strikes or labor disputes, or work stoppages not initiated by the Developer;
 - (vi) shortage or unavailability of essential materials, which materially change the ability of the Party relying thereon to carry out its obligations under this Agreement;
 - (vii) unknown or unforeseeable geo-technical or environmental conditions;
 - (viii) major environmental disturbances;
 - (ix) vandalism; or
 - (x) terrorist acts.

Uncontrollable Circumstance shall not include: economic hardship; unavailability of materials (except as described in b(vi) above); or a failure of performance by a contractor (except as caused by events which are Uncontrollable Circumstances as to the contractor).

For each day that the Village or Developer is delayed by an Uncontrollable Circumstance, the dates set forth in this Agreement shall be extended by one (1) day for each day of the resulting delay.

“Village” means the Village of Glen Ellyn, DuPage County, Illinois, an Illinois home rule municipal corporation.

“Village Attorney” means the Village Attorney of the Village of Glen Ellyn or the Village Attorney’s designee.

“Village Code” means the Village of Glen Ellyn Village Code, as amended.

“Village Manager” means the Village Manager of the Village of Glen Ellyn or the Village Manager’s designee.

“Zoning Administrator” means the Community Development Director of the Village of Glen Ellyn or the Community Development Director’s designee.

“Zoning Code” means Title 10, entitled “Zoning Code,” of the Village of Glen Ellyn Village Code, as amended.

B. Rules of Construction.

1. Definitions. Definitions include both singular and plural.
2. The word “include,” “includes” and “including” shall be deemed to be followed by the phrase “without limitation.”
3. Grammatical Usage and Construction. In construing this Agreement, pronouns include all genders, and the plural includes the singular and vice versa.
4. Headings. The headings, titles, and captions in this Agreement have been inserted only for convenience and in no way define, limit, extend, or describe the scope or intent of this Agreement.
5. Calendar Days. Unless otherwise provided in this Agreement, any reference in this Agreement to “day” or “days” shall mean calendar days and not business days. If the date for giving of any notice required to be given, or the performance of any obligation, under this Agreement falls on a Saturday, Sunday, or federal holiday, then the notice or obligation may be given or performed on the next business day after that Saturday, Sunday, or federal holiday.

6. Exhibits. All exhibits attached to this Agreement shall be and are operative provisions of this Agreement and shall be and are incorporated by reference in the context of use where mentioned and referenced in this Agreement. In the event of a conflict between any exhibit and the terms of this Agreement, the Agreement shall control.
7. Certificates, Letters or Opinions. Any certificate, letter or opinion required to be given pursuant to this Agreement means a signed document attesting to or acknowledging the circumstances, representations, opinions of law or other matters therein stated or set forth. Reference herein to supplemental agreements, certificates, demands, requests, approvals, consents, notices, and the like means that such shall be in writing whether a writing is specifically mentioned in the context of use.
8. Village Representative. The Village Manager, or the Manager's designee, unless applicable law requires action by the Corporate Authorities, shall have the power and authority to make or grant or do those things, certificates, requests, demands, notices and other actions required that are ministerial in nature or described in this Agreement for and on behalf of the Village and with the effect of binding the Village as limited by and provided for in this Agreement. The Developer and the Village are entitled to rely on the full power and authority of the Persons executing this Agreement on behalf of the Developer and Village as having been properly and legally given by the Developer or Village as the case may be. In addition, the Village reserves the right to designate an "Owner's Representative" at the Village's sole cost regarding the Project.
9. Developer's Representative. In connection with the foregoing and other actions to be taken under this Agreement, and unless applicable documents require action by Developer in a different manner, Developer hereby designates Lindsey Haines as its authorized representative who shall individually have the power and authority to make or grant or do all things, supplemental agreements, certificates, requests, demands, approvals, consents, notices and other actions required or described in this Agreement for and on behalf of Developer and with the effect of binding Developer in that connection (such individual being an "Authorized Developer Representative"). Developer shall have the right to change its authorized Developer Representative by providing the Village with written notice of such change which notice shall be sent in accordance with Section 17(A).

Section 3. Acquisition of Subject Property. The Developer shall acquire fee simple title to the Subject Property in accordance with the Purchase Agreement. Developer's default under or termination of the Purchase Agreement shall entitle the Village, in its sole discretion, to terminate this Agreement and all the Parties' rights and obligations hereunder.

Section 4. Zoning and Entitlements Approvals.

A. Zoning and Entitlements Ordinance. This Agreement is subject to adoption of an ordinance approving this Agreement and adoption by the Corporate Authorities of ordinances in accordance with the requirements of Village Zoning Code that grants: 1) a map amendment to rezone the Subject Property to R4 Residential District; 2) the zoning variations requested by the Developer and necessary to construct the Development at the Subject Property; and 3) a plat of subdivision/consolidation of the lots forming the Subject Property.

B. No Construction Prior to Acquisition. The Developer agrees that unless approved by the Village Manager, in the Manager's reasonable discretion, no permanent construction, improvement, or physical development of any kind shall be permitted on any portion of the Subject Property unless and until the Developer acquires the Subject Property.

C. Recordation of Zoning and Subdivision/Consolidation Ordinances. Upon approval of this Agreement and Developer providing the Village with proof of ownership of the Subject Property in accordance with Section 3, the Village will promptly cause the ordinances to be recorded against the Subject Property with the DuPage County Recorder of Deeds at the Developer's expense pursuant to Sections 12(A) and 17(S) of this Agreement.

Section 5. Development of the Subject Property.

A. Project Schedule. The Village and Developer agree that the development and construction of the Project will be undertaken in accordance with the following general schedule (hereinafter referred to as the "Project Schedule"):

1. RDA Effective Date – February 25, 2025
2. Zoning Relief Application Submittal – July 15, 2024
3. Zoning Relief Approval – March 1, 2025 (estimated)
4. Building Permit and Final Engineering Submittal – March 1, 2025 (estimated)
5. Approval of Final Engineering and Issuance of Building Permit(s) – July 15, 2025
6. Evidence of Financial Support – June 1, 2025
7. Real Estate Closing – August 1, 2025
8. Commencement of Construction – August 1, 2025
9. Issuance of Certificate of Occupancy / Project Opening – August 30, 2026

The Village and Developer agree to undertake all actions respectively necessary by each Party, including without limitation, the application, review, and approvals related to the Final Plans, to allow for the development and construction of the Project in accordance with the Project Schedule. The Parties acknowledge that the Project Schedule is based on the Parties best understanding of the Project and related milestones as of the Effective Date. The Parties may amend the Project Schedule upon mutual agreement in writing as necessary to ensure that it accurately reflects the key milestones in the development and construction of the Project, and the Parties specifically agree that the milestone dates will be automatically extended by the number of days after the date in the Project Schedule that the zoning relief or any other Village required action is accomplished. Each Party agrees to not unreasonably withhold approval of a request by the other Party to amend the Project Schedule for such purposes.

To the extent any of the above dates, or any other dates or terms or provisions set forth in this Agreement conflict with a date, term or provision set forth in the Purchase and Sale Agreement, the date, term or provision of this Agreement shall govern.

B. Timing of Developer's Obligations. Subject to uncontrollable circumstances, the Developer shall complete construction of the Project pursuant to the Project Schedule. Construction shall be deemed to have begun on the day the first building permit (regardless of type) is issued. If Developer fails to complete the Project within the time period set forth in the Project Schedule, such will constitute an Event of Default under this Agreement, subject to the cure provisions of Section 14(D) of this Agreement, unless caused by uncontrollable circumstances.

C. General Restrictions. The Developer's Development of the Subject Property, except for minor alterations approved by the Village Manager, shall be pursuant to and in accordance with the following:

1. This Agreement.
2. The Purchase Agreement.
3. The Development Plans.
4. The Zoning Code.
5. The Subdivision Code.
6. The Building Code.
7. Other Requirements of Law.

Unless otherwise provided in this Agreement, in the event of a conflict between or among any of the above plans or documents, the plan or document that provides the greatest control and protection for the Village, as determined by the Village Manager or the Manager's designee, shall control. All the above plans and documents shall be interpreted so that the duties and requirements imposed by any one of them are cumulative among all of them, unless otherwise provided in this Agreement.

D. Public Utility and Storm Water Easements. The Developer will grant utility easements to the Village and other governmental bodies and utility services over, on, and across the Subject Property, as specifically detailed on the Preliminary/Final Plat of Subdivision/Consolidation, for the purposes of making repairs, maintaining, installing, and servicing utilities, and providing public and emergency services.

E. Utility Location and Relocation. The Developer shall, subject to the Village's approval, relocate all existing utilities through and around the Subject Property as needed to accommodate the Development. When proposing utility relocation, the Developer will exercise its best efforts to coordinate with the Village and all other governmental bodies and utility services providing utility service to or through the Subject Property.

F. Particular Terms for Development. Notwithstanding any use or development right that may be applicable or available to the Subject Property pursuant to the Zoning Code or any other Requirement of Law, the Subject Property shall be maintained and developed as follows:

1. The Development will be staffed and managed by a full time professional management company with experience managing multi-family developments that command comparable or higher rents and are in the Chicago Metropolitan Statistical Area (hereinafter referred to as the “Management Company”) and the Developer shall maintain a residential management office at the Subject Property.
2. The Building shall be constructed as depicted in the Development Plans, and the Developer shall be solely responsible for ensuring that Development complies with all Requirements of Law, including, without limitation, any floodplain regulations.
3. The Building’s exterior façade shall be constructed of the materials set forth in the Elevations.
4. The Building shall contain no more than 42 residential units.

G. Affordable Housing Requirements. The Development shall be subject to the affordable housing requirements set forth below.

1. A minimum of fifty-five percent (55%) of the Building’s dwelling units shall be for permanent supportive housing for persons with disabilities. In addition, the Developer shall provide a waitlist preference to persons with disabilities for all dwelling units at the Building.
2. All dwelling units at the Subject Property shall serve individuals or households earning eight percent (80%) or less of the area median income (hereinafter referred to as “Income Requirements”). The area median income shall be as established and defined in the annual schedule published by the United States Department of Housing and Urban Development and adjusted for household size. The income of potential residents shall be verified as meeting the Income Requirements upon their application to lease unit. The incomes of residents shall be verified as meeting the Income Requirements every year after the initial application.
3. The Developer shall provide the Village with copies of its annual audits and related materials filed with the Illinois Housing Development Authority (“IHDA”) with respect to its compliance with affordability obligations of the Project within thirty (30) days of the filing such annual audits with the IHDA. If the Developer does not provide the IHDA with an audit during any given year, the Developer shall provide the Village with an equivalent report by December 31 of said year.

4. The Developer shall provide on-site or near-site professional management support services by certified personnel that assist Building residents in need of such services to live independently as applicable.

The obligations set forth in this Section 5(G) shall be in effect for a period of 75 years from the Effective Date of this Agreement. The Village may waive and release the requirements of this subsection in its discretion and record a corresponding waiver and release with the DuPage County Recorder.

H. Damage to Public Property. The Developer will maintain all streets, sidewalks, and other public property adjacent to the Subject Property in a good and clean condition during development of the Subject Property and construction of the Development. Further, the Developer will promptly clean all mud, dirt, or debris deposited on any street, sidewalk, or other public property in or adjacent to the Subject Property by the Developer or any agent of or contractor hired by, or on behalf of, the Developer, and will repair any damage to public property that may be caused by the activities of the Developer or any agent of or contractor hired by, or on behalf of, the Developer. Within a reasonable period of time, but in no event more than 12 hours, after the Village gives the Developer notice to clean all mud, dirt, or debris deposited on any street, sidewalk, or other public property in or adjacent to the Subject Property deposited by the Developer or any agent of or contractor hired by, or on behalf of, the Developer, the Developer neglects to clean, or undertake with due diligence to clean, the affected public property, then the Village will be entitled to clean, either with its own forces or with contract forces, the affected public property and to recover from the Developer costs or charges reasonably incurred by the Village to perform the cleaning.

J. Changes to the Development Plans. All changes to the Development Plans shall be processed in accordance with the Zoning Code and/or the Building Code, except for minor alterations which may be approved by the Village Manager as set forth above.

K. Demolition. The Village shall be responsible, at its own cost, for demolishing and removing all improvements, structures, buildings, and appurtenances located above or below grade at the Subject Property (hereinafter collectively referred to as the "Structures") as set forth in the Purchase Agreement in compliance with federal law and regulations pertaining to any federal grants the Village may receive for said demolition, including any required environmental review. The schedule set forth in Section 5(A) above shall be subject to automatic amendment/extension based upon the release of any grant funds to the Village for the demolition of the Structures and the Village's subsequent ability to be reimbursed with grant funds to demolish the Structures.

L. Construction Type. The Buildings shall be constructed pursuant to the Building Code.

M. Issuance of Building Permits. The Developer may seek issuance of multiple building permits with respect to the construction of the Development. If requested by Developer, the Village shall grant a building permit for the construction of a Building foundation to facilitate timely commencement of construction, subject to the terms of this Agreement. The Village will not unreasonably withhold issuance of any complete and properly filed application for a building permit.

N. Issuance of Occupancy Permits. Upon the Developer's request, the Zoning Administrator may issue a temporary occupancy permit, as may be appropriate, for the Building upon Substantial Completion of an entire floor of residential units.

Section 6. Public Improvements.

A. Public Improvements to be Constructed by the Village. The Village will construct and install the following Public Improvements: (1) public parking spaces on the Taft Avenue right-of-way; (2) streetlights on Taft Avenue and Exmoor Avenue; and (3) signage related to the crosswalk to be installed on Taft Avenue adjacent to the Development. The Developer shall be required to reimburse the Village for all costs associated with the construction of the Public Improvements set forth in this section within thirty (30) days of the Village's transmittal of an invoice to the Developer.

B. Public Improvements to be Constructed by the Developer. The Developer will construct and install the following Public Improvements: (1) curbs, gutters, and sidewalk along Exmoor Avenue; (2) curbs and gutters in the public alley located adjacent to the Development; (3) any required parkway trees; (4) a crosswalk at Taft Avenue adjacent to the Development; and (5) burial of communications lines, electric lines, and other similar utilities located or to be located at or on the rights-of-way adjacent to the Subject Property or at or on the Subject Property as required by Section 11-4-8 of the Subdivision Code and this Section.

C. Standards Applicable to Public Improvements.

1. General Standards. The Developer will construct the Public Improvements required of it pursuant to, and in accordance with, the Preliminary/Final Engineering Plan and Preliminary/Final Landscape Plan, and the Subdivision Code, and to the reasonable satisfaction of the Zoning Administrator/Village Engineer. All work performed on the Public Improvements will be conducted in a good and workmanlike manner and in accordance with this Agreement. All materials used for construction of the Public Improvements will be new and of first-rate quality.
2. Contract Terms; Prosecution of the Work. The Developer and all its contractors will prosecute the work diligently, in full compliance with, and as required by or pursuant to, this Agreement, until the work is properly completed.
3. Village Inspections and Approvals. During construction of the Public Improvements, Village inspectors will have the full right, permission, and authority to inspect and approve all work on the Public Improvements with reasonable notice to the Developer.
4. Other Approvals. If the construction and installation of any Public Improvement requires the consent, permission, or approval of any Person, then the Developer will take all steps required to obtain the required consent, permission, or approval. No work requiring the consent,

permission, or approval of any Person will commence without that prior consent, permission, or approval.

D. Closure of Right-of-Way. The Developer shall be entitled to close the right-of-way immediately adjacent to the Subject Property and use said area for Developer's purposes during construction, subject to the Village's approval of a traffic control plan that provides adequate protection and direction to pedestrians and vehicles. Developer and the Village shall cooperate and schedule any closures or partial closures as may be necessary and appropriate to complete any improvements located within the right-of-way. Developer will be responsible, at Developer's sole cost, for repairing any damage or injury to the Village rights of way, and any other public property or rights of way, in compliance with the Village Code.

E. Final Inspections and Approvals. When the Developer determines that a Public Improvement has been properly completed, the Developer shall request final inspection, approval, and, as appropriate, acceptance of the Public Improvement by the Village. The notice and request shall be given sufficiently in advance to allow the Village time to inspect the Public Improvement and to prepare a punch list of items requiring repair or correction and to allow the Developer time to make all required repairs and corrections prior to the scheduled completion date. The Developer shall promptly make all necessary repairs and corrections as specified on the punch list. Subject to the provisions of Subsection 6(E), the Village shall not be required to approve or accept any Public Improvement until all the Public Improvements, including without limitation all punch list items, have been fully and properly completed.

F. Dedication and Acceptance of Specified Public Improvements. The Developer shall dedicate to the Village and the Village shall accept from the Developer the Public Improvements as set forth in this Agreement. Nothing whatsoever shall constitute an acceptance by the Village of any Public Improvement except by express written acceptance by the Village in compliance with the requirements of the Subdivision Code. Prior to acceptance of any Public Improvement to be accepted by the Village, the Developer shall execute, or cause to be executed, a lien waiver and bill of sale to transfer ownership of the Public Improvement to, and to evidence ownership of the Public Improvement by, the Village, free and clear of all liens, claims, encumbrances, and restrictions unless otherwise approved by the Village. The documents transferring ownership of any Public Improvement to, and to evidence ownership of the Public Improvement by, the Village shall be reasonably acceptable in form and substance to the Village Attorney. Notwithstanding the foregoing, said documentation shall not impose any warranty or other burden on Developer associated with the dedication of the Public Improvement except as expressly set forth in this Agreement or the Subdivision Code. Developer shall, simultaneously, grant, or cause to be granted, to the Village all insured easements or other property rights as the Village may require to install, operate, maintain, service, repair, and replace the Public Improvements that have not previously been granted to the Village, free and clear of all liens, claims, encumbrances, and restrictions, unless otherwise approved by the Village.

G. Developer's Guaranty and Maintenance of Public Improvements. The Developer hereby guarantees the prompt and satisfactory correction of all defects and deficiencies in the Public Improvements that occur or become evident within one (1) year after approval and any required acceptance of the Public Improvements by the Village pursuant to this Agreement. If any defect or deficiency occurs or becomes evident during the one-year period, then the Developer

shall, after ten (10) days' prior written notice from the Village, diligently commence to correct it or cause it to be corrected. In the event any Public Improvement is repaired or replaced pursuant to the demand of the Village, the Guaranty provided by this Section 6(G) shall be extended, as to the repair or replacement, for one (1) full year from the date of completion of the repair or replacement.

H. Survival of Public Improvements Obligation. The Public Improvements obligations set forth in this Section 6 shall survive the expiration of this Agreement; provided, however, upon completion of the Public Improvements, acceptance thereof by the Village, and conclusion of any guaranty period under Subsection 6(G) of this Agreement, Developer's obligations under this Section 6 shall be satisfied.

Section 7. Construction Traffic and Parking; Streets; Construction Trailer.

A. Construction Traffic and Parking; Streets.

1. Designated Traffic Routes. The Village may designate routes of access to the Subject Property for construction traffic to protect pedestrians and to minimize disruption of traffic and damage to paved street surfaces; provided, however, that the designated routes shall not unduly hinder or obstruct efficient access to the Subject Property for construction traffic. The Developer shall keep all routes used for construction traffic free and clear of mud, dirt, debris, obstructions, and hazards and shall repair all damage caused by the construction traffic.
2. Parking. All construction vehicles, including, without limitation, passenger vehicles and construction equipment, shall be parked within the Subject Property or in areas designated by the Village.

B. Construction Trailer; Storage Container. The Village shall permit the Developer to use the Subject Property for purposes of siting one (1) construction trailer and one (1) storage container. Trailer shall be in a location approved by the Zoning Administrator. No trailer shall be sited on the Subject Property prior to the Developer acquiring title to the Subject Property in accordance with Section 3, and no trailer may be located on the Subject Property after the date of issuance of any temporary occupancy permit for the Subject Property.

Section 8. Development Financing and Monitoring

A. Developer Financing. Notwithstanding anything in the Purchase Agreement to the contrary, the closing under the Purchase Agreement shall not occur until the Developer shall secure a binding financing commitment necessary to Substantially Complete the Development, including, without limitation, a loan commitment from a lender. As a pre-condition of the Village issuing any permit for the Development, the Developer shall provide evidence of project financing acceptable to the Village, in the Village's reasonable discretion, and provide the Village with the contact name, mailing address, phone number, and e-mail address for the Developer's lender or lenders (collectively, "***Developer's Lender***").

B. Progress Meetings. The Developer shall always have an individual designated as the Village's primary point of contact for matters pertaining to this Agreement. Upon written request of the Village, the Village may join and participate in the monthly construction meetings among Developer, its general contractor, the architect and all lenders.

C. Property Taxes and Valuation. The Developer shall timely pay all property taxes when due and shall not seek a total real estate tax exemption for the Subject Property for a period of 75 years from the Effective Date of this Agreement. The Developer's failure to comply with this Section shall constitute a default under this Agreement. The Developer shall be eligible to apply to participate in the State of Illinois Affordable Housing Special Assessment Program for the Subject Property pursuant to 35 ILCS 200/15-178, as amended, during said 75-year period. If the Developer fails to pay any property taxes pursuant to this Section, the Village shall be entitled to recover from the Developer an equivalent amount of property taxes the Developer would have been obligated to pay if it did not receive a real estate exemption for the Property.

Section 9. Fees, Dedications, Donations, and Contributions.

A. Negotiation and Review Fees. In addition to all other costs, payments, fees, charges, contributions, or dedications required by this Agreement or by the Requirements of Law, the Developer shall pay to the Village, after presentation of a written demand or demands for payment, all reasonable legal, engineering, and landscape architect fees, costs, and expenses incurred or accrued in connection with the review and processing of plans for the development of the Subject Property. Payment of all fees, costs, and expenses for which demand has been made, but payment has not been received, by the Village prior to execution of this Agreement, shall be made by a certified or cashier's check contemporaneous with the execution of this Agreement by the Village. Further, the Developer agrees that it will continue to be liable for and to pay, immediately after presentation of a written demand or demands for payment, the fees, costs and expenses, as required pursuant to the Village Code, and incurred in connection with any applications, documents, or proposals, whether formal or informal, of whatever kind submitted by the Developer during the term of this Agreement in connection with the use and development of the Subject Property. Further, the Developer agrees that it shall be liable for and will pay after demand all fees, costs, and expenses incurred by the Village for publications and recordings required in connection with the above matters.

B. Fees to the Village and Others. In addition to all other costs, payments, fees, charges, contributions, or dedications required by this Agreement, and the Developer will pay to the Village or other entity from whom an invoice is received, all application, inspection, and permit fees, all water and sewer general and special connection fees, tap-on fees, charges, contributions, impact fees, and all other fees, charges, and contributions pursuant to the Requirements of Law, including, without limitation, all DuPage County fees and Village impact fees.

C. Dedications, Donations, and Contributions to Others. As required by the Village Code, the Developer will make cash contributions to the applicable school district, Glen Ellyn Park District, Glen Ellyn Public Library, and any other authority with jurisdiction over the Subject Property. The Village may withhold the issuance of a certificate of occupancy for the Development until the Developer has made all payments required by this Section 9(C).

Section 10. Performance Security.

A. Performance Security. As security to the Village for the performance by the Developer of the Developer's obligations (1) to construct and complete the Public Improvements, pursuant to and in accordance with this Agreement, (2) to pay all Village costs, fees, and charges due from the Developer pursuant to this Agreement, (3) to maintain and repair streets, sidewalks, and other public property pursuant to this Agreement, and (4) to otherwise faithfully perform its undertakings pursuant to this Agreement, the Developer shall, within thirty (30) days of the Effective Date and prior to the issuance of any building permit for the Subject Property or reimbursement of eligible costs pursuant to this Agreement, deposit with the Village Manager a cash deposit, performance bond, or letter of credit (hereinafter referred to as the "Performance Security"), in a form approved by the Village Attorney, and in an amount equal to 110% of the Zoning Administrator's Approved Cost Estimate for the Development. The Performance Security shall be maintained and renewed by the Developer and shall be held in escrow by the Village. The Developer may apply to the Village to reduce the Performance Security in accordance with the Subdivision Code.

B. Guaranty Security. Immediately prior to any required acceptance by the Village of the Public Improvements pursuant to this Agreement, the Developer shall post a new cash deposit, guaranty bond, or letter of credit, in a form approved by the Village, and in the amount of five (5%) percent of the actual total cost of the Public Improvements as security for the performance of the Developer's obligations under this Agreement (hereinafter referred to as the "Guaranty Security"). The Guaranty Security shall be held by the Village in escrow until the last to occur of (i) the date that is the end of the one-year guaranty period set forth in this Agreement or (ii) the date that is one (1) year after the proper correction of any defect or deficiency in the Public Improvements pursuant to this Agreement and payment of the cost of correction. If the Village is required to draw on the Guaranty Security by reason of the Developer's failure to fulfill its obligations under this Agreement, then the Developer shall within ten (10) days thereafter cause the Guaranty Security to be increased to its full original amount.

C. Replacement Security. Prior to the issuance of any occupancy permit for the Development, the Developer shall post surety in the form of a bond or other insurance in favor of the Village and in a form acceptable to the Village Attorney, providing in the alternative for replacement of the Development or direct payment to the Village of the TIF Incentive in the event of the Development becomes uninhabitable (hereinafter referred to as the "Replacement Security"). The Replacement Security shall identify the Village as an additional insured and include an endorsement assigning insurance proceeds to the Village in the event of a covered loss only. The Village shall be given written notice at least thirty (30) days prior to any cancellation or material amendment of the Replacement Security.

D. Costs. The Developer shall bear the full cost of securing and maintaining the Performance Security, the Guaranty Security, and the Replacement Security.

E. Form of Security Instruments. The Performance Security, Guaranty Security, and Replacement Security each shall be in a form satisfactory to the Village Attorney and each shall be from an institution (i) acceptable to the Village, (ii) licensed in the State of Illinois, and either (iii) having capital resources of at least Fifty Million Dollars (\$50,000,000) or (iv) having an AM

Best rating of at least A-. Each form of security shall, at a minimum, provide that (1) it shall not be canceled or modified without the prior consent of the Village; (2) it shall not require the consent of the Developer prior to any draw on it by the Village; and (3) if at any time it will expire within 45 or fewer days, and if it has not been renewed, and if any applicable obligation of the Developer for which it is security remains uncompleted or unsatisfactory, then the Village may, call and draw down the security and employ the proceeds to complete the obligations and reimburse the Village for any and all costs and expenses, including, without limitation, legal fees and administrative costs, incurred by the Village. The Performance Security may provide that the aggregate amount of the cash deposit or security instrument may be reduced, but only after joint direction by the Developer and the Village. No reduction for payment of Public Improvement work satisfactorily completed shall be allowed except after presentation by the Developer of proper contractors' sworn statements, partial or final waivers of lien, as may be appropriate, and any additional documentation that the Village may reasonably request to demonstrate satisfactory completion of the Public Improvement in question and full payment of all contractors, subcontractors, and material suppliers. The Guaranty Security shall not be reduced by reason of any cost incurred by the Developer to satisfy its obligations under this Agreement.

F. Replenishment of Security. If at any time the Village reasonably determines that i) the funds remaining in the Performance Security are not, or may not be, sufficient to pay in full the remaining unpaid cost of all Public Improvements, or ii) the funds remaining in the Guaranty Security are not, or may not be, sufficient to pay all unpaid costs of correcting any and all defects and deficiencies in the Public Improvements, or iii) the funds remaining in the Replacement Security are not, or may not be, sufficient to satisfy the Developer's Replacement Security obligations pursuant to this Agreement, then, within ten (10) days after a demand by the Village, the Developer shall increase the amount of the cash deposit or security instrument to an amount reasonably determined by the Village Manager to be sufficient to pay the unpaid costs of correcting defects and deficiencies.

G. Replacement of Security. If at any time the Village reasonably determines that the institution issuing the Performance Security, Guaranty Security, or Replacement Security is unable to meet any federal or state requirement for reserves, is insolvent, is in danger of becoming any of the foregoing, or is otherwise in danger of being unable to honor the appropriate letter of credit at any time during its term, or if the Village otherwise reasonably deems itself to be insecure, then the Village shall have the right to demand that the Developer provide replacement security instruments from a financial institution or surety satisfactory to the Village. The replacement security instrument shall be deposited with the Village not later than ten (10) days after the demand. After deposit of the replacement security instrument, the Village shall surrender the original security instrument to the Developer.

H. Use of Funds in the Event of Breach of Agreement. If the Developer fails or refuses to complete the Development in accordance with this Agreement, or fails or refuses to correct any defect or deficiency in the Public Improvements as required by Section 6 of this Agreement, or fails or refuses to restore property in accordance with a demand made pursuant to Section 6 of this Agreement, or in any other manner fails or refuses to meet fully any of its obligations under this Agreement, then the Village may, in its sole and absolute discretion, draw on any cash deposit, or performance bond, guaranty bond, or letter of credit according to the specific terms set forth in the security instrument and use the funds according to the terms of the surety.

I. Village Lien Rights. If any money or other consideration due from the Developer to the Village pursuant to this Agreement is not either recovered from the cash deposit, performance or guaranty bond, or letter of credit required in this Section 10 or paid or conveyed to the Village by the Developer within ten (10) days after a demand for payment or conveyance, then the money, together with interest at the maximum rate permitted by law and costs of collection, including reasonable legal fees and administrative expenses, shall become a lien on the Subject Property, and the Village shall have the right to collect the amount or value, with applicable interest and costs, including reasonable legal fees and administrative expenses, and the right to enforce the lien in the manner provided by law for mortgage foreclosure proceedings. The lien shall be subordinate to the lien of any first mortgage now or hereafter placed on the Subject Property; provided, however, that the lien subordination shall apply only to charges that have become due and payable prior to a sale or transfer of the Subject Property pursuant to a decree of foreclosure, or any other proceeding in lieu of foreclosure, but the sale or transfer shall not relieve the Subject Property from liability for any charges thereafter becoming due, nor from the lien of any subsequent charge.

J. Developer's Assistance in the Event of Breach of Agreement. In the event the Village exercises its rights under a performance surety bond, guaranty surety bond, or Replacement Security, then the Developer will cooperate with the Village's efforts to collect funds under such bond for completion of the improvements according to the terms of this Agreement.

K. Survival of Performance Security, Guaranty Security, and Replacement Security Obligations. The Performance Security, Guaranty Security, and Replacement Security obligations set forth in this Section 10 shall survive the expiration of this Agreement; provided, however, upon completion of the Public Improvements, acceptance thereof by the Village and conclusion of any guaranty period under Subsection 6(G) of this Agreement, Developer's Guaranty Security obligations under this Section 10 shall be satisfied.

Section 11. Liability, Indemnity of Village, and Insurance.

A. Village Review. The Developer acknowledges and agrees that the Village is not, and shall not be, in any way liable for any damages or injuries to Developer that may be sustained as the result of the Village's review and approval of any plans for the Subject Property or the Public Improvements, or the issuance of any approvals, permits, certificates, or acceptances for the development or use of the Subject Property or the Public Improvements, and that the Village's review and approval of those plans and the Public Improvements and issuance of those approvals, permits, certificates, or acceptances does not, and shall not, in any way, be deemed to insure the Developer, or any of its heirs, successors, assigns, tenants, and licensees, or any other Person, against damage or injury of any kind at any time.

B. Village Procedure. The Developer acknowledges and agrees that notices, meetings, and hearings have been properly given and held by the Village with respect to the approval of this Agreement and agrees not to challenge the Village's approval of this Agreement on the grounds of any procedural infirmity or of any denial of any procedural right.

C. Indemnity. The Developer shall hold harmless, indemnify and defend the Village, the Corporate Authorities, the Village Plan Commission, the Village Zoning Board of Appeals,

and all Village elected or appointed officials, officers, employees, agents, representatives, engineers, and attorneys, from any and all claims that may be asserted at any time against any of them in connection with: (i) the Village's review and approval of any plans for the Subject Property or the Public Improvements; (ii) the issuance of any approval, permit, or certificate; and (iii) the Developer's Construction of the Development; or (iv) this Agreement. The obligations of this Section 11(C) shall survive the expiration or termination of this Agreement.

D. Defense Expense. The Village shall provide the Developer written notice of any claim for which the Village may seek indemnification or to be held harmless within ten (10) days of obtaining notice of a claim. The Developer shall have the right to hire counsel of its choosing, with consent of the Village, and to control defense of any claim or to settle any claim provided that the Village shall have the right to participate in the defense and settlement of the claim. The Village shall provide Developer timely notice of any defense to a claim to avoid prejudice. Failure of the Village to tender timely notice or defense of a claim shall waive any obligation of Developer to indemnify, defend, and hold harmless the Village. In the event that the Village retains defense of any claim the Developer shall, and does hereby agree to, pay all expenses, including without limitation all reasonable legal fees, incurred by the Village in defending itself with regard to any and all of the claims referenced in Section 11(C) of this Agreement, provided that Developer shall have the right to participate in said defense and approval of any settlement of a claim.

E. Insurance.

1. Liability Insurance Prior to Completion. Prior to issuance of a building permit, Developer shall procure and deliver evidence of such policies to the Village, at Developer's cost and expense, and shall maintain in full force and effect through completion of construction of the Development, a policy or policies naming the Village of Glen Ellyn, together with its officers, agents, employees, contractors, attorneys, and engineers as additional primary, non-contributory named insureds. All such policies shall be in such form and issued by such companies as shall be reasonably acceptable to the Village, and any insurance carried by the Village for like risks shall be secondary and more than the insurance required hereby. All policies shall be written on a "per occurrence" basis. The Developer shall procure and maintain insurance for protection from claims under worker's compensation acts, claims for damages because of bodily injury including personal injury, sickness or disease or death of any and all employees or of any Person other than such employees, and from claims or damages because of injury to or destruction of property including loss of use resulting therefrom, alleged to arise from the Developer's negligence in the performance of services under this Agreement. Developer's certificate of insurance shall contain a provision that the coverage afforded under the policy(s) will not be canceled or reduced without thirty (30) days prior written notice (hand delivered or registered mail) to the Village. Developer shall promptly forward new certificate(s) of insurance evidencing the coverage(s) required herein upon annual renewal of the subject policies. Failure of the Developer to supply a valid certificate of insurance, or if a previously valid certificate of insurance has expired and is not replaced, is grounds for issuance of a stop work order,

in addition to all other remedies available at law or in equity, until such time as a valid certificate of insurance is provided. Failure of the Village to collect or demand a certificate of insurance shall not be deemed a waiver of the requirement to provide one. The limits of liability for the insurance required by this Subsection shall not be less than the following:

Workers' Compensation Insurance:

All Liability imposed by the Workers' Compensation Act

Employer's Liability Insurance \$1,000,000

Contractual Liability Insurance \$1,000,000

Completed Operations Insurance \$ 500,000

Owned, Hired, and Non-Ownership Vehicle, Bodily Injury and Property Damage to the following Limits:

Commercial General Liability \$2,000,000 (each occurrence)

Bodily Injury \$2,000,000 (each person) \$2,000,000 (each accident)

Property Damage \$2,000,000 (each accident)

Automobile Liability \$1,000,000 combined single limit (each accident)

Umbrella Liability \$7,500,000 (each occurrence)

\$7,500,000 (aggregate)

2. **Developer's Risk Prior to Completion.** Prior to Substantial Completion of the Development, Developer shall keep in force at all times builders risk insurance on a completed value basis, in non-reporting form, against all risks of physical loss, including collapse, covering the total value of work performed and equipment, supplies and materials furnished for the Development (including on-site stored materials), all as to work by Developer. Such insurance policies shall be issued by companies satisfactory to the Village. Such policies shall contain a provision that the same will not be canceled or materially amended without prior written notice to the Village.
3. **Developer's Ongoing Obligations.** Throughout this Agreement's term, the Developer shall maintain in full force and effect insurance, in a form and amount approved by the Village Attorney, sufficient to cover the replacement cost of the Development in the event the Development is destroyed in whole or in part. The Developer shall be obligated to use the insurance proceeds to reconstruct the Development and make it habitable again, consistent with the Development Plans, subject to the rights and requirements of Developer's lenders.

Section 12. Nature, Survival, and Transfer of Obligations. All obligations assumed by the Developer under this Agreement shall be binding on the Developer individually, on all the Developer's successors, and assigns, and on all the respective successor legal or beneficial owners

of all or any portion of the Subject Property. To assure that the Developer's successors, and assigns, and successor owners of all or any portion of the Subject Property have notice of this Agreement and the obligations created by it, the Developer shall:

- A. Deposit with the Village Clerk, contemporaneously with the Village's approval of this Agreement, any consents, or other documents necessary to authorize the Village to record this Agreement in the office of the Recorder of DuPage County; and
- B. Notify the Village in writing at least thirty (30) days prior to any date after which the Developer transfers a legal or beneficial interest in any portion of the Subject Property to any Person not a party to this Agreement; and
- C. Incorporate, by reference, this Agreement into any property sales contracts entered into for the sale of all or any portion of the Subject Property to a Person not a party to this Agreement; and
- D. Require, prior to the transfer of all or any portion of the Subject Property, or any legal or equitable interest in the Subject Property to any Person not a party to this Agreement, the transferee to execute an enforceable written agreement, in substantially the form attached to this Agreement as **Exhibit I**, agreeing to be bound by this Agreement (hereinafter referred to as the "Transferee Assumption Agreement"), and to provide the Village, after request, with reasonable assurance of the financial ability of the transferee to meet those obligations as the Village may require;

Provided, however, that the requirements stated in the four preceding clauses shall not apply to any lease for a portion of the Subject Property irrespective of the status of Substantial Completion. The Village agrees that after a successor becoming bound to the personal obligation created in the manner provided in this Agreement and providing the financial assurances required in this Section 12, the individual liability of the Developer shall be released to the extent of the transferee's assumption of liability. The failure of the Developer to provide the Village with a fully executed copy of a Transferee Assumption Agreement with the transferee's proposed assurances of financial capability before completing the transfer shall result in the Developer remaining fully liable for all the Developer's obligations under this Agreement but shall not relieve the transferee of its liability for those obligations as a successor to the Developer.

Notwithstanding the foregoing, the Village acknowledges that the Subject Property will be acquired by Developer, and the Developer will convey the Subject Property to Taft and Exmoor LP, an Illinois limited partnership, the general partner of which will be controlled by Developer. Taft and Exmoor LP shall execute the Transferee Assumption Agreement attached hereto.

Section 13. Term. With the exception of Sections 5(F), 5(G), 8(C) and 11(D) of this Agreement, this Agreement shall run with and bind the Subject Property until January 1, 2037, unless such term is extended by mutual agreement of the Parties and shall inure to the benefit of and be enforceable by the Developer and the Village, and any of their respective legal representatives, heirs, successors, and assigns. Sections 5(F), 5(G) and 8(C) of this Agreement

shall survive the term set forth in this Section 13 and shall run with and bind the Subject Property as set forth in said sections and shall inure to the benefit of and be enforceable by the Developer and the Village, and any of their respective legal representatives, heirs, successors, and assigns and shall be enforceable pursuant to the applicable terms of this Agreement, including, but not limited to, the default and other remedies provided by this Agreement. If any of the privileges or rights created by this Agreement would otherwise be unlawful or void for violation of (1) the rule against perpetuities or some analogous statutory provision, (2) the rule restricting restraints on alienation, or (3) any other statutory or common law rules imposing time limits, then the affected privilege or right shall continue only until 21 years after the death of the last survivor of the now living lawful descendants of the current President of the United States, or for any shorter period that may be required to sustain the validity of the affected privilege or right.

Section 14. Events of Default.

A. Developer Events of Default. The following shall be Events of Default by the Developer with respect to this Agreement other than as set forth above:

1. If any material representation made by Developer in this Agreement, or in any certificate, notice, demand, or request made by a party hereto, in writing and delivered to the Village pursuant to or in connection with any of said documents, shall prove to be untrue or incorrect in any material respect as of the date made.

2. Failure of the Developer to comply with any material covenant or obligation contained in this Agreement, or any other agreement, financing or otherwise, concerning the Project, the Property, or the existence, structure, or financial condition of Developer.

3. The entry of a decree or order for relief by a court having jurisdiction in the premises in respect of Developer in an involuntary case under the federal bankruptcy laws, as now or hereafter constituted, or any other applicable federal or state bankruptcy, insolvency or other similar law, or appointing a receiver, liquidator, assignee, custodian, trustee, sequestrator (or similar official) of Developer for any substantial part of its Property, or ordering the winding-up or liquidation of its affairs and the continuance of any such decree or order unstayed and in effect for a period of sixty (60) consecutive days.

4. The Developer: (i) becomes insolvent; or (ii) is unable, or admits in writing its inability to pay, its debts as they mature; or (iii) makes a general assignment for the benefit of creditors or to an agent authorized to liquidate any substantial amount of its or their property; or (iv) is adjudicated a bankrupt; or (v) files a petition in bankruptcy or to effect a plan or other arrangement with creditors; or (vi) files an answer to a creditor's petition (admitting the material allegations thereof) for an adjudication of bankruptcy or to effect a plan or other arrangement with creditors; or (vii) applies to a court for the appointment of a receiver for any asset; or (viii) has a receiver or similar official appointed for any of its assets, or, if such receiver or similar official is appointed without the consent of the Developer and such appointment shall not be discharged within sixty (60) days after his appointment or the Developer has not bonded against such receivership or appointment; or (ix) a petition described in (v) is filed against the Developer and remains pending for a period of sixty (60) consecutive days, unless the same has been bonded, and as a result

thereof, the Developer ceases to operate; or (x) files any lawsuit, claim and/or legal, equitable or administrative action affecting the Village's ability to collect any such sales tax revenue hereunder.

5. Failure to have funds to meet Developer's obligations.

6. The Developer abandons the Project on the Property. Abandonment shall be deemed to have occurred when work stops on the Property for more than sixty (60) consecutive days for any reason other than: (i) Uncontrollable Circumstances; (ii) if Developer is ahead of the Project Schedule; or (iii) work stoppage caused by an action or inaction of the Village that is not in compliance with the terms of this Agreement.

7. The Developer materially fails to comply with applicable governmental codes and regulations in relation to the construction and maintenance of the buildings contemplated by this Agreement.

8. Subject to the cure provisions of Section 14(C) hereof, failure to timely pay when due all real estate property taxes on the Property.

B. Village Events of Default. The following shall be Events of Default by the Village with respect to this Agreement:

1. If any representation made by the Village in this Agreement, or in any certificate, notice, demand or request made by a Party hereto, in writing and delivered to Developer pursuant to or in connection with any of said documents, shall prove to be untrue or incorrect in any material respect as of the date made; provided, however, that such default shall constitute an Event of Default only if the Village does not remedy the default within sixty (60) days after written notice from Developer.

2. Default by the Village in the performance or breach of any material covenant contained in this Agreement concerning the existence, structure or financial condition of the Village; provided, however, that such default or breach shall constitute an Event of Default only if the Village does not, within sixty (60) days after written notice from Developer, initiate and diligently pursue appropriate measures to remedy the default, or if the Village fails to cure such default within ninety (90) days of written notice of such default.

3. Failure of the Village to comply with any of its obligations under this Agreement, including without limitation its obligations to make any payment to the Developer, including without limitation, the Village Incentive, as and when due, under this Agreement.

C. Remedies for Default. The following remedies shall be applicable in the case of an Event of Default under this Agreement other than those remedies set forth above:

1. The defaulting party shall, upon written notice in accordance with the provisions of Section 17(A) of this Agreement from the non-defaulting party, take immediate action to cure or remedy such Event of Default. If, in such case, any monetary

Event of Default is not cured within ninety (90) days, or if in the case of a non-monetary Event of Default, action is not taken or not diligently pursued, or if action is taken and diligently pursued but such Event of Default or breach shall not be cured or remedied within a reasonable time, but in no event more than one-hundred twenty (120) additional days after receipt of such notice, unless extended by mutual agreement, the non-defaulting party may institute such proceedings as may be necessary or desirable in its opinion to cure or remedy such default or breach, including, but not limited to, proceedings to compel specific performance of the defaulting party's obligations under this Agreement.

2. In case the Village shall have proceeded to enforce its rights under this Agreement and such proceedings shall have been discontinued or abandoned for any reason, then, and in every such case, Developer and the Village shall be restored respectively to their several positions and rights hereunder, and all rights, remedies and powers of Developer and the Village shall continue as though no such proceedings had been taken.

3. In the case of an Event of Default and failure to cure by Developer, and its failure to cure such default after due notice and within the time frames provided for in this Agreement, in addition to any other remedies at law or in equity, the Village may terminate this Agreement and upon such termination shall be relieved of its obligations under this Agreement, its obligation to pay any further incentive amounts to the Developer and its obligations to convey any land to Developer

4. In the case of an Event of Default by the Village and its failure to cure such default after due notice and within the time provided for in this Agreement, in addition to any other remedies at law or in equity, the Developer may terminate this Agreement and upon such termination shall be relieved of its obligations under this Agreement.

5. In the case of an Event of Default by the Developer occurring prior to the commencement of construction, the Village agrees that it shall have no remedy of specific performance to force the Developer to commence construction.

D. Curing Default. In the event of any default under or violation of this Agreement, the party not in default or violation shall serve written notice upon the party or parties in default or violation, which notice shall be in writing and shall specify the violation or default. The parties reserve the right to cure any violation of this Agreement or default hereunder within thirty (30) days following written notice of such default. Except as otherwise provided herein with respect to forfeiture by the Developer of payments due hereunder, if such default is so cured within said thirty (30) day period, all terms and conditions of this Agreement shall remain in full force and effect. If the parties cannot cure a default or violation hereof within said thirty (30) day period, then the other party shall grant a reasonable extension of the cure period, said extension not to exceed ninety (90) days, provided that the party in default or violation is diligently pursuing completion and/or cure and tenders proof of such diligence to the non-defaulting party upon request. The non-defaulting party may, at its sole discretion, grant such additional extensions beyond the aforementioned ninety (90) day extension period as may, in the sole discretion of the non-defaulting party, be reasonably necessary to cure said default. Notwithstanding anything

herein to the contrary, the aforesaid time periods shall be extended pursuant to Section 14(C), if applicable.

Section 15. Enforcement. Each Party to this Agreement may, in law or in equity, by suit, action, mandamus, or any other proceeding, including without limitation specific performance, enforce or compel the performance of this Agreement and any default under this Agreement. Developer agrees that it will not seek, and does not have the right to seek, to recover a judgment for monetary damages against the Village, or any of its elected or appointed officials, officers, employees, agents, representatives, engineers, or attorneys, on account of the negotiation, execution, or breach of this Agreement; except to the extent that the Village has committed fraud, exhibited willful or wanton disregard to the right of Developer or the terms of this Agreement, or otherwise acted in bad-faith or in a manner to intentionally prevent Developer from performing under the terms of this Agreement. In addition to every other remedy permitted by law for the enforcement of the terms of this Agreement, the Village will be entitled to withhold the issuance of building permits, certificates of occupancy for any and buildings and structures within the Subject Property, and any monies authorized by this Agreement to be paid to the Developer by the Village at any time the Developer has failed or refused to meet fully any of its obligations under this Agreement. In the event of a judicial proceeding brought by one party to this Agreement against the other party to this Agreement pursuant to this Section 15, the prevailing party shall be entitled to reimbursement from the unsuccessful party of all costs and expenses, including without limitation reasonable attorneys' fees, incurred in connection with the judicial proceeding.

Section 16. Village Cooperation. The Village shall cooperate with Developer in Developer's attempts to obtain all necessary approvals from any governmental or quasi-governmental entity and upon request of Developer, will promptly execute any applications or other documents (upon their approval by the Village) which Developer intends to file with such other governmental or quasi-governmental entities in respect of the Project, including but not limited to applications for grant funds and will promptly and without delay complete permit reviews and construction inspections. The Village shall further promptly respond to, and/or process, and consider reasonable requests of Developer for: applicable excavation and foundation permits; shell permits; other building permits; driveway permits; curb cuts or other permits necessary for the construction of the Project. Approval of any building permit applications and/or engineering plans shall be contingent on the Developer providing all required and requested documentation for each such permit, including but not limited to engineering reports, calculations and plans required to substantiate that said improvements fully conform with all applicable state statutes and also all Village ordinances and codes, as well as receipt of all required approvals from any federal, state, regional or county agencies having applicable jurisdiction.

Section 17. General Provisions.

A. **Notice.** Any notice or communication required or permitted to be given under this Agreement shall be in writing and shall be delivered (i) personally, (ii) by a reputable overnight courier, (iii) by certified mail, return receipt requested, and deposited in the U.S. Mail, postage prepaid, or (iv) by electronic internet mail ("*e-mail*"). E-mail notices shall be deemed valid only to the extent that they are (a) opened by the recipient on a business day at the address set forth below, and (b) followed by delivery of actual notice in the manner described in either (i), (ii), or (iii) above within three business days thereafter at the appropriate address set forth below. Unless

otherwise provided in this Agreement, notices shall be deemed received after the first to occur of (a) the date of actual receipt; or (b) the date that is one (1) business day after deposit with an overnight courier as evidenced by a receipt of deposit; or (c) the date that is three (3) business days after deposit in the U.S. mail, as evidenced by a return receipt. By notice complying with the requirements of this Section 17(A), each party to this Agreement shall have the right to change the address or the addressee, or both, for all future notices and communications to them, but no notice of a change of addressee or address shall be effective until actually received.

Notices and communications to the Village shall be addressed to, and delivered at, the following address:

Village of Glen Ellyn
ATTN: Village Manager
535 Duane Street
Glen Ellyn, IL 60137
Email: mfranz@glenellyn.org

With a copy to:

Village of Glen Ellyn
ATTN: Village Attorney
535 Duane Street
Glen Ellyn, IL 60137
Email: pstephanides@glenellyn.org

Notices and communications to the Developer shall be addressed to, and delivered at, the following address:

Full Circle Communities, Inc.
310 S Peoria Street, Suite 500
Chicago, IL 60607
Email: jwilmoth@fccommunities.org

With a copy to:

Nick Brunick
Applegate & Thorne-Thomsen
425 S. Financial Place
Suite 1900
Chicago, IL 60605
Email: nbrunick@att-law.com

- B. Time of the Essence. Time is of the essence in the performance of this Agreement.
- C. Rights Cumulative. Unless expressly provided to the contrary in this Agreement, each one of the rights, remedies, and benefits provided by this Agreement shall be cumulative and shall not be exclusive of any other rights, remedies, and benefits allowed by law.
- D. Non-Waiver. The Parties shall be under no obligation to exercise any of the rights granted to it in this Agreement. The failure of a Party to exercise at any time any right granted to the Party shall not be deemed or construed to be a waiver of that right, nor shall the failure void or affect the Party's right to enforce that right or any other right, except as otherwise set forth herein.

E. Consents. Unless otherwise provided in this Agreement, whenever the consent, permission, authorization, approval, acknowledgement, or similar indication of assent of any party to this Agreement, or of any duly authorized officer, employee, agent, or representative of any party to this Agreement, is required in this Agreement, the consent, permission, authorization, approval, acknowledgement, or similar indication of assent shall be in writing.

F. Estoppel Certificates. Each of the Parties hereto agrees to provide the other, upon not less than ten (10) business days prior request, a certificate certifying that this Agreement is in full force and effect (unless such is not the case, in which such Parties shall specify the basis for such claim), that the requesting Party is not in default of any term, provision or condition of this Agreement beyond any applicable notice and cure provision (or specifying each such claimed default) and certifying such other matters reasonably requested by the requesting Party. If either Party fails to comply with this provision within the time limit specified, it shall be deemed to have appointed the other as its attorney-in-fact for execution of same on its behalf as to that specific request only.

G. Governing Law. This Agreement shall be governed by, and enforced in accordance with, the internal laws, but not the conflicts of laws rules, of the State of Illinois. Venue for disputes arising from or related to this Agreement, the Development, or the Subject Property shall be in the Illinois Circuit Court for the Eighteenth Judicial Circuit, DuPage County, Illinois.

H. Severability. It is hereby expressed to be the intent of the parties to this Agreement that should any provision, covenant, agreement, or portion of this Agreement or its application to any Person or property be held invalid by a court of competent jurisdiction, the remaining provisions of this Agreement and the validity, enforceability, and application to any Person or property shall not be impaired thereby, but the remaining provisions shall be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Agreement to the greatest extent permitted by applicable law.

I. Entire Agreement. This Agreement constitutes the entire agreement between the parties and supersedes all prior agreements and negotiations between the parties relating to the subject matter of this Agreement.

J. Interpretation. This Agreement shall be construed without regard to the identity of the party who drafted the various provisions of this Agreement. Moreover, each provision of this Agreement shall be construed as though all parties to this Agreement participated equally in the drafting of this Agreement. As a result of the foregoing, any rule or construction that a document is to be construed against the drafting party shall not be applicable to this Agreement.

K. Exhibits. **Exhibits A through I** attached to this Agreement are, by this reference, incorporated in, and made a part of this Agreement. In the event of a conflict between an exhibit and the text of this Agreement, the text of this Agreement shall control.

L. Amendments and Modifications. No amendment or modification to this Agreement shall be effective until it is reduced to writing and approved and executed by all parties to this Agreement in accordance with all Requirements of Law.

M. Changes in Laws. Unless otherwise provided in this Agreement, any reference to the Requirements of Law shall be deemed to include any modifications of, or amendments to, the Requirements of Law that may occur in the future.

N. Compliance with Laws. Developer agrees to comply with all Requirements of Law when performing any task associated with this Agreement or the Development, including, without limitation, the Illinois Prevailing Wage Act, 820 ILCS 130/0.01 *et seq.* (hereinafter referred to as the “Wage Act”). To the extent that the Wage Act applies, the Developer agrees to pay and require every contractor and subcontractor to pay prevailing wages as established by the Illinois Department of Labor for each craft or type of work needed to execute the contract in accordance with the Act. The Developer shall prominently post the current schedule of prevailing wages at the Subject Property and shall notify immediately in writing all its contractors and subcontractors, of all changes in the schedule of prevailing wages. Any increases in costs to the Developer due to changes in the prevailing rate of wage during the terms of any contract shall be at the expense of the Developer and not at the expense of the Village.

Except as to Village Zoning Code provisions that the Village has granted variations from, all work with respect to the Project shall conform to all applicable federal, state and local laws, regulations and ordinances, including, but not limited to, zoning, subdivision and planned development codes, building codes, environmental laws (including any law relating to public health, safety and the environment and the amendments, regulations, orders, decrees, permits, licenses or deed restrictions now or hereafter promulgated thereafter), life safety codes, property maintenance codes and any other applicable codes and ordinances of the Village, or any of its rules or regulations or amendments thereto, which are in effect at the time of issuance of each building permit.

The Developer agrees to indemnify and hold harmless the Village from all claims, damages, fines, fees, and penalties arising out of non-compliance with the Requirements of Law, including, without limitation, the Wage Act, by the Developer and its agents, contractors, employees, successors, and assigns.

O. Disclosures. Upon the Village’s request, Developer will provide a list of all entities owning a greater than one percent (1%) interest in Developer. Developer will update this information at the request of the Village. Based in part on the information provided by Developer and in part on information from the Village’s independent investigation, the Village will affirm that its Corporate Authorities, and all appropriate Village elected and appointed officials, officers, employees, agents and representatives of the Village have or will comply with the disclosure and conflict-of-interest provisions of the Public Officer Prohibited Activities Act (50 ILCS 105/3), the Act, and the Illinois Governmental Ethics Act (5 ILCS 420).

P. Authority to Execute. The Village hereby warrants and represents to the Developer that the Persons executing this Agreement on its behalf have been properly authorized to do so by the Corporate Authorities. The Developer hereby warrants and represents to the Village that it has the full and complete right, power, and authority to enter into this Agreement and to agree to the terms, provisions, and conditions set forth in this Agreement and to bind the Subject Property as set forth in this Agreement, that all legal actions needed to authorize the execution, delivery, and performance of this Agreement have been taken, and that neither the execution of this Agreement

nor the performance of the obligations assumed by the Developer will (a) result in a breach or default under any agreement to which the Developer is a party or to which it or the Subject Property is bound or (b) violate any statute, law, restriction, court order, or agreement to which the Developer or the Subject Property are subject.

Q. Standard of Performance. Developer's performance pursuant to this Agreement shall exhibit the same level of care, competence, judgment, and diligence that is reasonably expected of a real estate development firm in the Chicago Metropolitan Statistical Area that has experience which developments that are equally and more complex than the Development. The Development shall be constructed in a good and workmanlike manner and in compliance with (a) all Village ordinances, rules, and regulations; and (b) this Agreement. All improvements associated with the Development, or the Subject Property shall be new and of the best grade of their respective kinds for their intended purpose.

R. No Third Party Beneficiaries. Nothing herein, express, or implied, is intended to or shall confer upon any other person, entity, company, or organization, any legal or equitable right, benefit, or remedy of any nature whatsoever under or by reason of this Agreement.

S. Recording. After the Developer has paid to the Village any amounts due pursuant to this Agreement and the Developer has paid to the Village an amount sufficient to cover the cost of recording this Agreement, all necessary ordinances, plats, and other instruments, the Village shall cause this Agreement to be recorded in the office of the Recorder of DuPage County.

T. Counterparts. This Agreement may be executed in counterpart, each of which shall constitute an original Agreement, which together shall constitute one and the same instrument.

U. Freedom of Information Act. Developer agrees to maintain, without charge, all records and documents concerning or relating to this Agreement, the Subject Property, the Development, and the Village in accordance with the Freedom of Information Act (hereinafter referred to as the "FOIA") 5 ILCS 140/1, *et seq.* Upon the Village's request, the Developer shall produce all records requested by the Village within the timeframe requested by the Village, and if additional time is needed to compile the requested records, the Developer shall promptly notify the Village. In the event that either party is found to have not complied with FOIA due to the other party's failure to produce documents or otherwise appropriately respond to a request under the Act, then the party failing to produce and/or respond shall indemnify and hold harmless the other party, and pay all amounts determined to be due, including, but not limited to, fines, costs, attorneys' fees and penalties.

V. Effective Date. The Effective Date of this Agreement shall be February 25, 2025.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK –
SIGNATURE PAGES FOLLOWS]**

IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed on the date first above written.

ATTEST:

FULL CIRCLE COMMUNITIES, INC.
an Illinois corporation

By: _____
Its: _____

By: _____
Its: _____

ATTEST:

TAFT AND EXMOOR LP
an Illinois limited partnership

By: _____
Its: _____

By: _____
Its: _____

ATTEST:

VILLAGE OF GLEN ELLYN, an Illinois
home rule municipal corporation

By: _____
Its: Village Clerk

By: _____
Its: Village Manager

ACKNOWLEDGEMENT

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

This instrument was acknowledged before me on February ___, 2025, by Mark Franz, the Village Manager of the Village of Glen Ellyn, an Illinois home rule municipal corporation, and by Caren Cosby, the Village Clerk of said home rule municipal corporation.

Signature of Notary

SEAL

My Commission expires:

STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

The foregoing instrument was acknowledged before me on February ___, 2025, by _____ the _____ and _____, the _____ of Full Circle Communities, Inc., an Illinois corporation, as their free and voluntary act in their capacities as officers of said company for the uses and purposes herein.

Signature of Notary

SEAL

My Commission expires:

STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

The foregoing instrument was acknowledged before me on February __, 2025, by _____ the _____ and _____, the _____ of Taft and Exmoor LP, an Illinois limited partnership, as their free and voluntary act in their capacities as officers of said company for the uses and purposes herein.

Signature of Notary

SEAL

My Commission expires:

EXHIBIT A

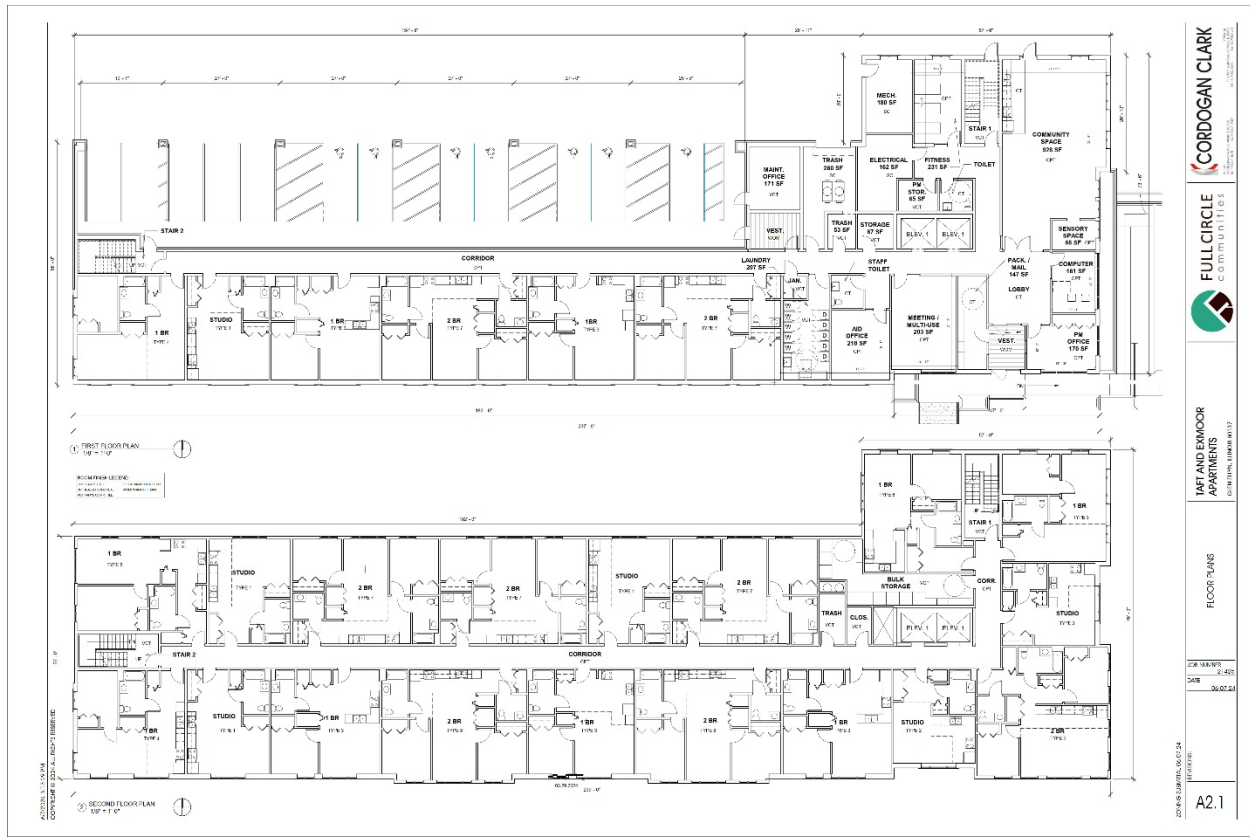
LEGAL DESCRIPTION

LOTS 10 THROUGH 21 IN BLOCK 3, IN ROOSEVELT HILLS, A SUBDIVISION IN THE NORTH ½ OF THE NORTHEAST ¼ OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 2, 1928 AS DOCUMENT NO. 268777 IN DUPAGE COUNTY, ILLINOIS.

Property Addresses: 640, 650 and 656 Taft Avenue, Glen Ellyn, Illinois 60137

P.I.N.s 05-23-200-012, 05-23-200-106 and 05-23-200-021

EXHIBIT B
(see following page)



CORDOGAN CLARK
ARCHITECTS

FULL CIRCLE
CONUNITES

TAFT AND EXMOOR
APARTMENTS

FLOOR PLANS

DATE: 8-4-05

DATE: 30-05-05

A2.1

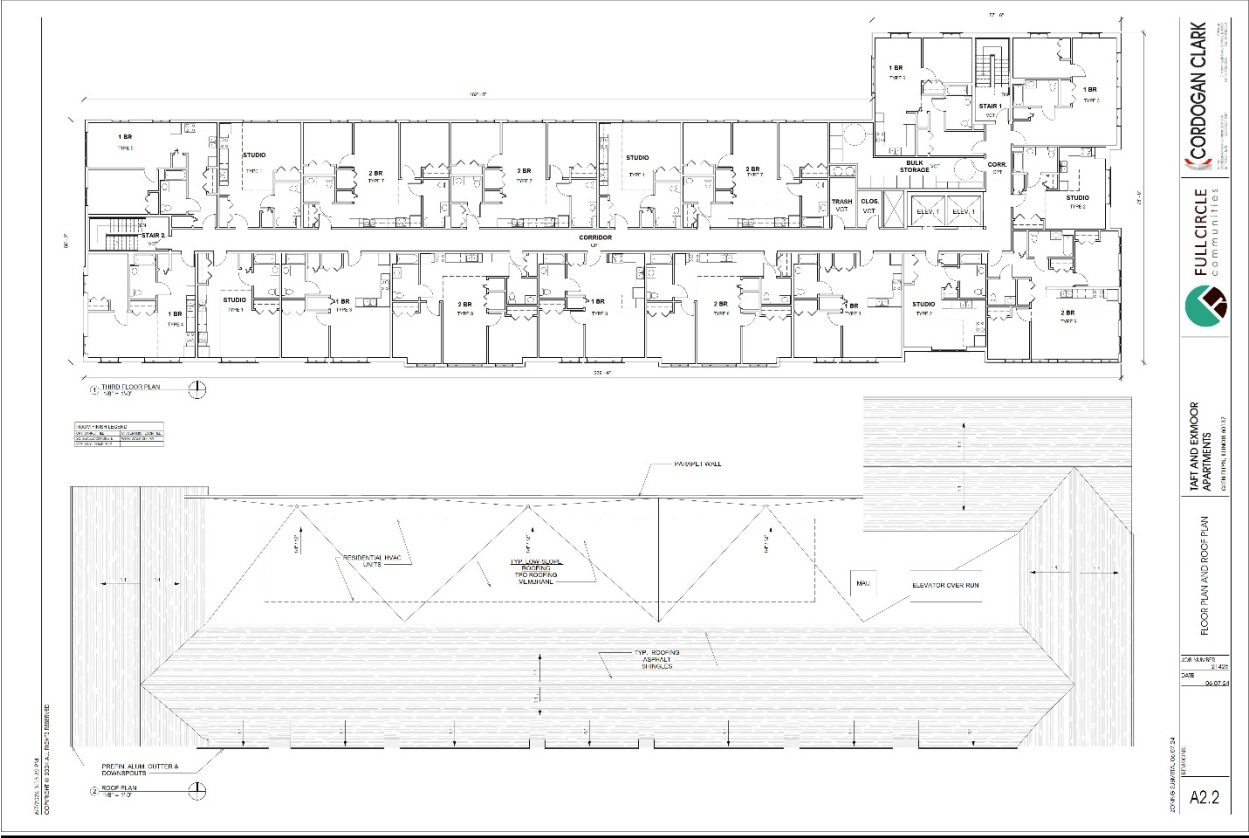


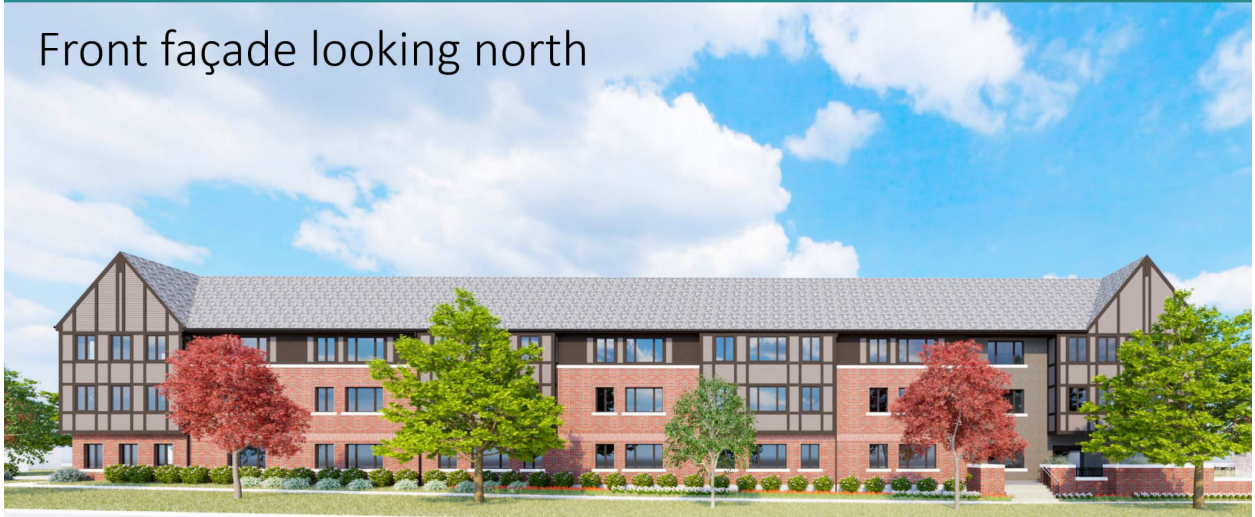
EXHIBIT C
(see following page)

EXHIBIT D
(see following pages)



EXHIBIT E
(see following page)

Front façade looking north



East Façade looking Northwest



West Façade looking Northeast



FULLCIRCLE
communities



CORDOGAN CLARK
ARCHITECTURE • ENGINEERING • CONSTRUCTION



CAGE
CIVIL ENGINEERING

Rear façade looking south to outdoor community space



FULLCIRCLE
communities



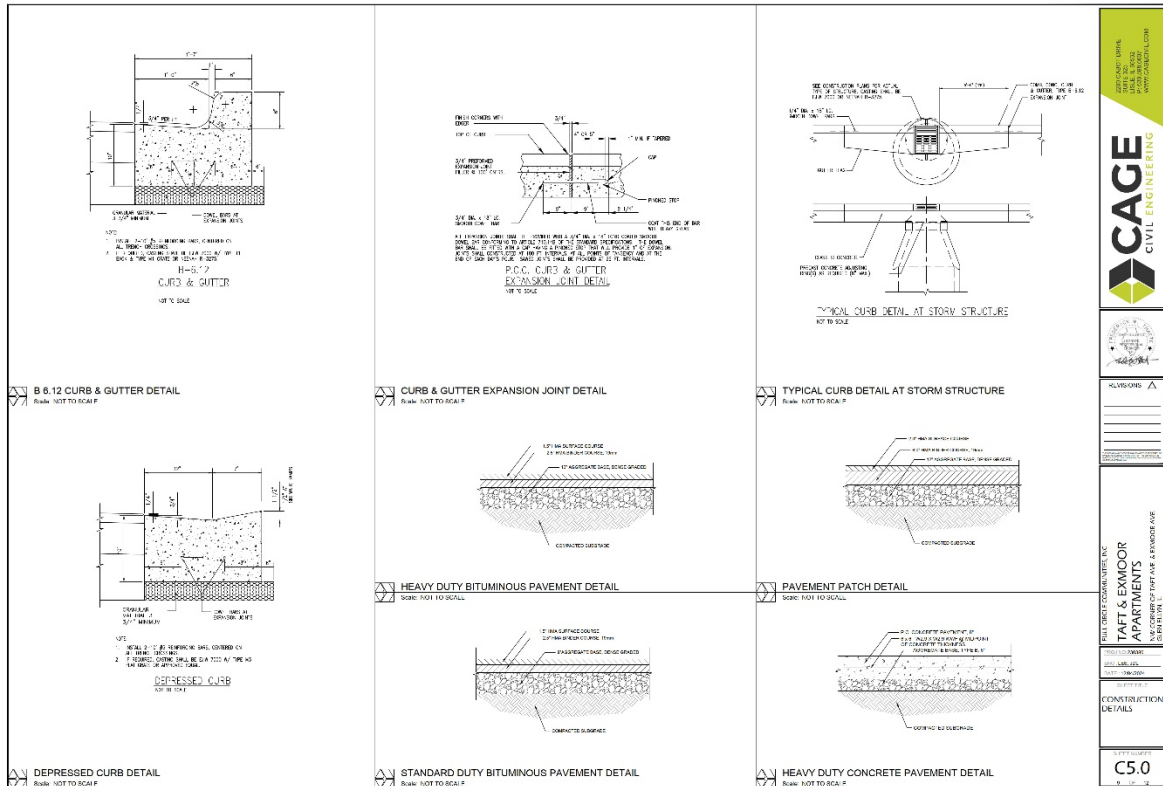
CORDOGAN CLARK
ARCHITECTURE • ENGINEERING • CONSTRUCTION



CAGE
CIVIL ENGINEERING

EXHIBIT F
(see following page)

EXHIBIT G
(see following pages)

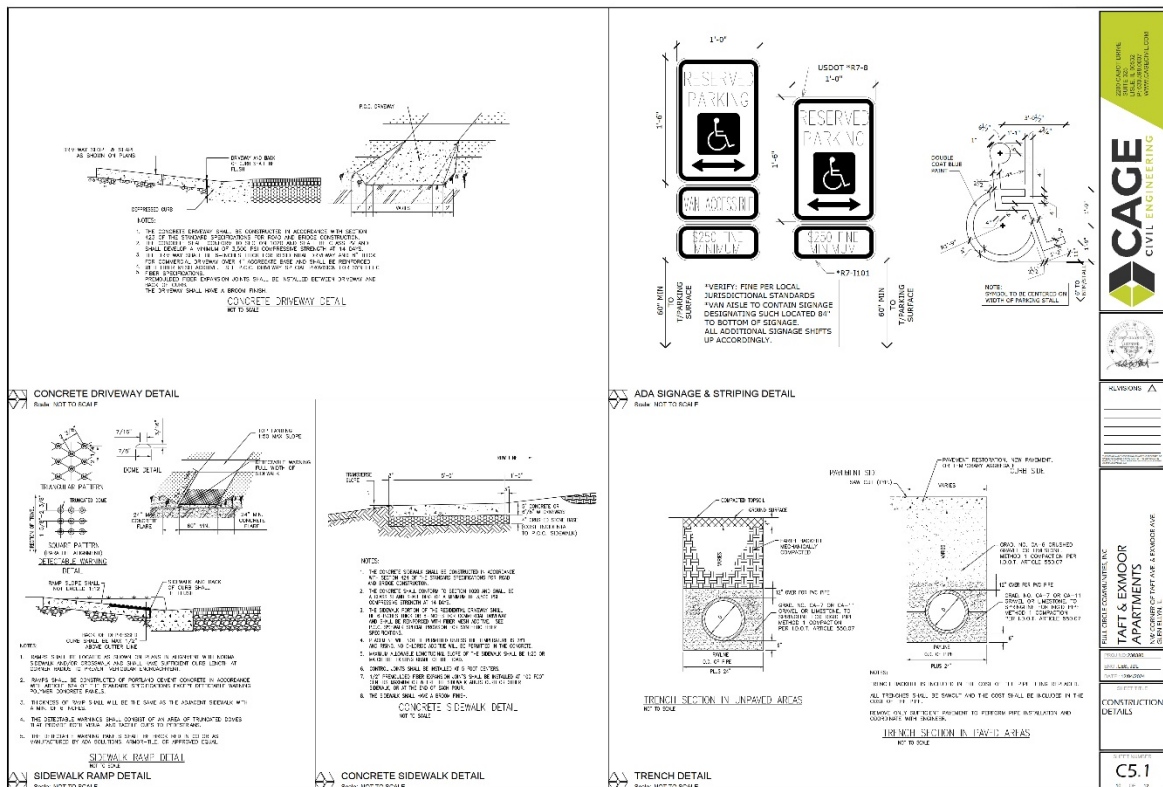


CAGE CIVIL ENGINEERING

TAF & EXMOOR APARTMENTS

CONSTRUCTION DETAILS

C5.0

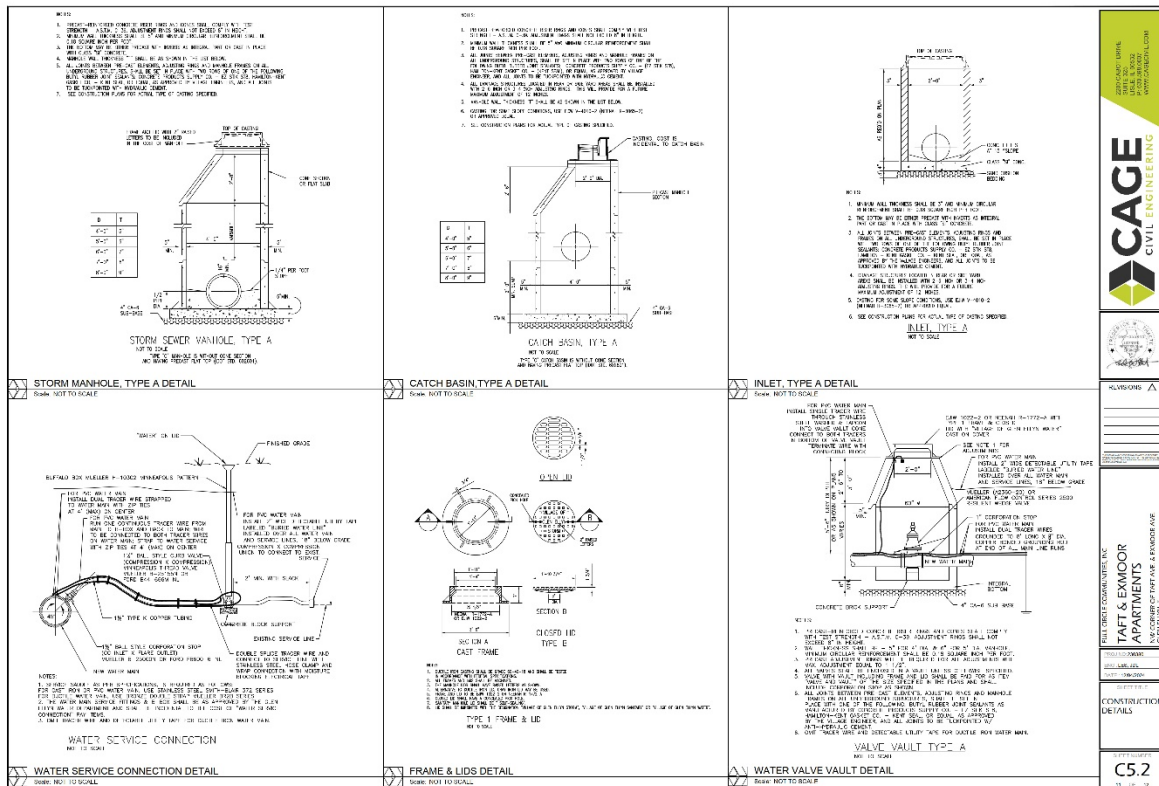


CAGE CIVIL ENGINEERING

TAF & EXMOOR APARTMENTS

CONSTRUCTION DETAILS

C5.1

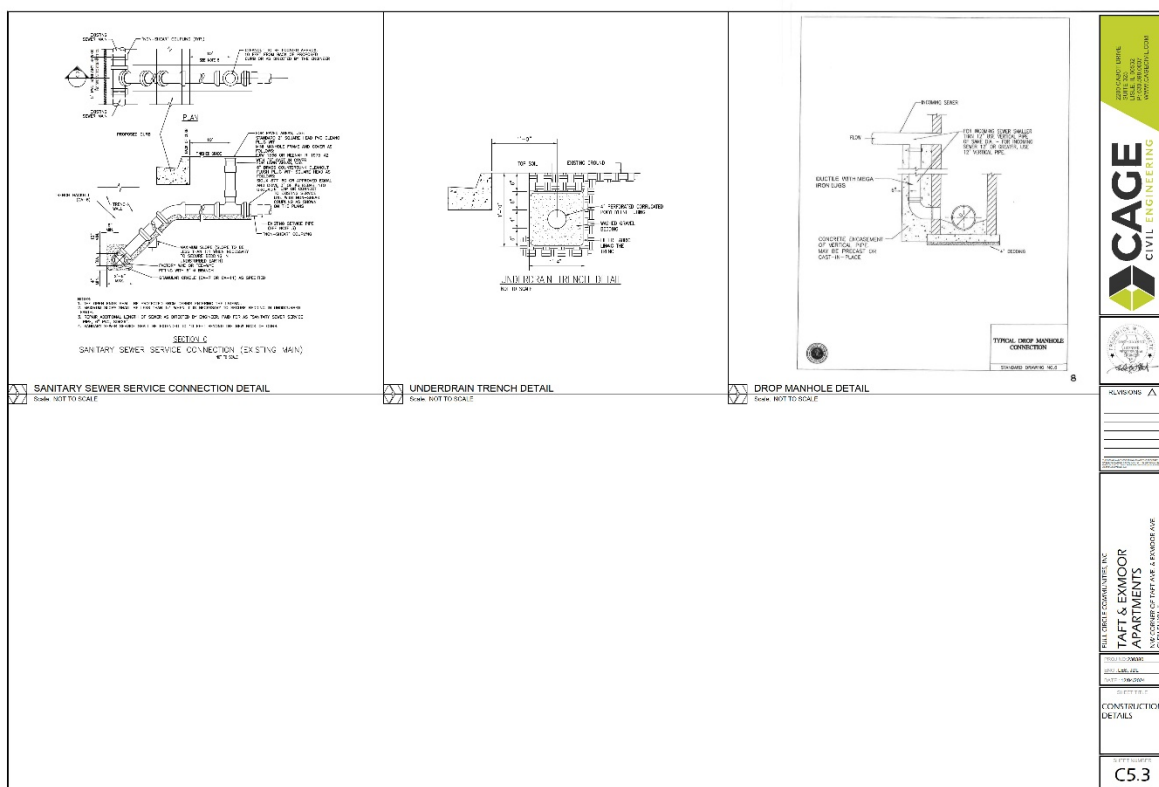


CAGE CIVIL ENGINEERING

TAF & EXMOOR APARTMENTS

CONSTRUCTION DETAILS

C5.2



CAGE CIVIL ENGINEERING

TAF & EXMOOR APARTMENTS

CONSTRUCTION DETAILS

C5.3

EXHIBIT H
(see following page)

EXHIBIT I
TRANSFeree ASSUMPTION AGREEMENT

[see following pages]

PROPERTY ADDRESSES:

640, 650 and 656 Taft Avenue

P.I.N. 05-23-200-012

05-23-200-106

05-23-200-021

Prepared by and Return to:

Paul L. Stephanides

Village Attorney

Village of Glen Ellyn

535 Duane Street

Glen Ellyn, Illinois 60137

(for recorder's use only)

TRANSFeree ASSUMPTION AGREEMENT

THIS TRANSFeree ASSUMPTION AGREEMENT (hereinafter referred to as the "Agreement") made as of this ____ day of _____, _____, by and between Full Circle Communities, Inc., an Illinois corporation and Taft and Exmoor LP, an Illinois limited partnership (hereinafter collectively referred to as the "Owner"), _____, a _____ (hereinafter referred to as the Transferee") and the Village of Glen Ellyn, an Illinois home rule municipal corporation (hereinafter referred to as the "Village"),

RECITALS

WHEREAS, pursuant to that certain real estate sales contract dated _____, _____, the Transferee agreed to purchase from the Owner certain real property situated in the Village of Glen Ellyn, Illinois and legally described in the legal description attached hereto and incorporated herein by reference (hereinafter referred to as the "Subject Property" or "Property"); and

WHEREAS, upon such acquisition and conveyance of the Subject Property by the Owner, the Transferee will become the legal owner of the Subject Property; and

WHEREAS, as a condition to the conveyance of the Subject Property, the Owner and the Village require that the Transferee accept an assignment of and agree to fully assume and comply with all the terms, requirements, and obligations set forth in that certain Redevelopment Agreement dated _____, and recorded in the Office of the DuPage County Recorder of Deeds on _____ as Document No. _____ by and between the Village and the Owner, as amended from time to time (the "Redevelopment Agreement"); and

NOW, THEREFORE, in consideration of the agreement of the Village to convey the Subject Property to the Transferee and of the Village to accept the transfer of obligations as provided herein and to grant the releases granted herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is hereby agreed by and among the Village, the Owner, and the Transferee as follows:

Section 1. Recitals. The foregoing recitals are by this reference incorporated herein and made a part hereof as substantive provisions of this Agreement.

Section 2. Assumption of Obligations. The Transferee, on its behalf and on behalf of its successors, assigns, heirs, executors, and administrators, shall, at its sole cost and expense, comply with all of the terms, requirements, and obligations of the Redevelopment Agreement and the Planned Development Ordinance, including all exhibits and attachments thereto and any and all amendments, and regardless of whom the terms, requirements, and obligations are to be performed and provided for by, or on whom they are imposed.

Section 3. Assurances of Financial Ability. Contemporaneously with the Transferee's execution of this Agreement, the Transferee shall upon the request of the Village provide the Village with reasonable assurances of the financial ability to meet the obligations assumed hereunder as the Village may require.

Section 4. Acknowledgment and Release of Owner. The Village hereby acknowledges its agreement to the Owner's assignment to the Transferee and the Transferee's assumption of the obligations to comply with the terms, requirements, and obligations of the Redevelopment Agreement, including all exhibits and attachments thereto and any and all amendments, and the Village hereby releases the Owner and any affiliates of the Owner from any personal liability for failure to comply with the terms, requirements, and obligations of the Redevelopment Agreement.

Section 4. Transferee's Acknowledgment and Release of Owner. The Transferee hereby acknowledges its agreement to the Owner's assignment to the Transferee and the Transferee's assumption of the obligations to comply with the terms, requirements, and obligations of the Redevelopment Agreement and Planned Development Ordinance, including all exhibits and attachments thereto and any and all amendments, and the Transferee hereby releases the Owner and any and all members, managers, principals and affiliates of Owner from any personal liability for failure to comply with the terms, requirements, and obligations of the Redevelopment Agreement and Planned Development Ordinance.

Section 5. Binding Authority. The individuals executing this Agreement on behalf of the Owner, the Transferee and the Village represent that they have the legal power, right and actual authority to bind their respective parties to the terms and conditions of this Agreement.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK –
SIGNATURE PAGES FOLLOW]**

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the day and year first written above.

VILLAGE OF GLEN ELLYN

By:
Its: Village Manager

ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

The foregoing instrument was acknowledged before me on _____, _____ by _____, the Village Manager of the Village of Glen Ellyn, which individual is known to me to be the identical person who signed the foregoing instrument for and on behalf of said Village, and that it was executed as the Village Manager's free and voluntary act and deed, and as the free and voluntary act and deed of said Village for the uses and purposes therein mentioned.

Signature of Notary

SEAL

My Commission expires:

FULL CIRCLE COMMUNITIES, INC.

By:
Its:

STATE OF ILLINOIS)
)
COUNTY OF _____) SS

The foregoing instrument was acknowledged before me on _____, _____ by _____, of Full Circle Communities, Inc., an Illinois corporation, which individual is known to me to be the identical person who signed the foregoing instrument as such officers of the company for and on behalf of said company, and that he/she executed the same as his/her free and voluntary act and deed, and as the free and voluntary act and deed of said company for the uses and purposes therein mentioned.

Signature of Notary

SEAL

My Commission expires:

TAFT AND EXMOOR LP

By:
Its:

STATE OF ILLINOIS)
)
COUNTY OF _____) SS

The foregoing instrument was acknowledged before me on _____, _____ by _____, of Taft and Exmoor LP, an Illinois limited partnership, which individual is known to me to be the identical person who signed the foregoing instrument as such officers of the company for and on behalf of said company, and that he/she executed the same as his/her free and voluntary act and deed, and as the free and voluntary act and deed of said company for the uses and purposes therein mentioned.

Signature of Notary

SEAL

My Commission expires:

TRANSFeree

By:
Its:

STATE OF ILLINOIS)
)
COUNTY OF _____) SS

The foregoing instrument was acknowledged before me on _____, _____ by _____, of _____, a _____, which individual is known to me to be the identical person who signed the foregoing instrument as such officers of the company for and on behalf of said company, and that he/she executed the same as his/her free and voluntary act and deed, and as the free and voluntary act and deed of said company for the uses and purposes therein mentioned.

Signature of Notary

SEAL

My Commission expires:

Base Tax Calculation

	Tax Total	Per Unit
Market Value	3,480,000	
Assessment Ratio	33.33%	
Assessed Value	1,159,884	
AHSAP 35% Reduction	753,925	
Equalization Factor	1.00000	
Millage Rate	8.00000%	
Estimated R/E Taxes	60,314	1,436

market value calculated by applying cap rate to projected year 1 Net Operating Income					
current millage rate rounded up to account for growth between now and first tax assessment					

Tax Benefit

YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
\$ 60,314	\$ 62,727	\$ 65,236	\$ 67,845	\$ 70,559	\$ 73,381	\$ 76,316	\$ 79,369	\$ 82,544	\$ 85,846
10 year Avg:	\$ 72,414								



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

Meeting 2/24/2025 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Ordinance
Prepared By: Daniel Harper

**AGENDA ITEM (ID
2025-142)**

DOC ID: 2025-142

Adopt Ordinance 7173, An Ordinance Approving an Annexation and Development Agreement for the Property Located at 21W508 Acorn Avenue, Glen Ellyn, Illinois 60137, and Authorizing its Execution

Statement of the Issue:

Benjamin and Heather Raeder ("Petitioners") are the owners of the property located at 21W508 Acorn Avenue, Glen Ellyn, Illinois 60137 ("Property"). The Petitioners have filed a Petition for Annexation with the Village and seek to enter into an Annexation Agreement with the Village so that the Property can be incorporated into the Village and be connected to the Village's water main and waste water lines. The Property is located on the north side of Acorn Avenue, east of Cumnor Avenue. The Property is contiguous to the Village corporate limits. Notice of a public hearing to consider the Annexation Agreement for the Property was published in the Daily Herald on February 6, 2024 as required by state statute. The certificate of publication is attached as well as the Petition for Annexation filed by the Petitioners.

Analysis:

The Petitioners seek to develop the Property by subdividing the four (4) existing lots into three (3) new single-family lots. The Petitioners will pay all standard permit and connection fees as required to make the utility connections. The Petitioners will be required to submit recapture payments to reimburse the developers of 21W466 Acorn Ave for the extension of the Village water and sanitary sewer mains along Acorn Avenue.

The Glen Ellyn Comprehensive Plan has identified the area where the Property is located as a future annexation area and the property falls into Glen Ellyn's planning jurisdiction. The Property will be rezoned R2 Single Family Residential District, consistent with the surrounding incorporated properties. Section 10-3-3 of the Zoning Code allows the Community Development Director to automatically designate this classification without a public hearing. The Petitioners intend to submit a minor subdivision plat which will be brought to the Village Board for its consideration following a public hearing conducted by the Plan Commission.

Budget Impact:

The estimated impact on the Village budget would be minimal.

Contribution to Strategic Plan

The annexation of the Property is consistent with the Strategic Plan: Priority: Development,

Initiative: Successful growth, development, annexation, and business retention, Action: Consider annexation opportunities to increase the tax base, control future development, share costs of infrastructure, and provide and protect high quality of life for neighborhoods.

Action Requested:

Adopt an Ordinance 7173 Approving an Annexation and Development Agreement for the Property Located at 21W508 Acorn Avenue, Glen Ellyn, Illinois 60137, and Authorizing its Execution.

Attachments:

1. Ordinance Annexation and Development Agreement 21W508 Acorn Avenue
2. 21W508 Acorn Ave. Annexation Agreement
3. Public Notice Certificate of Publication - 21W508 Acorn Avenue



Village of Glen Ellyn

Ordinance No. xxxx

**An Ordinance Approving an Annexation and Development Agreement for the Property
Located at 21W508 Acorn Avenue, Glen Ellyn, IL 60137**

**Adopted by the
Acting Village President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois
This 24th Day of February, 2025.**

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 February, 2025.

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

Ordinance No. _____

**An Ordinance Approving an Annexation and Development Agreement for the Property
Located at 21W508 Acorn Avenue, Glen Ellyn, IL 60137**

WHEREAS, Benjamin Raeder and Heather Raeder (hereinafter collectively referred to as the “Owners”) are the owners of the property located at 21W508 Acorn Avenue, Glen Ellyn, Illinois (“Property”), and have petitioned the Acting Village President and Board of Trustees of the Village of Glen Ellyn (“Village”) for approval of an Annexation Agreement; and

WHEREAS, the Owners filed the Petition for Annexation with the Village on August 23, 2024; and

WHEREAS, the legal description of the Property is set forth in the attached Exhibit A and the proposed addresses for the Property upon annexation to the Village are 938, 940 and 942 Acorn Avenue, Glen Ellyn, Illinois; and

WHEREAS, the Village and the Owners have agreed to an Annexation Agreement in substantially the form attached hereto; and

WHEREAS, the Property is not within the corporate limits of any municipality and is contiguous to the Village; and

WHEREAS, pursuant to a notice published in The Daily Herald on February 6, 2025, as statutorily required pursuant to Section 11-15.1-13 of the Illinois Municipal Code, 65 ILCS 5/11-15.1-3, a public hearing was held on the Annexation Agreement on February 24, 2025; and

WHEREAS, the public hearing was held not less than fifteen (15) nor more than thirty (30) days prior to the publication of the notice; and

WHEREAS, the Acting Village President and Board of Trustees deem it to be in the best interest of the Village to enter into the Annexation attached hereto.

NOW THEREFORE, BE IT ORDAINED by the Acting Village 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. Authority to Execute the Annexation Agreement. The Acting Village President is authorized and directed execute the Annexation Agreement in substantially the form attached hereto and the Village Clerk is authorized and directed to attest the signature of the Acting Village President.

Section 3. Recording the Annexation Agreement. The Annexation Agreement shall be recorded with the Office of the DuPage County Recorded of Deeds after its execution by all parties at the Owner's expense.

Section 4. Severability and Repeal of Inconsistent Ordinances. In 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 5. 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
24th day of February 2025.

Voting	Ayes	Nays	Abstain	Absent
Fasules				
Gould				
Thompson				
Kalinich				
Christiansen				
Simon				

Approved by the Acting Village President of the Village of Glen Ellyn, Illinois this _____
day of February, 2025.

Acting Village President Donna Jean Simon

ATTEST

Caren Cosby, Village Clerk

EXHIBIT A

Subject Property's Legal Description

LOTS 25 AND 26 IN GLEN OAK, A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 109, EAST OF THE THIRD PRINCIPAL MERIFIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 13, 1913 AS DOCUMENT 110577, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.s 05-12-304-003, 05-12-304-004, 05-12-304-005 and 05-12-304-008

This Document prepared by:

Paul L. Stephanides
Village Attorney
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137

After recording return to:

Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137
ATTN: Village Clerk

This space for Recorder's use only

ANNEXATION AND DEVELOPMENT AGREEMENT

21W508 ACORN AVENUE, GLEN ELLYN ILLINIOS 60137

ANNEXATION AND DEVELOPMENT AGREEMENT

THIS ANNEXATION AND DEVELOPMENT AGREEMENT (hereinafter referred to as the “Agreement”) is made and entered into this _____ day of February, 2025, by, between, and among Benjamin Raeder and Heather Raeder (hereinafter collectively referred to as the “Owners”), and the Village of Glen Ellyn, an Illinois home rule municipal corporation (hereinafter referred to as the “Village”). The Village and Owners are also collectively referred to as “Parties” and may also individually be referred to as a “Party.”

RECITALS

A. The Owners are the owners of four (4) parcels of land located on the northside of Acorn Avenue, commonly known as 21W508 Acorn Avenue, P.I.N.s 05-12-304-003, 05-12-304-004, 05-12-304-005 and 05-12-304-008 and legally described in Exhibit A, attached hereto and incorporated herein by reference (hereinafter referred to as the “Property”). Prior to the execution of this Agreement, the Property is located in unincorporated Glen Ellyn and under the local government jurisdiction of Milton Township. The Property is currently contiguous to the Village and is made up of approximately 0.7698 acres.

B. The Owners executed a Petition for Annexation on August 21, 2024, which was filed with the Village on August 22, 2024.

C. The Property is currently improved with one single family home.

D. The Property has not been annexed to any other municipality.

E. The Village is an Illinois home rule municipal corporation having its principal office at 535 Duane Street, Glen Ellyn, Illinois 60137.

F. The Owners desire to annex the Property to the Village, pursuant to and in accordance with Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8, and agree to do all things necessary to assist in that process.

G. A public hearing to consider this Agreement was conducted on February 10th, 2025 and public notice of the hearing was published in the *Daily Herald*, a newspaper published in the Village of Glen Ellyn, on January 31st, 2025.

H. The Village has published, posted, and delivered all notices as required in Article VII of the Illinois Municipal Code, 65 ILCS 5/7-1-1 *et seq.*

I. The Owners have agreed that the Property will be zoned in accordance with the R2 Residential District regulations as set forth in Section 10-4-8 of the Glen Ellyn Zoning Code, as the same may be amended from time to time (“Zoning Code”), when it is annexed to the Village to allow the Property to be used for a single-family residential use in accordance with the terms and conditions of this Agreement.

J. The proposed addresses upon annexation to the Village for the Property are 940, 942

and 944 Acorn Avenue, Glen Ellyn, Illinois.

K. The Owners shall subdivide and improve the property with the construction of three (3) single-family residences in full conformance with the requirements of the Glen Ellyn Village Code including, but no limited to, sewer and water utility connections and public right-of-way improvements as further set forth in this Agreement.

L. All other matters, in addition to those specifically referred to above, which are included by this Agreement, have been considered by the Parties, and the development of the Property for the purposes permitted under the R2 Residential District regulations of the Zoning Code, all in accordance with the terms and conditions of this Agreement, will inure to the benefit and improvement of the Village by increasing the taxable value of the real property within the Village's corporate limits, extending the corporate limits and jurisdiction of the Village to the limits of the Property, promoting the sound planning and development of the Village, and otherwise enhancing and promoting the general welfare of the Village residents and taxpayers.

NOW THEREFORE, in consideration of the foregoing preambles and mutual covenants and agreements contained herein, the Parties agree as follows:

1. Incorporation of Recitals. The Parties hereby confirm the truth and validity of the representations and recitations set forth in the foregoing recitals. The Parties further acknowledge that the same are material to this Agreement and are hereby incorporated into and made a part of this Agreement and the same shall continue for so long as this Agreement is in full force and effect.

2. Legal Conformance with Law. This Agreement is made pursuant to and in accordance with the provisions of the Glen Ellyn Village Code, and the Village's home rule powers, as established in the Illinois Compiled Statutes and the Illinois Constitution.

3. Annexation. The Property is currently contiguous to the Village limits and shall be annexed to the Village prior to the issuance of any building permits or the commencement of any construction at the Property. In order to facilitate the annexation of the Property, the Owners shall: (a) file a fully executed Annexation Petition in the form attached to this Agreement as Exhibit B, which is incorporated herein by reference as though fully set forth; (b) provide proof of ownership of the Property; and (c) provide a Plat of Annexation acceptable in form and content to the Village. Upon, but not before the Village's receipt of the Annexation Petition, the proof of ownership, and approved Plat of Annexation, the Village's Corporate Authorities shall adopt a valid and binding Annexation Ordinance providing for the annexation of the Property and any adjacent rights-of-way to the Village pursuant to Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8. The Village Clerk shall then promptly cause the Annexation Ordinance, Plat of Annexation, and related documents to be recorded in the Office of the DuPage County Recorder at the Owners' expense.

A. Should a court of competent jurisdiction determine that annexation of the Property was defective because of the failure of the Parties to follow a procedural requirement constituting a valid precondition to proper annexation of the Property, the Parties, including the successors and assigns of the Owners, agree to promptly cause the Property to be reannexed to the Village in a manner that satisfies all procedural requirements.

B. Should a court of competent jurisdiction determine that annexation of the Property by the Village was without lawful authority (i.e., lack of contiguity), the Parties agree that this Agreement shall be deemed a Pre-Annexation Agreement authorized pursuant to 65 ILCS 5/11-15.1-1, as amended, and shall remain in full force and effect to the extent permitted by law. Thereafter, should the Property become contiguous to the Village, the Parties, including the successors and assigns of the Owners, agree to promptly take all necessary steps as may then be provided by law to cause the annexation of the Property to the Village.

4. Zoning. Contemporaneous with, or immediately following, the adoption of a valid and binding Annexation Ordinance, the Village's Community Development Director shall, without further hearing automatically zone the Property R2 Residential Zoning District in accordance with Section 10-3-3 of the Glen Ellyn Zoning Code. Upon annexation, any existing use of the Property that does not comply with the requirements of that zoning classification may continue to be used for such use subject to the Village's zoning provisions regarding nonconforming properties. Because the zoning category to be granted for the Property shall automatically be granted pursuant to Section 10-3-3 of the Village's Zoning Code, the process under which this Agreement was entered into did not include a public hearing before the Glen Ellyn Plan Commission. The zoning category for the Property shall automatically be established and the designation will appear in the next published version of the Village's Zoning Map.

5. Development of Property.

A. Subdivision of Property. The Owners have submitted to the Village a Plat of Subdivision for a three-lot subdivision for the Property, a copy of which is attached hereto and incorporated herein as Exhibit C (hereinafter referred to as the "Plat"). The Property shall be developed in substantial conformance with the Plat with not more than three (3) lots.

B. Village Codes/Requirements of Law. The Property shall be subject to the regulations and provisions set forth in the Village's Zoning Code, Subdivision Regulations Code, Building Code, and all other applicable statutes, ordinances, codes, rules and regulations pertaining to the development of the Property, including the statutes, ordinances, codes, rules, and regulations of any other governmental entity with regulatory control over the Property now in force and effect, or that may be in full force and effect, and as may be amended from time to time, except as otherwise modified or varied pursuant to the terms of this Agreement (collectively, all federal, state, regional, local or Village statutes, codes, ordinances, rules and regulations are hereinafter referred to as "Requirements of Law").

C. Utilities and Public Improvements. As a condition of this Agreement, The Owners will connect to the Village utilities set forth below to service the Property. Any connection of these Village utilities must be performed in accordance with the Village's Subdivision Regulations Code, and such extension and improvements are the sole responsibility of Owners.

- i. Water Service.
 - a. The Village represents and warrants to Owners that it owns and operates a water distribution system within the Village for water distribution.
 - b. Owners represent and warrant to the Village that they have determined that the existing Village water distribution system has sufficient line and service capacity to provide and will provide adequate potable and fire flow water to Property to meet its needs and will undertake any Village water system improvements required to serve the Property at its own expense.
 - c. The Village represents that the water distribution system of the Village currently has sufficient capacity to service the Property with potable water for domestic water consumption and fire protection flow if the Property is developed in accordance with this Agreement. Following acceptance by the Village of the public improvements constructed within the Property, to the Village shall maintain said water distribution system to the Property. The Village shall cooperate with the Owners in obtaining such permits as may be required by both federal and state law, including, without limitation, the Illinois Environmental Protection Act, 415 ILCS 5/1 *et seq.*, to permit the Property to be served with potable water and fire protection flow. Upon this completion and approval, the Village shall accept dedication of, and thereafter maintain, all primary water lines constructed by the Owners pursuant to the applicable provisions of the Village's Subdivision Regulations and other applicable codes and ordinances of the Village.
- ii. Sanitary Sewer Facilities.
 - a. The Village represents and warrants to Owners that it owns and operates a sanitary sewer collection system within the Village for conveyance of wastewater to the Glenbard Wastewater Authority.
 - b. Owners represent and warrant to the Village that they have determined that the existing Village wastewater collection and conveyance system has sufficient capacity to provide and will provide sanitary sewer service to the Property to meet its needs and will undertake any Village wastewater collection and conveyance system improvements required to serve the property at its own expense.
- iii. Sidewalks and Parkway Trees. The Developer shall, at its sole cost and expense, construct and install: (i) street lighting as required by the Village Engineer; and (ii) a public sidewalk in all rights-of-way adjacent to the Property. The Owners shall cause the installation of parkway trees on the

north side of the Acorn Avenue right-of-way in substantial conformance with the applicable provisions of the Village's Subdivision Regulations Code and all other applicable provisions of the Village Code. Notwithstanding anything contained herein or in any Village ordinance, rule, or regulation to the contrary, parkway trees to be installed at the Property pursuant to the applicable provisions of the Village's Subdivision Regulations Code and other applicable provisions of the Village Code shall be installed and completed on an individual built-out basis for each lot and structure constructed thereon and need not be installed or completed at the same time by the Owners. The Owners shall also submit a planting plan with the proposed location, size, and species of parkway trees for the Village's approval when building permits are applied for each lot. The Village shall be notified of any activities in the public rights-of-way to schedule and conduct necessary inspections.

6. Recapture Fee

A. The Property shall be further subject to a recapture fee for the construction and installation of water service facilities and sanitary sewer service facilities, by the Owners of the property located immediately adjacent to the east of the Property, commonly known as 948 and 952 Acorn Avenue, Glen Ellyn, Illinois, P.I.N. 05-12-305-017 ("948 and 952 Acorn Avenue"), pursuant to a recapture agreement between the Village and the property owners of 948 and 952 Acorn Avenue.

B. The Owners shall pay their proportionate share of the costs to construct and install said facilities to serve the Property as a benefitting property in an amount to be determined by the Village. The Owners are prohibited from connecting to the Village's water service and sanitary sewer service until said recapture fee is paid to the Village.

7. Dedication of Public Improvements.

A. The Owners shall dedicate the public improvements located in the public right-of-way including the water service lines from the water main up to and including the buffalo-box at or near the property lines, and parkway trees that will be maintained by the Village (hereinafter referred to as the "Dedicated Improvements").

B. The Owners shall notify the Village Engineer when they believe all the Dedicated Improvements to be dedicated have been fully and properly completed in compliance with the Requirements of Law, including Section 11-5-3 of the Village's Subdivision Regulations Code and this Agreement, and shall request final inspection, approval, and acceptance of the Dedicated Improvements by the Village. Such notification shall be given far enough in advance to allow the Village Engineer time to inspect the Dedicated Improvements and to prepare a punch list of items requiring repair or correction. The Owners shall promptly make all necessary repairs and corrections as specified on the punch list. The Village shall not be required to approve or accept any portion of the Dedicated Improvements until all of the Dedicated Improvements, including punch list items, have been fully and

properly completed.

C. Upon satisfactory completion of the Dedicated Improvements, including all punch list items, the Village Engineer will submit a recommendation on the Dedicated Improvements to the Village Board, and the Village Board will take action on that recommendation. Upon the approval of, and prior to the acceptance of, the Dedicated Improvements to be accepted by the Village pursuant to this Agreement, the Owners shall execute, or cause to be executed, such documents as the Village shall request to transfer ownership of the Dedicated Improvements to, and evidence ownership of such Dedicated Improvements, to the Village, free and clear of all liens, claims, encumbrances, and restrictions, unless otherwise approved by the Village in writing. The Owners shall, at the same time, grant, or cause to be granted, to the Village all such insured easements or other property rights as the Village may require to install, operate, maintain, service, repair, and replace the Dedicated Improvements that have not been previously granted to the Village, free and clear of all liens, claims, encumbrances, and restrictions, unless otherwise approved by the Village in writing.

D. Neither the execution of this Agreement nor the approval or recordation of the Subdivision Plat shall constitute acceptance by the Village of any public facilities that are depicted as “dedicated” on the Final Plat.

8. Fees, Charges, Donations and Contributions.

A. Standard Fees and Charges. The Village shall impose and collect from the Developer, and its respective employees, contractors, sub-contractors, and agents the customary permit, license, tap-on, connection, and user fees and charges in such amounts or at such rates as are generally applied throughout the Village.

B. Land Donation and Cash Contributions. At the time of issuance of each building permit for the construction of the two (2) additional new single-family homes on the Property, the Developer or builder shall be required to pay the amounts listed below to the Village for each of the two (2) additional new single-family home:

Glen Ellyn Library	Per each new single-family home	\$850.92
Glen Ellyn Park District	Per each new two-bedroom home	\$3,328.05
	Per each new three-bedroom home	\$4,783.35
	Per each new four-bedroom home	\$6,210.60
	Per new five-bedroom home	\$6,220.50
School District 41	Per new three-bedroom home	\$3,010.00
	Per new four-bedroom home	\$4,692.00
	Per new five-bedroom home	\$3,456.00

School District 87	Per new two-bedroom home	\$135.55
	Per new three-bedroom home	\$962.38
	Per new four-bedroom home	\$2,053.52
	Per new five-bedroom home	\$1,436.79
Glen Ellyn Fire Company	Per new single-family home	\$1,500.00

C. Payment of Village Consulting Fees. The Developer shall pay all reasonable professional consulting and administration fees incurred by the Village to process the Developer's requests for subdivision and zoning of the Property, which fees may, without limitation, include all engineering, surveying, and legal fees incurred by the Village pertaining to the review of the Developer's plans and specifications for the Property, the negotiation and preparation of this Agreement, delivery and publication of notices, administrative fees to conduct public meetings and public hearings, recordation fees, and fees related to inspecting development of the Property. Such fees shall be billed on the basis of the regular hourly billing rate normally charged by such professionals and paid by the Village. The Developer has deposited the sum of \$1,500 with the Village to be held in escrow and from time to time drawn on by the Village to pay for all Village consultants, recording fees and any other out-of-pocket fees pertaining to the development of the property. The Developer shall replenish the escrow amount to its original deposit amount when the Village provides notice that the balance is at or below \$300. The Village's consultants shall include, without limitation, the Village's consulting engineer, consulting planner, surveyor, attorney, and transcriber.

D. Building Permit Fees. The Developer shall pay any and all Village fees and deposits in effect at the time of building permit applications, including , but not limited to, all water and sanitary main connection and inspection fees, water meter, water valve and all other associated costs, fees, and deposits.

9. Security Instruments.

A. In lieu of any applicable provisions of the Village Code to the contrary, the Owners shall deposit with the Village for the development of the Property, and the Village will accept, irrevocable letters of credit (hereinafter referred to as "Security Instruments") from reputable banks or savings and loan associations to guarantee construction and maintenance of all Public Improvements and Dedicated Improvements, to be constructed by the Owners as a part of the development of the Property. Each Security Instrument shall be in an amount equal to 125% of the Owner's engineer's estimate of construction costs as approved by the Village Engineer. All such Security Instruments shall be substantially in the form of Exhibit D attached to this Agreement.

B. Each Security Instrument shall be effective for not less than one (1) year from the date of issuance, and Owners may substitute for, renew, or extend the same from time to time, with the approval of the Village, until the Public Improvements are completed. The Owners shall renew or replace each Security Instrument not less than 30 days prior to its expiration in the event the Public Improvements have not then been completed and accepted

by the Village as set forth in Section 6 of this Agreement. All Security Instruments shall require not less than 60 days written notice to the Village by the issuer prior to the expiration of the Security Instrument, and no Security Instrument shall expire without such prior written notice having been duly given.

C. Until the amount of the Security Instruments are sufficient to guarantee the completion of any incomplete, unacceptable, or defective Public Improvements, the Village may withhold the issuance of any building permits or certificates of occupancy. The Community Development Director may however, at their discretion allow a temporary occupancy permit to be issued if the incomplete items do not pose a hazard to the public health or safety as determined by the Village. The Village Engineer may from time to time approve a reduction or reductions in the Security Instruments by an amount not in excess of 90% of the value certified by the Owner's Engineer of the completed work so long as the balance remaining in the Security Instruments is at least equal to 125% of the cost to complete the remaining Public Improvements for the Property, plus retention for completed work and inspection and testing fees for the Village to inspect the Public Improvements remaining to be completed. The Security Instruments for the Public Improvements for the Property shall be deposited with the Village prior to the issuance of any building permit for the property. The 10% maintenance guarantee amount required to be deposited under Chapter 5 of the Subdivision Regulations Ordinance shall be in the form of the Security Instruments. The entirety of the Security Instruments shall be released promptly following the satisfactory completion of the maintenance period as set forth in Chapter 5 of the Subdivision Regulations Ordinance.

10. Miscellaneous Provisions.

A. Existing water wells and septic systems must be permanently sealed and abandoned in accordance with Village, County, and State requirements.

B. From and after the date of annexation, the property shall be used and maintained in accordance with and pursuant to the Village Code of Glen Ellyn, including the applicable Building Codes, Subdivision Regulations Code and Zoning Code contained therein.

C. Other Fees – In addition to other fees provided herein, the Owners shall pay:

- (i) An annexation fee of \$250.00.
- (ii) Village out-of-pocket expenses to process subdivision and annexation requests.
- (iii) Standard building permit and utility connection fees and deposits.
- (iv) All other applicable fees.

D. Fire Protection. The Property is currently located within the boundaries of Village Special Service Area Number 18, otherwise known as the North Glen Ellyn Fire Protection Special Service Area ("SSA 18"). SSA 18 imposes a special tax on unincorporated properties for fire protection services provided by the Glen Ellyn Volunteer Fire Company. At such time that the Property is annexed to the Village, the Property shall be removed from SSA 18 and shall no longer pay the SSA tax and shall be assessed a monthly fee for fire service provided by the Village.

11. Village Address. Upon annexation to the Village, the address of the properties resulting from the three-lot subdivision shall be given Village addresses.

12. Term. The term of this Agreement will be twenty (20) years from the date of execution hereof, which will be deemed to become effective on the date hereof pursuant to 65 ILCS 5/11-15.1-5.

13. Annexation Agreement Extension. At the option of the Village, the Village may extend this Annexation Agreement at its conclusion for an additional period of up to twenty (20) years for a portion, or all, of the Property. If the Village wishes to exercise this option, it shall do so in writing not earlier than two (2) years before the expiration of this Agreement, nor later than three months prior to this Agreement's initial termination date. Notice shall be sent in writing to: (i) that entity that has paid the real estate property taxes during one of the last two years for the Property or that portion of the Property for which the Village wishes to extend this Agreement; or (ii) to the record title holder of the Property or that portion of the Property for which the Village wishes to extend this Agreement. If the Village determines in its sole and absolute discretion to extend the term of this Agreement, the Village may do so whether the Property, or any portion of the Property, has been annexed to the Village. The Village may only extend the term of this Agreement once. If the Village has not exercised the option to extend the term of this Agreement pursuant to this Section, and if the Property has not been annexed to the Village at this Agreement's initial termination date, the Village and the Owners may enter into a new Annexation Agreement in the manner provided by law. If the Village has provided utility services to the non-annexed Property or any non-annexed portions of the Property pursuant to this Agreement, it may terminate such utility service at the conclusion of this Agreement; provided, however, that the Village gives not less than one year prior written notice of such termination to: (i) that entity that has paid the real estate property taxes during one of the last two years for the Property or that portion of the Property for which the Village desires to terminate any such utility service; or (ii) to the record title holder of the Property or any portion of the Property for which the Village desires to terminate any such utility service.

14. General Provisions.

A. Severability. In the event that any portion of this Annexation Agreement is found to be invalid by any court of competent jurisdiction, such finding of invalidity as to that portion will not affect the validity or enforceability of the balance of this Agreement.

B. Remedies. In addition to all rights and remedies specified in this Agreement, the Village will have the authority to pursue any and all rights and remedies, at law or in equity, to which it is entitled in order to enforce the terms of this Agreement. In the event that the Owners fail to comply, the Village may institute an action for specific performance along with other civil and quasi-criminal actions as permitted by law, and the Village may disconnect the water and sanitary sewer services. The Owners will be further liable for any attorney fees, court costs and other costs incurred by the Village as a consequence of the Village's enforcement of this provision.

C. Amendment. This Agreement may be amended from time to time with the consent of the parties, pursuant to Statute.

D. Conflict Regulations. The provisions of this Agreement shall supersede the provision of any Village Codes and Ordinances that may be in conflict with the provisions of this Agreement.

E. Enforcement; Governing Law; Venue. This Agreement shall be enforceable by either the Owners or the Village, and their respective successors and assigns, by an appropriate action at law or in equity, to secure the performance of the promises, obligations, and covenants in this Agreement, including the specific performance of this Agreement. The laws of the State of Illinois shall govern this Agreement. Any lawsuit enforcement filed against the Village and/or its officers, officials, employees, or independent contractors may only seek injunction, mandamus, or specific performance for the enforcement of the agreement and may not seek damages. Venue for any action pursuant to this Agreement shall in the Circuit Court of DuPage County, Illinois.

F. Successors and Assigns. This Agreement shall inure to the benefit of and be binding upon the Owners and Village and their respective successors and assigns. No conveyance, transfer or assignment of fee title in the Property or of this Agreement shall serve to release the Owners of their duties and obligations already undertaken under this Agreement.

G. Application of Ordinances. Upon annexation, the Property and its use will be subject to all Village ordinances generally applicable throughout the Village except as herein set forth.

H. Recording. The Village Clerk is hereby directed to cause this Agreement to be recorded with the Recorder of Deeds of DuPage County following its execution and approval by the Village Board.

I. No Disconnection. Once the Property subject to this Annexation Agreement has been annexed to the Village, the Owners shall not petition the Circuit Court to take any other action to cause the Property to be disconnected from the Village during the term of this Annexation Agreement or any extension to that term. In addition, the Owners may not during the term of this Annexation Agreement petition any other municipality or a court to permit annexation to another municipality.

J. Recitals and Exhibits. The recitals set forth in the beginning of this Agreement, and the exhibits attached hereto, are incorporated herein by this reference and shall constitute substantive provisions to this Agreement.

K. Captions and Paragraph Headings. The captions and paragraph headings used herein are for convenience only and shall not be used in construing any term or provision of this Agreement.

L. Entire Agreement. This Agreement sets forth all the covenants, conditions and promises between the parties, and it supersedes all prior negotiations, statements, or agreements, either written or oral, regarding its subject matter. There are no covenants, promises, agreements, conditions, or understandings between the parties, either oral or written, other than those contained in this Agreement.

M. Binding Authority. The individuals executing this Agreement represent that they have the legal power, right, and actual authority to bind their respective Parties to the terms and conditions of this Agreement.

N. Effective Date. The effective date of this Agreement as reflected above shall be the last date of its execution by one of the Parties as set forth below.

O. Counterparts. This Agreement may be executed in counterparts, each of which shall be considered an original and together shall be one and the same Agreement.

13. Notice. Any notice or communication required or permitted to be given under this Agreement shall be in writing and shall be delivered: (i) personally; (ii) by a reputable overnight courier; (iii) by certified mail, return receipt requested, and deposited in the U.S. Mail, postage prepaid; or (iv) by electronic internet mail ("*e-mail*"). E-mail notices shall be deemed valid only to the extent that they are opened by the recipient on a business day at the address set forth below and followed by delivery of actual notice in the manner described in either (i), (ii), or (iii) above within three (3) business days thereafter at the appropriate address set forth below.

A. Unless otherwise provided in this Agreement, notices shall be deemed received after the first to occur of (a) the date of actual receipt; or (b) the date that is one business day after deposit with an overnight courier as evidenced by a receipt of deposit; or (c) the date that is three business days after deposit in the U.S. mail, as evidenced by a return receipt. By notice complying with the requirements of this Section each party to this Agreement shall have the right to change the address or the addressee, or both, for all future notices and communications to them, but no notice of a change of addressee or address shall be effective until actually received.

B. Notices and communications to the Village shall be addressed to, and delivered at, the following address:

Community Development Director
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137
Email: communitydevelopment@glenellyn.org

C. Notices and communications to the Owners shall be addressed to, and delivered to, the following address:

Benjamin Raeder
21W508 Acorn Ave.
Glen Ellyn, IL 60137
Email: ben.a.raeder@gmail.com

15. Covenant Running with the Land. The terms of this Agreement constitute a covenant running with the land for the term of this Agreement unless specific terms are expressly made binding

beyond the term of this Agreement. Furthermore, the terms herein are hereby expressly made binding upon all heirs, grantees, mortgagees, lessee, executors, assigns and successors in interest of the Owners as to all or any part of the tracts, and are further expressly made binding upon said Village and the duly elected or appointed successors in office of its Corporate Authorities.

16. Force Majeure. Whenever a period of time is provided for in this Agreement for either the Village or the Owners to do or perform any act or obligation, neither Party shall be liable for any delays or inability to perform due to causes beyond the control of said Party such as war, riot, strike or lockout by or against either Party's own employees or suppliers, unavoidable casualty or damage to personnel, materials or equipment, fire, flood, storm, earthquake, tornado or any act of nature. Any time period shall be extended for only the actual amount of time said Party is so delayed.

17. No Liability of Corporate Authorities. The Parties acknowledge and agree that the individuals who are members of the group constituting the corporate authorities of the Village are entering into this Agreement in their corporate capacities as members of such group and shall have no personal liability in their individual capacities.

18. Cumulative Remedies. The Parties' rights and remedies hereunder shall be cumulative; the exercise of any rights or remedies shall neither preclude enforcement of other rights and remedies nor waive other rights and remedies; and the failure of either party to exercise any rights or remedies shall neither preclude enforcement of any rights or remedies nor constitute a waiver of any rights or remedies.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK –
SIGNATURE PAGE FOLLOWS]**

IN WITNESS WHEREOF, the parties have caused this Annexation Agreement to be executed on the dates set forth below.

VILLAGE OF GLEN ELLYN

Donna Jean Simon, Acting Village President

SUBSCRIBED AND SWORN to before me
this ____ day of _____, 2025.

- Notary Seal -

Notary Public

ATTEST

Caren Cosby, Village Clerk

SUBSCRIBED AND SWORN to before me
this ____ day of _____, 2025.

- Notary Seal -

Notary Public

BENJAMIN RAEDER

SUBSCRIBED AND SWORN to before me
this ____ day of _____, 2025.

- Notary Seal -

Notary Public

HEATHER RAEDER

SUBSCRIBED AND SWORN to before me
this ____ day of _____, 2025.

- Notary Seal -

Notary Public

EXHIBIT LIST

EXHIBIT A: Legal Description of Property

EXHIBIT B: Petition for Annexation

EXHIBIT C: Subdivision Plat

EXHIBIT D: Letter of Credit Form

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

LOTS 25 AND 26 IN GLEN OAK, A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 109, EAST OF THE THIRD PRINCIPAL MERIFIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 13, 1913 AS DOCUMENT 110577, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.s 05-12-304-003, 05-12-304-004, 05-12-304-005 and 05-12-304-008

EXHIBIT B
PETITION FOR ANNEXATION
VILLAGE OF GLEN ELLYN, ILLINOIS

PETITION FOR ANNEXATION
VILLAGE OF GLEN ELLYN, ILLINOIS

CLEAR PAGE

TO THE GLEN ELLYN VILLAGE BOARD:

Petitioners on oath state as follows:

1. That the undersigned are the sole owners of record of all of the property described in Attachment A and commonly known as Acorn Enclave and P.I.N. 05-12-304-003 though 008 (Subject Realty).
2. That this petition is executed by all of the owner(s) of record of the Subject Realty.
3. That no electors reside on the Subject Realty or, in the alternative, at least fifty-one percent (51%) of the electors residing on the Subject Realty have executed this petition.
4. That no portion of the property is within the corporate limits of any municipality.
5. That the Subject Property is either contiguous to the Village of Glen Ellyn, will be at the time of annexation, or may be contiguous when combined with other property annexing to the Village of Glen Ellyn.
6. That the property which the Petitioners desire to have annexed to the Village of Glen Ellyn is the property that is described in Attachment A attached hereto and made a part hereof.
7. That this Petition shall be in full force and effect from and after the date hereof and until the property is annexed to the Village of Glen Ellyn in agreement with State Law.

WHEREFORE, the applicants' petition that the property be annexed by ordinance to the Village of Glen Ellyn, Illinois, is in accordance with the appropriate statutes.

The undersigned, on oath, state that the undersigned have read the foregoing Petition for Annexation, have knowledge of the allegations contained therein, and that said allegations are true and correct to the best of the Petitioners' knowledge.

Owners of Record of Subject Property:

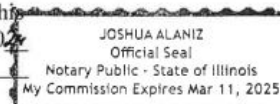
Signature: [Signature]
Print Name: Benjamin Raeder
Date: 8/21/24

Signature: [Signature]
Print Name: Heather Raeder
Date: 8/21/24

Signature: _____
Print Name: _____
Date: _____

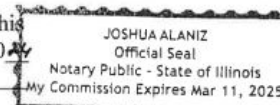
Subscribed and sworn to before me this
21st day of August, 2024

[Signature]
NOTARY PUBLIC



Subscribed and sworn to before me this
21st day of August, 2024

[Signature]
NOTARY PUBLIC



Subscribed and sworn to before me this
____ day of _____, 20____

NOTARY PUBLIC

Annexation Application Packet FILLABLE 081717 lg.docx

RAEDER'S ACORN AVENUE SUBDIVISION

NOTE: ALL BEARINGS SHOWN HEREON ARE ASSUMED AND ARE FOR REFERENCE ONLY.

NOTE: TO THE BEST OF OUR KNOWLEDGE THERE ARE NO RECORDED BUILDING LINES OR EASEMENTS EXCEPT AS SHOWN HEREON.

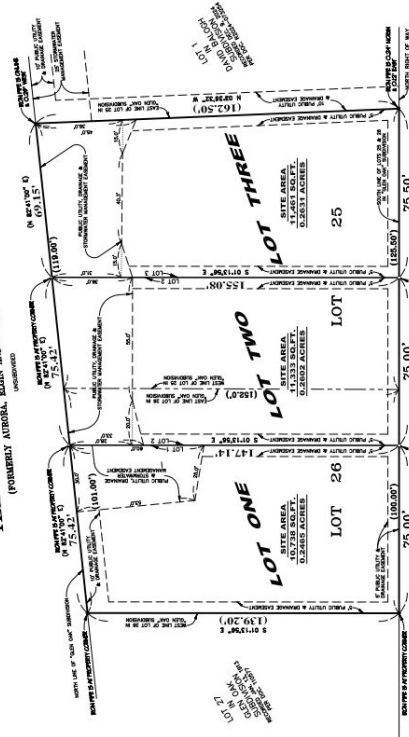
NOTE: THIS REZONING/DIVISION PLAT REQUIRES NO NEW PUBLIC IMPROVEMENTS TO SERVICE THE SITE.

(50.00')
100.00'
LOT
LOT

P.L.N. 05-12-304-003
05-12-304-004
05-12-304-005
05-12-304-008

COMMON ADDRESS:
21W528 ACORN AVENUE, GLEN ELLYN, ILLINOIS 60137

ILLINOIS PRAIRIE PATH



ACORN-----AVENUE
(N/B, Q)

CUMNOR
AVENUE

...Dedicated
Public Right of

STORMWATER MANAGEMENT EASEMENT PROVISIONS:

[illegible]

Summary Notes

1. All distances shown herein are in feet and decimal parts thereof.
2. Compare the Latest Diagrams, Building Lines, and Easements as shown herein with your Check, Title Insurance Policy or Title Commitment.
3. Consult the local authorities for additional setback lines and restrictions not shown herein.
4. Compare all survey points and report any discrepancies immediately.
5. Consult utility companies and municipalities prior to the start of any construction.
6. All dimensions to and along the buildings as shown herein are exterior foundation measurements.

VILLAGE BOARD CERTIFICATE

[illegible]

Downloaded from <http://ajphaphysocpharm.sagepub.com/> at 11:01 11 November 2014

COUNTY CLERK OF DUPAGE COUNTY,
ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES,
AND NO UNPAID SPECIAL ASSESSMENTS, DUE ON THE ABOVE DESCRIBED LAND,
AND NO UNPAID TAX SALES AGAINST ANY OF
THE LAND INCLUDED IN THE ANNEXED PLAT.

WITNESSED UNDER MY HAND AND SEAL AT _____ DUPAGE COUNTY,
ILLINOIS, THIS _____ DAY OF _____ A.D.

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS } 25
COUNTY OF DU PAGE }

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF GLEN ELLIN, DU PAGE
COUNTY, ILLINOIS, THIS _____ DAY OF _____ A.D. _____

ATTEST: _____

VILLAGE ENGINEER'S CERTIFICATE AS TO

[illegible]

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS } SS
COUNTY OF DU PAGE)

VILLAGE COLLECTOR OF THE VILLAGE OF GLEN
ELLYN, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR
UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED
ASSESSMENTS THEREON THAT HAVE BEEN APPOINTED AGAINST THE TRACT OF
LAND INCLUDED IN THIS PLAN OF SUBDIVISION.

SIGNED AT GLEN ELLYN, ILLINOIS, THIS ____ DAY OF _____ 20__

PREPARED FOR: _____

IRWIN PLAZEREN
21W508 ACORN AVENUE
GLEN ELLYN, ILLINOIS, 60137

Abstract

RECORDED & CERTIFIED

STATE OF ILLINOIS }
COUNTY OF DU PAGE } SS
THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN
THE RECORDS OF THE COUNTY OF DU PAGE, ILLINOIS, ON THIS
_____ DAY OF _____, A.D. 19____, AT
_____ O'CLOCK _____ A.M.

RECORDED BY DEEDS _____

CLERK'S CERTIFICATE _____

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE ABOVE DESCRIBED LOT, AND THAT HE HAS DEEDS IN THE ANNEXED PLAT, AND THAT HE HAS

[illegible]

ACKNOWLEDGES THAT HE/SHEY SIGNED AND DELIVERED IT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USE THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL, THIS _____ DAY OF _____, A.D., _____
 NOTARY PUBLIC: _____
 MY COMMISSION EXPIRES: _____

[illegible][illegible]

IN RE: Pg	48-00	Prepared For	BEN RAEDER
		Resident	
Date	12/13/24	REUSE PER VILLAGE COMMENTS	
		Prepared By	CARRADITS LAND SURVEY
			VILLAGE OF GLEN ELLYN, DU PAGE COUNTY, ILLINOIS.

[illegible]

VILLAGE OF GLEN ELLYN
NOTICE OF PUBLIC HEARING
OF A PROPOSED ANNEXATION

PUBLIC NOTICE is hereby given that a public hearing shall be conducted before the Village Board of the Village of Glen Ellyn ("Village") on **Monday, February 24th, 2024 at 7:00 p.m.**, at the Glen Ellyn Civic Center in the Galligan Board Room located at 535 Duane Street Glen Ellyn, Illinois 60137 to consider a proposed annexation agreement between the Village and the owners of an approximately 1.0298 acre parcel of property commonly known as 21W508 Acorn Avenue ("Property") that is proposed to be annexed to the Village. The Property is currently located in unincorporated DuPage County and is contiguous to the Village limits. The Property is generally located south of the Village boundary along the Illinois Prairie Path, to the east of Cumnor Avenue on the north side of Acorn Avenue and is legally described as follows:

LOTS 25 AND 26 IN GLEN OAK, A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 109, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 13, 1913 AS DOCUMENT 110577, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-12-304-003, 05-12-304-004, 05-12-304-005 and 05-12-304-008

Property Address: 21W508 Acorn Avenue, Glen Ellyn, Illinois

A copy of the proposed annexation agreement is on file with the Village and is available for public inspection prior to the hearing during regular business hours at the Glen Ellyn Civic Center. The agreement may be changed, altered, modified, amended, or redrafted in its entirety after the public hearing. All interested persons are invited to attend and be heard at the public hearing. The public hearing may be adjourned to another date by the Village Board without further notice by public announcement at the hearing setting forth the time and place thereof. After the close of the hearing, the Village Board may either approve the agreement as presented, approve the agreement with changes, or not approve the agreement at the same meeting or a future meeting.

Published in Daily Herald Feb. 6, 2025 (278086)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

DuPage County
Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DuPage County DAILY HERALD**. That said **DuPage County DAILY HERALD** is a secular newspaper, published in Naperville, DuPage County, State of Illinois, and has been in general circulation daily throughout DuPage County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **DuPage County DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 02/06/2025 in said **DuPage County DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY


Designee of the Publisher of the Daily Herald

Control # 278086 *DUPAGE*





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

Meeting 2/24/2025 7:00 PM
Department: Public Works - Internal Services
Department Head: Dave Buckley
Category: Award
Prepared By: Richard Daubert

**AGENDA ITEM (ID
2025-160)**

DOC ID: 2025-160

Adopt Resolution No. 25-06, A Resolution Approving a Contract with A Lamp Concrete Contractors, Inc. and Subsequent Change Orders for the Construction of the 2025 Street Resurfacing Project in the Total Not-To-Exceed Amount of \$3,052,075.77 to be Expensed to the Motor Fuel Tax and Water and Sanitary Sewer Funds and Authorizing the Contract's Execution

Statement of the Issue:

This memorandum serves to provide staff's recommendation that the Village Board adopt a resolution approving a construction contract for the 2025 Street Resurfacing Project to A Lamp Concrete Contractors, Inc. of Schaumburg, Illinois in the amount of \$2,977,075.77 and authorizing its execution. Staff also recommend a 2.5% contingency be authorized in the amount of \$75,000 for any unforeseen items of work that may arise during the project. This yields a total not-to-exceed contract authorization of \$3,052,075.77.

In addition, staff recommends that the Village Board adopt a resolution approving a construction engineering services agreement for the project with Chastain & Associates of Schaumburg, Illinois in the not-to-exceed amount of \$309,929 and authorizing its execution.

Lastly, the construction contract and construction engineering services will be funded in part by Rebuild Illinois and Motor Fuel Tax Funds. The State of Illinois requires the Village Board adopt two separate resolutions to appropriate the funds towards the project. Once the funds have been appropriated, staff submit a separate form to secure state approval to expend the Rebuild Illinois and Motor Fuel Tax Funds for construction and construction engineering.

Analysis:

Construction Contract

Public Works staff recently completed oversight of the design and competitive bidding of the 2025 Street Resurfacing Project. The scope of work includes tree protection, various removals, storm sewer and drainage structures; sanitary sewer point repairs; structure adjustments; concrete curb and gutter, sidewalk, hot mix asphalt and concrete driveways; pavement patching; hot mix asphalt pavement; sodding; pavement markings, and all other incidental and collateral work necessary to complete the improvements. In total, approximately 2.4 centerline miles of the following Village

roadways are included in the Construction Contract. A location map is also provided as an attachment to this memorandum for reference.

- Annandale Ave: Hillside Ave to Duane St (508 feet)
- Anthony St: Kenilworth Ave to Western Ave (1,562 feet)
- Arlington Ave: Regent St to Glenwood Ave (1,008 feet)
- Cottage Ave: Kenilworth Ave to Western Ave (1,565 feet)
- Evergreen Ave: Geneva Rd to North End (590 feet)
- Hillside Ave: Park Blvd to Taylor Ave (1,834 feet)
- Kenilworth Ave: Anthony St to Cottage Ave (641 feet)
- Montclair Ave: Hill Ave to North End/IL Prairie Path (1,764 feet)
- Newton Ave: Pennsylvania Ave to Linden St (2,257 feet)
- Regent St: Greenfield Ave to Turner Ave (1,030 feet)

The project will include roadway improvements on the above Village streets, as shown in the attached location map. In terms of scope, the project will involve rehabilitation work including spot sidewalk and curb repairs, milling and resurfacing of the roadway, line striping, and parkway lawn restoration. The project will also include storm sewer extension on Cottage Avenue east of Kenilworth Avenue and sidewalk installation on the east side of Montclair Avenue between Duane Street and the Illinois Prairie Path.

Staff has interfaced with residents throughout the design process including a public involvement meeting during the design phase. Public involvement will continue as the project advances into construction.

Staff notes that separate from this contract, Public Works has solicited bids for lead water service line replacement work. Lead water services located within the street resurfacing project limits that necessitate roadway work will be replaced in coordination with this project.

Bidding Process

A legal notice of the request for bids was published in the Daily Herald on January 16, 2025. The project was also listed on IDOT's January 16 and January 23 Contractors Bulletin as to comply with IDOT letting requirements for Motor Fuel Tax Funded Projects. The bid package was secured by thirteen (13) contractors. Five (5) bid proposals were received and publicly opened on January 30, 2025.

Bid tabulations were completed by staff with a summary of the as-calculated bids is as follows:

Bidder	Total Bid*
A Lamp Concrete Contractors, Inc. of Schaumburg, IL	\$2,977,076

Everlast Blacktop, Inc. of Elgin, IL	\$3,028,981
Engineer's Estimate (AECOM)	\$3,079,799
RW Duntelman Company of Addison, IL	\$3,264,975
Brothers Asphalt Paving, Inc. of Addison, IL	\$3,270,676
Schroeder Asphalt Services of Huntley, IL	\$3,282,002

*All bid amounts are rounded to nearest dollar.

The low, responsible and responsive bidder for the project is A Lamp Concrete Contractors of Schaumburg, Illinois. The Contractor has successfully completed major capital projects in Glen Ellyn, including the recent Central Business District Streetscape and Utility Improvements Project.

Construction Schedule

The overall substantial completion date for the project is specified as August 29, 2025. Final completion is specified as September 26, 2025. The start of construction will be confirmed with the contractor upon award of the contract.

Construction Engineering Services

Given the size of the project and staff responsibilities, engineering oversight for the project is recommended to be supplemented by a consultant. Responsibilities of the consultant engineer will include conducting a preconstruction conference, general consultations/meetings, review of the project schedule, shop drawing review, spot grade checking, full-time construction observation, resident notifications, material testing (using a sub-consultant), pay estimate and change order processing, final inspection and project close-out, record drawing preparation, and rectification of issues that arise during the warranty period.

A Request for Proposal (RFP) for construction engineering services was issued to twenty-one (21) engineering firms. Five (5) firms submitted proposals which were evaluated by staff based on the evaluation criteria within the RFP including firm information, firm experience, project team qualifications, ability to meet deadlines, completeness of project approach, additional tasks, and not-to-exceed cost.

Summary of Construction Engineering Proposals			
Consultant	Total Personnel Hours	Total Not-to-Exceed Cost*	Evaluation Score
Chastain & Associates, LLC	1,861**	\$309,929**	86
Hampton, Lenzini, and Renwick, Inc.	1,875	\$301,552	82
DLZ Illinois, Inc.	2,430	\$336,558	82
Engineering Resource	1,180	\$166,953	78

Associates, Inc.			
TranSystems Corporation	2,439	\$398,915	74

*All costs are rounded to the nearest dollar.

**Chastain & Associates' original proposal consisted of 1,946 hours and a price of \$318,623.

Staff evaluated the proposals based on the aforementioned criteria and identified Chastain & Associates' proposal as the best and most favorable to the interests of the Village and public. The firm's proposal scored highly in all areas but particularly well in terms of the project understanding and approach. The proposal was considerate of specific project challenges associated with resident access on dead-end streets, parking restrictions, maintenance of traffic, and need for thorough communication and coordination with residents and stakeholders including Hadley Junior High, Abraham Lincoln School, Glen Ellyn Park District, two churches, and the Fire Company. The project manager is also well qualified having worked on a similar Village project in 2022 with some efficiencies anticipated due to the engineer's familiarity with Glen Ellyn procedures and expectations. Staff did have Chastain revise their proposal by reducing hours and direct costs for vehicles in order to bring down costs. Especially with these adjustments, Chastain's total price is on the lower end of proposals, while including what staff thought to be the best team for the project. Although ERA submitted the lowest cost proposal, the project staffing and hours were not appropriate for a project of this size.

Chastain & Associates has recently successfully completed construction engineering services for Glen Ellyn's 2021 and 2022 Street Improvements Projects, and other similar projects for the communities of Des Plaines, Schaumburg, Hoffman Estates, and Aurora.

Based on these factors, staff recommend the Village enter into a contract with Chastain and Associates for Construction Engineering Services for the project in the not-to- exceed amount of \$309,929.

Budget Impact:

The main approach towards funding this project was to use the balance of the Village's Rebuild Illinois Funds (~\$996,327) along with Motor Fuel Tax and Water/Sewer Funds. Prior to the completion of design work, approximately \$3M in Rebuild IL/Motor Fuel Tax funds were anticipated to be needed for the project. However, based on the final design and bids, the total MFT/Rebuild IL funding required is \$3,219,608. While this is over what was budgeted, the Motor Fuel Tax Account Does Have Sufficient Funds to cover the work.

Recommended Funding – Construction and Construction Engineering					
Funding Source	Account No.	Budget	Construction Contract Funding	Construction Engineering Funding	Total Project Const./CE Funding
RBI/MFT	21000-580100-25001	\$3,000,000	\$2,925,176 (1)	\$294,432	\$3,219,608 (2)
Water Fund	50100-580100-	\$1,851,068	\$10,850	\$1,550	\$12,400

	25001				
Sewer Fund	50200-580100-25001	\$883,845	\$116,050	\$13,947	\$129,997
Capital Projects	40000-580160-25001	\$3,015,987	\$0	\$0	\$0
TOTALS		\$8,750,900	\$3,052,076 (3)	\$309,929	\$3,362,005 (4)

(1) \$75,000 Contingency Included

(2) Rounded, Actual Amount = \$3,219,607.77; Breakdown as follows

- Rebuild IL = \$996,326.58
- MFT = \$2,223,281.19

(3) Rounded, Total Contract and Change Order Authorization is \$3,052,075.77.

(4) Rounded, Actual Amount = \$3,362,004.77

Staff notes that the funds above are for both the 2025 Resurfacing Project as well as for a forthcoming 2025 Utility and Roadway Improvements Project. Hence there are still approximately \$5.4M in funds available for the next construction contract. Having said that, the next project is anticipated to be over budget due to additional utility and roadway work developed during the project design phase. Staff is working with the engineer to determine any potential cost savings, street/utility work to defer to next year, and even an alternate bid process. Other alternatives are also being considered including the use of further Motor Fuel Tax Funds for other projects. Staff will provide further detail in the applicable agenda item for the forthcoming 2025 Utility and Roadway Improvements Project.

Contribution to Strategic Plan

Strategic Issue: Infrastructure. **Initiative:** Develop the Capital Improvement Plan. **Action:** Execute the Capital Improvement Plan (CIP) including IT improvements, facility improvements, and equipment replacement annually as well as GWA projects.

Strategic Issue: Infrastructure. **Initiative:** Safe & reliable roads & utilities. **Action:** Continue to improve streets on a 20-22 year cycle by conducting regular street assessments and executing on approved CIP priorities.

Action Requested:

Engineering staff notes that Village Counsel would like to utilize resolutions moving forward for the authorization of contracts and agreements. Staff accordingly recommends the Village Board of Trustees make and approve the following motions at the February 24, 2025 Village Board Meeting:

1. Adopt Resolution No. 25-06, A Resolution Approving a Contract and Change Orders for the Construction of the 2025 Street Resurfacing Project in the total not-to-exceed amount of \$3,052,075.77 to be expensed to the Motor Fuel Tax and Water and Sanitary Sewer Fund and authorizing the Contract's execution.

2. Adopt Resolution No. 25-07, A Resolution Authorizing a Contract for Construction Engineering Services for the 2025 Street Resurfacing Project in the total not-to-exceed amount of \$309,929 to be expensed to the Motor Fuel Tax and Water and Sanitary Sewer Fund and Authorizing its Execution
3. Adopt Resolution 25-08, A Resolution Authorizing the Appropriation of \$996,326.58 in Rebuild Illinois Funds, contained within the Village's Motor Fuel Tax Fund, for Construction of the 2025 Street Resurfacing Project.
4. Adopt Resolution 25-09, A Resolution Authorizing the Appropriation of \$2,223,281.19 in Motor Fuel Tax Funds for Construction and Construction Engineering for the 2025 Street Resurfacing Project.

Attachments:

1. Resolution for 2025 Street Resurfacing Construction Contract
2. A Lamp Concrete Contract
3. A Lamp Concrete Proposal
4. Location Map



Village of Glen Ellyn

Resolution No. 25-06

A Resolution Approving a Contract with A Lamp Concrete Contractors, Inc. and Subsequent Change Orders for the Construction of the 2025 Street Resurfacing Project in A Total Not-To-Exceed amount of \$3,052,075.77 to be Expensed to the Motor Fuel Tax and Water and Sanitary Sewer Funds and Authorizing the Contract's Execution

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

This _____ Day of _____, 2025.

Resolution No. 25-06

A Resolution Approving a Contract with A Lamp Concrete Contractors, Inc. and Subsequent Change Orders for the Construction of the 2025 Street Resurfacing Project in A Total Not-to-Exceed Amount of \$3,052,075.77 to be Expensed to the Motor Fuel Tax and Water and Sanitary Sewer Funds and Authorizing the Contract's Execution

BE IT RESOLVED by the Acting Village 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 Contract with A Lamp Concrete Contractors, Inc. ("Contract") for the construction of the 2025 Street Resurfacing Project in a total not-to-exceed amount of \$3,052,075.77 ("Project") to be expensed to the Motor Fuel Tax and Water and Sanitary Sewer Funds is approved and the Village Manager is authorized to execute the Contract in substantially the form attached subject to the review and approval of the Village Attorney and subsequent change orders are also approved for the Project up to \$75,000.

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

Adopted by the Acting Village President and Board of Trustees of the Village of Glen Ellyn, Illinois, this 24th day of February, 2025.

Voting	Ayes	Nays	Abstain	Absent
Fasules				
Gould				
Thompson				
Kalinich				
Christiansen				
Simon				

Approved by the Acting Village President of the Village of Glen Ellyn, Illinois this _____ day of February, 2025.

Donna Jean Simon, Acting Village President

ATTEST

Caren Cosby, Village Clerk



Contractor's Name

A Lamp Concrete Contractors, Inc.

Contractor's Address

1900 Wright Blvd.

City

Schaumburg

State

IL

Zip Code

60193

STATE OF ILLINOIS

Local Public Agency

Village of Glen Ellyn

County

DuPage

Section Number

24-00085-00-RS

Street Name/Road Name

Various Streets

Type of Funds

MFT & RBI

☒ CONTRACT BOND (when required)

For a County and Road District Project

Submitted/Approved

Highway Commissioner Signature & Date

Submitted/Approved

County Engineer/Superintendent of Highways Signature & Date

For a Municipal Project

Submitted/Approved/Passed

Signature & Date

Official Title

Department of Transportation

☐ Concurrence in approval of award

Regional Engineer Signature & Date

Local Public Agency	Local Street/Road Name	County	Section Number
Village of Glen Ellyn	Various Streets	DuPage	24-00085-00-RS

- THIS AGREEMENT, made and concluded the 24th day of February 2025 between the Village of Glen Ellyn, known as the party of the first part, and A Lamp Concrete Contractors, Inc., its successor, and assigns, known as the party of the second part.
- For and in consideration of the payments and agreements mentioned in the Proposal hereto attached, to be made and performed by the party of the first part, and according to the terms expressed in the Bond referring this contract, the party of the second part agrees with said party of the first part, at its own proper cost and expense, to do all the work, furnish all materials and all labor necessary to complete the work in accordance with the plans and specifications hereinafter described, and in full compliance with all of the terms of this contract.
- It is also understood and agreed that the LPA Formal Contract Proposal, Special Provisions, Affidavit of Illinois Business Office, Apprenticeship or Training Program Certification, and Contract Bond hereto attached, and the Plans for Section 24-00085-00-RS in Village of Glen Ellyn, approved by the Illinois Department of Transportation on 01/08/25, are essential documents of this contract and are a part hereof.
- IN WITNESS WHEREOF, the said parties have executed this contract on the date above mentioned.

Attest: The Village of Glen Ellyn
Local Public Agency Type Name of Local Public Agency

Clerk Signature & Date

(SEAL, if required by the LPA)

Party of the First Part Signature & Date

By:

(If a Corporation)

Corporate Name

President, Party of the Second Part Signature & Date

By:

(If a Limited Liability Corporation)

LLC Name

Manager or Authorized Member, Party of the Second Part

By:

(If a Partnership)

Partner Signature & Date

Partner Signature & Date

Partners doing Business under the firm name of
Party of the Second Part

(If an individual)

Party of the Second Part Signature & Date

Attest:

Secretary Signature & Date

(SEAL, if required by the LPA)



Contract Bond

Local Public Agency	County	Street Name/Road Name	Section Number

Bond information to be returned to Local Public Agency at _____
Complete Address

We, _____
Contractor's Name and Address

a/an _____ organized under the laws of the State of _____ as PRINCIPAL, and
State

Surety Name and Address

as SURETY, are held and firmly bound unto the above Local Public Agency (hereafter referred to as "LPA") in the penal sum of

Dollars (_____) lawful money of the United States, to be paid to said LPA, the payment of which we bind ourselves, successors and assigns jointly to pay to the LPA this sum under the conditions of this instrument.

WHEREAS, THE CONDITION OF THE FOREGOING OBLIGATION IS SUCH that the said Principal has entered into a written contract with the LPA acting through its awarding authority for the construction of work on the above sections, which contract is hereby referred to and made a part hereof, as if written herein at length, and whereby the said Principal has promised and agreed to perform said work in accordance with the terms of said contract, and has promised to pay all sums of money due for any labor, materials, apparatus, fixtures or machinery furnished to such Principal for the purpose of performing such work and has further agreed to pay all direct and indirect damages to any person, firm, company or corporation to whom any money may be due from the Principal, subcontractor or otherwise for any such labor, materials, apparatus, fixtures or machinery so furnished and that suit may be maintained on such bond by any such person, firm, company or corporation for the recovery of any such money.

NOW, THEREFORE, if the said Principal shall perform said work in accordance with the terms of said contract, and shall pay all sums of money due or to become due for any labor, materials, apparatus, fixtures or machinery furnished to it for the purpose of constructing such work, and shall commence and complete the work within the time prescribed in said contract, and shall pay and discharge all damages, direct and indirect, that may be suffered or sustained on account of such work during the time of the performance thereof and until the said work shall have been accepted, and shall hold the LPA and its awarding authority harmless on account of any such damages and shall in all respects fully and faithfully comply with all the provisions, conditions and requirements of said contract, then this obligation shall be void; otherwise it shall remain in full force and effect.

IN TESTIMONY WHEREOF, the said PRINCIPAL and the said SURETY have caused this instrument to be signed by their respective agents this _____ day of _____
Day Month and Year

PRINCIPAL

Company Name

By
Signature & Date

Attest
Signature & Date

Company Name

By
Signature & Date

Attest
Signature & Date

(If PRINCIPAL is a joint venture of two or more contractors, the company names and authorized signature of each contractor must be affixed.)

STATE OF IL
COUNTY OF _____

I, _____, a Notary Public in and for said county, do hereby certify that
Notary Name

Insert name of Individuals signing on behalf of PRINCIPAL

who is/are each personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument on behalf of PRINCIPAL, appeared before me this day in person and acknowledged respectively, that he/she/they signed and delivered said instrument freely and voluntarily for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____
Day Month, Year

(SEAL)

Notary Public Signature & Date

Date commission expires _____

SURETY

Name of Surety

Title

By:

STATE OF IL
COUNTY OF _____

I, _____, a Notary Public in and for said county, do hereby certify that
Notary Name

Insert name of Individuals signing on behalf of SURETY

who is/are each personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument on behalf of SURETY, appeared before me this day in person and acknowledged respectively, that he/she/they signed and delivered said instrument freely and voluntarily for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____
Day Month, Year

(SEAL)

Notary Public Signature & Date

Date commission expires _____

Approved this _____ day of _____
Day Month, Year

Attest:

Local Public Agency Clerk Signature & Date

Local Public Agency Type

Clerk

Awarding Authority

Awarding Authority Signature & Date



SHEET

COVER SHEET

Proposal Submitted By:

Contractor's Name

A Lamp Concrete Contractors, Inc.

Contractor's Address

1900 Wright Blvd.

City

Schaumburg

State

IL

Zip Code

60193

STATE OF ILLINOIS

Local Public Agency

VILLAGE OF GLEN ELLYN

County

DuPage

Section Number

24-00085-00-RS

Route(s) (Street/Road Name)

VARIOUS STREETS

Type of Funds

MFT & RBI

☐ Proposal Only ☐ Proposal and Plans ☒ Proposal only, plans are separate

Submitted/Approved

For Local Public Agency:

For a County and Road District Project

Submitted/Approved

Highway Commissioner Signature & Date

Submitted/Approved

County Engineer/Superintendent of Highways Signature & Date

For a Municipal Project

Submitted/Approved/Passed

Signature & Date

Rich Davbert 12/31/2024

Official Title

Rich Davbert, Village Engineer

Department of Transportation

Released for bid based on limited review

Regional Engineer Signature & Date

Jose Rios / MK 1/8/2025

Note: All proposal documents, including Proposal Guaranty Checks or Proposal Bid Bonds, should be stapled together to prevent loss when bids are processed.



STEVEN P. FESSENBECKER
ILLINOIS LICENSE NO. 062-051254
DATE OF EXPIRATION 11/30/2025

Local Public Agency	County	Section Number	Route(s) (Street/Road Name)
VILLAGE OF GLEN ELLYN	DuPage	24-00085-00-RS	VARIOUS STREETS

NOTICE TO BIDDERS

Sealed proposals for the project described below will be received at the office of Village of Glen Ellyn

535 Duane Street, Glen Ellyn, Illinois 60137
 Address until 10:00 AM on 01/30/2025
 Name of Office Time Date

Sealed proposals will be opened and read publicly at the office of Village of Glen Ellyn

535 Duane Street, Glen Ellyn, Illinois 60137
 Address at 10:00 AM on 01/30/2025
 Name of Office Time Date

DESCRIPTION OF WORK

Location	Project Length
Various Streets within the Village of Glen Ellyn	2.42 mi / 12,759 ft

Proposed Improvement

The work consists of tree protection, various removals, pavement patching, storm sewer and drainage structures; structure adjustments, sanitary sewer point repairs; concrete curb and gutter, sidewalk, hot mix asphalt and concrete driveways; hot mix asphalt pavement; aggregate shoulders, sodding; pavement marking and all incidental and collateral work necessary to complete the improvements.

Approximately 12,759 feet of street segments will be improved in the project including:

- Annandale: Hillside to Duane – 508 ft
- Anthony: Kenilworth to Western - 1,562 ft
- Arlington: Regent to Glenwood - 1,008 ft
- Cottage: Kenilworth to Western - 1,565 ft
- Evergreen: Geneva to North End - 590 ft
- Hillside: Park to Taylor - 1,834 ft
- Kenilworth: Anthony to Cottage - 641 ft
- Montclair: Hill to North End - 1,764 ft
- Newton: Pennsylvania to Linden - 2,257 ft
- Regent: Greenfield to Turner - 1,030 ft

1. Plans and proposal forms will be available in the office of

Bid Form, Plans, and Specifications will be available for download in digital format (PDF) from the BHFX Plan Room website at www.bhfxplanroom.com. Bidders may also request printed sets of Contract Documents from the office of BHFX, 30W250 Butterfield Road, Warrenville, IL 60555 (telephone: 630-393-0777). Bidders shall be responsible for all downloading, printing, and shipping/mailling costs for all sets of Contract Documents obtained from BHFX. A plan holders list will also be maintained by BHFX and will be available for viewing on its website at www.bhfxplanroom.com.

Bid proposals submitted from Bidders that did not obtain the Bidding and Contract Documents directly from BHFX Plan Room (in electronic or paper copy form) will not be accepted.

General questions about the project can be addressed via email to Rich Daubert, Glen Ellyn Professional Engineer at rdaubert@glenellyn.org.

2. ☒ Prequalification

If checked, the 2 apparent as read low bidders must file within 24 hours after the letting an "Affidavit of Availability" (Form BC 57) in triplicate, showing all uncompleted contracts awarded to them and all low bids pending award for Federal, State, County, Municipal and private work. One original shall be filed with the Awarding Authority and two originals with the IDOT District Office.

3. The Awarding Authority reserves the right to waive technicalities and to reject any or all proposals as provided in BLRS Special Provision for Bidding Requirements and Conditions for Contract Proposals.
4. The following BLR Forms shall be returned by the bidder to the Awarding Authority:
 - a. Local Public Agency Formal Contract Proposal (BLR 12200)
 - b. Schedule of Prices (BLR 12201)
 - c. Proposal Bid Bond (BLR 12230) (if applicable)
 - d. Apprenticeship or Training Program Certification (BLR 12325) (do not use for project with Federal funds.)
 - e. Affidavit of Illinois Business Office (BLR 12326) (do not use for project with Federal funds)
5. The quantities appearing in the bid schedule are approximate and are prepared for the comparison of bids. Payment to the Contractor will be made only for the actual quantities of work performed and accepted or materials furnished according to the contract. The scheduled quantities of work to be done and materials to be furnished may be increased, decreased or omitted as hereinafter provided.
6. Submission of a bid shall be conclusive assurance and warranty the bidder has examined the plans and understands all requirements for the performance of work. The bidder will be responsible for all errors in the proposal resulting from failure or neglect to conduct an in depth examination. The Awarding Authority will, in no case, be responsible for any costs, expenses, losses or changes in anticipated profits resulting from such failure or neglect of the bidder.
7. The bidder shall take no advantage of any error or omission in the proposal and advertised contract.
8. If a special envelope is supplied by the Awarding Authority, each proposal should be submitted in that envelope furnished by the Awarding Agency and the blank spaces on the envelope shall be filled in correctly to clearly indicate its contents. When an envelope other than the special one furnished by the Awarding Authority is used, it shall be marked to clearly indicate its contents. When sent by mail, the sealed proposal shall be addressed to the Awarding Authority at the address and in care of the official in whose office the bids are to be received. All proposals shall be filed prior to the time and at the place specified in the Notice to Bidders. Proposals received after the time specified will be returned to the bidder unopened.
9. Permission will be given to a bidder to withdraw a proposal if the bidder makes the request in writing or in person before the time for opening proposals.

Local Public Agency	County	Section Number	Route(s) (Street/Road Name)
VILLAGE OF GLEN ELLYN	DuPage	24-00085-00-RS	VARIOUS STREETS

PROPOSAL

1. Proposal of A Lamp Concrete Contractors, Inc.

Contractor's Name

1900 Wright Blvd., Schaumburg, IL 60193

Contractor's Address
2. The plans for the proposed work are those prepared by AECOM
 and approved by the Department of Transportation on _____
3. The specifications referred to herein are those prepared by the Department of Transportation and designated as "Standard Specifications for Road and Bridge Construction" and the "Supplemental Specifications and Recurring Special Provisions" thereto, adopted and in effect on the date of invitation for bids.
4. The undersigned agrees to accept, as part of the contract, the applicable Special Provisions indicated on the "Check Sheet for Recurring Special Provisions" contained in this proposal.
5. The undersigned agrees to complete the work within _____ working days or by 08/29/25 unless additional time is granted in accordance with the specifications.
6. The successful bidder at the time of execution of the contract will be required to deposit a contract bond for the full amount of

the award. When a contract bond is not required, the proposal guaranty check will be held in lieu thereof. If this proposal is accepted and the undersigned fails to execute a contract and contract bond as required, it is hereby agreed that the Bid Bond of check shall be forfeited to the Awarding Authority.

7. Each pay item should have a unit price and a total price. If no total price is shown or if there is a discrepancy between the products of the unit price multiplied by the quantity, the unit price shall govern. If a unit price is omitted, the total price will be divided by the quantity in order to establish a unit price. A bid may be declared unacceptable if neither a unit price nor a total price is shown.
8. The undersigned submits herewith the schedule of prices on BLR 12201 covering the work to be performed under this contract.
9. The undersigned further agrees that if awarded the contract for the sections contained in the combinations on BLR 12201, the work shall be in accordance with the requirements of each individual proposal for the multiple bid specified in the Schedule for Multiple Bids below.
10. A proposal guaranty in the proper amount, as specified in BLRS Special Provision for Bidding Requirements and Conditions for Contract Proposals, will be required. Bid Bonds will be allowed as a proposal guaranty. Accompanying this proposal is either a bid bond, if allowed, on Department form BLR 12230 or a proposal guaranty check, complying with the specifications, made payable to: Village of Glen Ellyn Treasurer of _____.
The amount of the check is 5% of the bid amount (5% Bid Bond).

In the event that one proposal guaranty check is provided for multiple bids, the amount must be equal to the sum of the proposal guaranties which would be required for each individual bid proposal. If the proposal guaranty check is placed in another bid proposal, state below where it may be found.

The proposal guaranty check will be found in the bid proposal for: Section Number 24-00085-00-RS.

Local Public Agency	County	Section Number	Route(s) (Street/Road Name)
VILLAGE OF GLEN ELLYN	DuPage	24-00085-00-RS	VARIOUS STREETS

CONTRACTOR CERTIFICATIONS

The certifications hereinafter made by the bidder are each a material representation of fact upon which reliance is placed should the Department enter into the contract with the bidder.

1. **Debt Delinquency.** The bidder or contractor or subcontractor, respectively, certifies that it is not delinquent in the payment of any tax administered by the Department of Revenue unless the individual or other entity is contesting, in accordance with the procedure established by the appropriate Revenue Act, its liability for the tax or the amount of the tax. Making a false statement voids the contract and allows the Department to recover all amounts paid to the individual or entity under the contract in a civil action.
2. **Bid-Rigging or Bid Rotating.** The bidder or contractor or subcontractor, respectively, certifies that it is not barred from contracting with the Department by reason of a violation of either 720 ILCS 5/33E-3 or 720 ILCS 5/33E-4.

A violation of section 33E-3 would be represented by a conviction of the crime of bid-rigging which, in addition to Class 3 felony sentencing, provides that any person convicted of this offense, or any similar offense of any state or the United States which contains the same elements as this offense shall be barred for 5 years from the date of conviction from contracting with any unit of State or local government. No corporation shall be barred from contracting with any unit of State or local government as a result of a conviction under this Section of any employee or agent of such corporation if the employee so convicted is no longer employed by the corporation: (1) it has been finally adjudicated not guilty or (2) if it demonstrates to the governmental entity with which it seeks to contract that entity finds that the commission of the offense was neither authorized, requested, commanded, nor performed by a director, officer or a high managerial agent on behalf of the corporation.

A violation of Section 33E-4 would be represented by a conviction of the crime of bid-rotating which, in addition to Class 2 felony sentencing, provides that any person convicted of this offense or any similar offense of any state or the United States which contains the same elements as this offense shall be permanently barred from contracting with any unit of State or Local government. No corporation shall be barred from contracting with any unit of State or Local government as a result of a conviction under this Section of any employee or agent of such corporation if the employee so convicted is no longer employed by the corporation and: (1) it has been finally adjudicated not guilty or (2) if it demonstrates to the governmental entity with which it seeks to contract and that entity finds that the commission of the offense was neither authorized, requested, commanded, nor performed by a director, officer or a high managerial agent on behalf of the corporation.

3. **Bribery.** The bidder or contractor or subcontractor, respectively, certifies that, it has not been convicted of bribery or attempting to bribe an officer or employee of the State of Illinois or any unit of local government, nor has the firm made an admission of guilt of such conduct which is a matter of record, nor has an official, agent, or employee of the firm committed bribery or attempted bribery on behalf of the firm and pursuant to the direction or authorization of a responsible official of the firm.
4. **Interim Suspension or Suspension.** The bidder or contractor or subcontractor, respectively, certifies that it is not currently under a suspension as defined in Subpart I of Title 44 Subtitle A Chapter III Part 6 of the Illinois Administrative code. Furthermore, if suspended prior to completion of this work, the contract or contracts executed for the completion of this work may be canceled.

Local Public Agency	County	Section Number	Route(s) (Street/Road Name)
VILLAGE OF GLEN ELLYN	DuPage	24-00085-00-RS	VARIOUS STREETS

SIGNATURES

(If an individual)

Bidder Signature & Date

--

Business Address

--

City

State

Zip Code

--

--

--

(If a partnership)

Firm Name

--

Signature & Date

--

Title

--

Business Address

--

City

State

Zip Code

--

--

--

Insert the Names and Addresses of all Partners

--

(If a corporation)

Corporate Name

A Lamp Concrete Contractors, Inc.

Signature & Date

	01/30/2025
--	------------

Title

Tracy Lampignano, President

Business Address

1900 Wright Blvd.

City

State

Zip Code

Schaumburg

IL

60193



Insert Names of Officers

President

Tracy Lampignano

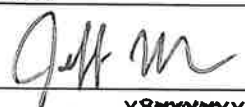
Secretary

Tracy Lampignano

Treasurer

Tracy Lampignano

Attest:



~~XXXXXX~~

Jeff Moyer, Vice President

BIDDER'S ACKNOWLEDGMENT OF RECEIPT

ADDENDUM NO. 1

2025 STREET RESURFACING PROJECT

JAN 30 2025

VILLAGE OF GLEN ELLYN

JANUARY 28, 2025

Bidder hereby acknowledges receipt of Addendum No. 1 for the subject project.

COMPANY NAME: A Lamp Concrete Contractors, Inc.
(Please Print)

AUTHORIZED NAME: Jeff Moyer
(Please Print)

AUTHORIZED SIGNATURE: 

TITLE: Vice President

DATE: 01/28/25

NOTE: Form must be submitted prior to the opening of bids scheduled for
10:00 a.m. on Thursday, January 30, 2025. Submit form to:

Rich Daubert, P.E., Professional Engineer
Glen Ellyn Public Works Reno Service Center
30 South Lambert Road, Glen Ellyn, Illinois 60137

FAX (630) 469-3128 (Facsimile Transmittals are accepted)

E-MAIL: rdaubert@glenellyn.org (E-MAIL Transmittals are accepted and preferred)



Local Public Agency

County

Section Number

Village Glen Ellyn

DuPage

24-00085-00-RS

WE, **A. Lamp Concrete Contractors, Inc.**

as PRINCIPAL, and

The Hanover Insurance Company

as SURETY, are held jointly,

severally and firmly bound unto the above Local Public Agency (hereafter referred to as "LPA") in the penal sum of 5% of the total bid price, or for the amount specified in the proposal documents in effect on the date of invitation for bids, whichever is the lesser sum. We bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly pay to the LPA this sum under the conditions of this instrument.

WHEREAS THE CONDITION OF THE FOREGOING OBLIGATION IS SUCH that, the said PRINCIPAL is submitting a written proposal to the LPA acting through its awarding authority for the construction of the work designated as the above section.

THEREFORE if the proposal is accepted and a contract awarded to the PRINCIPAL by the LPA for the above designated section and the PRINCIPAL shall within fifteen (15) days after award enter into a formal contract, furnish surety guaranteeing the faithful performance of the work, and furnish evidence of the required insurance coverage, all as provided in the "Standard Specifications for Road and Bridge Construction" and applicable Supplemental Specifications, then this obligation shall become void; otherwise it shall remain in full force and effect.

IN THE EVENT the LPA determines the PRINCIPAL has failed to enter into a formal contract in compliance with any requirements set forth in the preceding paragraph, then the LPA acting through its awarding authority shall immediately be entitled to recover the full penal sum set out above, together with all court costs, all attorney fees, and any other expense of recovery.

IN TESTIMONY WHEREOF, the said PRINCIPAL and the said SURETY have caused this instrument to be signed by their respective officers this 30th of January 2025

Day Month and Year

Principal

Company Name

A. Lamp Concrete Contractors, Inc.

Signature & Date

By:

Title

Tracy Lampagnano, President

1/30/2025

Company Name

Signature & Date

By:

Title

Todd Schaap

(If Principal is a joint venture of two or more contractors, the company names, and authorized signatures of each contractor must be affixed.)

Surety

Name of Surety

The Hanover Insurance Company

Signature of Attorney-in-Fact Signature & Date

By:

Todd Schaap

1/30/2025

STATE OF **WISCONSIN**

COUNTY OF **Kenosha**

I **Kimberly S. Rasch**

, a Notary Public in and for said county do hereby certify that

Tracy Lampagnano and Todd Schaap

(Insert names of individuals signing on behalf of PRINCIPAL & SURETY)

who are each personally known to me to be the same persons whose names are subscribed to the foregoing instrument on behalf of PRINCIPAL and SURETY, appeared before me this day in person and acknowledged respectively, that they signed and delivered said instruments as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this

30th

Day

day of

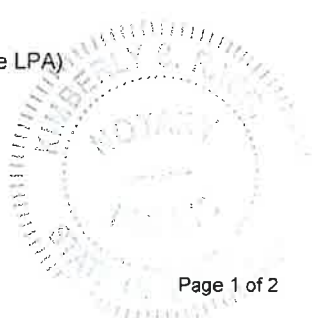
January 2025

Month and Year

Notary Public Signature & Date

Date commission expires 1/22/2026

(SEAL, if required by the LPA)



Local Public Agency	County	Section Number
Village Glen Ellyn	DuPage	24-00085-00-RS

Local Public Agency	County	Section Number
Village Glen Ellyn	DuPage	24-00085-00-RS

Local Public Agency	County	Section Number
Village Glen Ellyn	DuPage	24-00085-00-RS

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Village Glen Ellyn	DuPage	24-00085-00-RS

Local Public Agency	County	Section Number
Village Glen Ellyn	DuPage	24-00085-00-RS

ELECTRONIC BID BOND

☐ Electronic bid bond is allowed (box must be checked by LPA if electronic bid bond is allowed)

The Principal may submit an electronic bid bond, in lieu of completing the above section of the Proposal Bid Bond Form. By providing an electronic bid bond ID code and signing below, the Principal is ensuring the identified electronic bid bond has been executed and the Principal and Surety are firmly bound unto the LPA under the conditions of the bid bond as shown above. (If PRINCIPAL is a joint venture of two or more contractors, an electronic bid bond ID code, company/Bidder name title and date must be affixed for each contractor in the venture.)

Electronic Bid Bond ID Code Company/Bidder Name

[illegible]

Company/Bidder Name

--

Signature & Date _____

--

Title _____

--

THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY
CITIZENS INSURANCE COMPANY OF AMERICA

POWER OF ATTORNEY

THIS Power of Attorney limits the acts of those named herein, and they have no authority to bind the Company except in the manner and to the extent herein stated.

KNOW ALL PERSONS BY THESE PRESENTS:

That THE HANOVER INSURANCE COMPANY and MASSACHUSETTS BAY INSURANCE COMPANY, both being corporations organized and existing under the laws of the State of New Hampshire, and CITIZENS INSURANCE COMPANY OF AMERICA, a corporation organized and existing under the laws of the State of Michigan, (hereinafter individually and collectively the "Company") does hereby constitute and appoint,

Thomas O. Chambers, Todd Schaap, Daniel Gibson, Eric Olson, Kimberly S. Rasch and/or Jackie Sheldon

Of Shorewest Surety Services, Inc of Racine, WI each individually, if there be more than one named, as its true and lawful attorney(s)-in-fact to sign, execute, seal, acknowledge and deliver for, and on its behalf, and as its act and deed any place within the United States, any and all surety bonds, recognizances, undertakings, or other surety obligations. The execution of such surety bonds, recognizances, undertakings or surety obligations, in pursuance of these presents, shall be as binding upon the Company as if they had been duly signed by the president and attested by the secretary of the Company, in their own proper persons. Provided however, that this power of attorney limits the acts of those named herein; and they have no authority to bind the Company except in the manner stated and to the extent of any limitation stated below:

Any such obligations in the United States, not to exceed One Hundred Million and No/100 (\$100,000,000) in any single instance

That this power is made and executed pursuant to the authority of the following Resolutions passed by the Board of Directors of said Company, and said Resolutions remain in full force and effect:

RESOLVED: That the President or any Vice President, in conjunction with any Vice President, be and they hereby are authorized and empowered to appoint Attorneys-in-fact of the Company, in its name and as it acts, to execute and acknowledge for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, waivers of citation and all other writings obligatory in the nature thereof, with power to attach thereto the seal of the Company. Any such writings so executed by such Attorneys-in-fact shall be binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company in their own proper persons.

RESOLVED: That any and all Powers of Attorney and Certified Copies of such Powers of Attorney and certification in respect thereto, granted and executed by the President or Vice President in conjunction with any Vice President of the Company, shall be binding on the Company to the same extent as if all signatures therein were manually affixed, even though one or more of any such signatures thereon may be facsimile. (Adopted October 7, 1981 – The Hanover Insurance Company; Adopted April 14, 1982 – Massachusetts Bay Insurance Company; Adopted September 7, 2001 – Citizens Insurance Company of America and affirmed by each Company on March 24, 2014)

IN WITNESS WHEREOF, THE HANOVER INSURANCE COMPANY, MASSACHUSETTS BAY INSURANCE COMPANY and CITIZENS INSURANCE COMPANY OF AMERICA have caused these presents to be sealed with their respective corporate seals, duly attested by two Vice Presidents, this 19th day of April, 2024



The Hanover Insurance Company
Massachusetts Bay Insurance Company
Citizens Insurance Company of America

James H. Kawloeki
James H. Kawloeki, Vice President

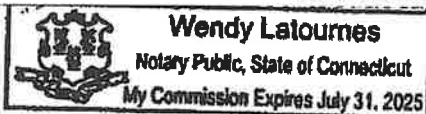
The Hanover Insurance Company
Massachusetts Bay Insurance Company
Citizens Insurance Company of America

Joellen M. Mendoza
Joellen M. Mendoza, Vice President

STATE OF CONNECTICUT)
COUNTY OF HARTFORD)

ss.

On this 19th day of April 2024 before me came the above named Executive Vice President and Vice President of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, to me personally known to be the individuals and officers described herein, and acknowledged that the seals affixed to the preceding instrument are the corporate seals of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, respectively, and that the said corporate seals and their signatures as officers were duly affixed and subscribed to said instrument by the authority and direction of said Corporations.



Wendy Latournes
Wendy Latournes, Notary Public
My commission expires July 31, 2025

I, the undersigned Vice President of The Hanover Insurance Company, Massachusetts Bay Insurance Company and Citizens Insurance Company of America, hereby certify that the above and foregoing is a full, true and correct copy of the Original Power of Attorney issued by said Companies, and do hereby further certify that the said Powers of Attorney are still in force and effect.

GIVEN under my hand and the seals of said Companies, at Worcester, Massachusetts, this 30th day of January 2025

CERTIFIED COPY

The Hanover Insurance Company
Massachusetts Bay Insurance Company
Citizens Insurance Company of America

John Rowedder
John Rowedder, Vice President



Schedule of Prices



Contractor's Name

A Lamp Concrete Contractors, Inc.

Contractor's Address

1900 Wright Blvd.

City

Schaumburg

State

IL

Zip Code

60193

Local Public Agency

Village of Glen Ellyn

County

DuPage

Section Number

24-00085-00-RS

Route(s) (Street/Road Name)

Various Streets

Schedule for Multiple Bids

Combination Letter	Section Included in Combinations	Total

Schedule for Single Bid

(For Complete information covering these items, see plans and specifications)

Local Public Agency	County	Section Number	Route(s) (Street/Road Name)
Village of Glen Ellyn	DuPage	24-00085-00-RS	Various Streets

Item Number	Items	Unit	Quantity	Unit Price	Total
1	TRAFFIC CONTROL AND PROTECTION, STANDARD 701501	L SUM	1	\$ 298,000.00	\$ 298,000.00
2	TRAFFIC CONTROL AND PROTECTION, STANDARD 701801	L SUM	1	\$ 1.00	\$ 1.00
3	PRE-CONSTRUCTION VIDEO TAPING	L SUM	1	\$ 4,330.00	\$ 4,330.00
4	TREE REMOVAL (6 TO 15 UNITS)	UNIT	20	\$ 100.00	\$ 2,000.00
5	TREE ROOT PRUNING	FOOT	954	\$ 10.00	\$ 9,540.00
6	TREE MULCHING	EACH	100	\$ 75.00	\$ 7,500.00
7	INSTALLATION AND MAINTENANCE OF TEMPORARY PROTECTIVE TREE FENCE	FOOT	8300	\$ 1.00	\$ 8,300.00
8	SODDING (SPECIAL)	SQ YD	8000	\$ 17.75	\$ 142,000.00
9	SUPPLEMENTAL WATERING	UNIT	48	\$ 35.00	\$ 1,680.00
10	STREET SWEEPING	DAY	45	\$ 1.00	\$ 45.00
11	DUST CONTROL (SPECIAL)	GALLON	5000	\$ 0.01	\$ 50.00
12	INLET AND PIPE PROTECTION	EACH	106	\$ 15.00	\$ 1,590.00
13	SILT FENCE INSTALLATION	FOOT	1069	\$ 1.00	\$ 1,069.00
14	NON SPECIAL WASTE DISPOSAL	CU YD	300	\$ 75.00	\$ 22,500.00
15	SPECIAL EXCAVATION	CU YD	436	\$ 120.00	\$ 52,320.00
16	EXPLORATORY EXCAVATION	CU YD	50	\$ 1.00	\$ 50.00
17	POROUS GRANULAR EMBANKMENT, SUBGRADE	CU YD	184	\$ 40.00	\$ 7,360.00
18	EMBANKMENT (SPECIAL)	CU YD	100	\$ 1.00	\$ 100.00

Schedule for Single Bid

(For Complete information covering these items, see plans and specifications)

Local Public Agency	County	Section Number	Route(s) (Street/Road Name)
Village of Glen Ellyn	DuPage	24-00085-00-RS	Various Streets

Item Number	Items	Unit	Quantity	Unit Price	Total
19	REMOVAL AND DISPOSAL OF UNSUITABLE MATERIAL	CU YD	184	\$ 48.00	\$ 8,832.00
20	GEOTECHNICAL FABRIC FOR GROUND STABILIZATION	SQ YD	2091	\$ 1.50	\$ 3,136.50
21	AGGREGATE SUBGRADE IMPROVEMENT 12"	SQ YD	2091	\$ 30.00	\$ 62,730.00
22	TIMBER RETAINING WALL REMOVAL	FOOT	20	\$ 50.00	\$ 1,000.00
23	CONSTRUCTION LAYOUT	L SUM	1	\$ 13,900.00	\$ 13,900.00
25	TEMPORARY AGGREGATE	TON	100	\$ 25.00	\$ 2,500.00
26	TEMPORARY SURFACE	SQ YD	50	\$ 30.00	\$ 1,500.00
27	TEMPORARY SIDEWALK RAMP	EACH	50	\$ 50.00	\$ 2,500.00
28	INTERSECTION RAMP	EACH	34	\$ 200.00	\$ 6,800.00
29	TEMPORARY DRIVEWAY RAMP	EACH	55	\$ 100.00	\$ 5,500.00
32	HMA SURFACE REMOVAL, 3"	SQ YD	26319	\$ 3.85	\$ 101,328.15
34	BITUMINOUS MATERIALS (TACK COAT)	POUND	18157	\$ 0.01	\$ 181.57
35	BITUMINOUS MATERIALS (PRIME COAT)	POUND	63114	\$ 0.01	\$ 631.14
36	HMA SURFACE COURSE, MIX "D", IL-9.5, N50	TON	2214	\$ 98.25	\$ 217,525.50
37	HMA BINDER COURSE, IL-19.0, N50	TON	583	\$ 99.25	\$ 57,862.75

Schedule for Single Bid

(For Complete information covering these items, see plans and specifications)

Local Public Agency	County	Section Number	Route(s) (Street/Road Name)
Village of Glen Ellyn	DuPage	24-00085-00-RS	Various Streets

Item Number	Items	Unit	Quantity	Unit Price	Total
38	POLYMER MODIFIED HOT-MIX-ASPHALT SURFACE COURSE, MIX "D", IL-9.5,N50	TON	219	\$ 120.00	\$ 26,280.00
39	POLYMER MODIFIED HOT-MIX-ASPHALT BINDER COURSE, IL- 4.75, N50	TON	2214	\$ 118.25	\$ 261,805.50
40	COMBINATION CONCRETE CURB & GUTTER	FOOT	1276	\$ 32.50	\$ 41,470.00
41	COMBINATION CONCRETE CURB & GUTTER REMOVAL AND REPLACEMENT	FOOT	2524	\$ 49.00	\$ 123,676.00
42	DRIVEWAY PAVEMENT REMOVAL	SQ YD	1900	\$ 11.00	\$ 20,900.00
43	SIDEWALK REMOVAL	SQ FT	39273	\$ 2.00	\$ 78,546.00
44	PORTLAND CEMENT CONCRETE SIDEWALK	SQ FT	38871	\$ 8.65	\$ 336,234.15
45	NEW PORTLAND CEMENT CONCRETE SIDEWALK	SQ FT	1695	\$ 15.25	\$ 25,848.75
46	DETECTABLE WARNING (SPECIAL)	SQ FT	1105	\$ 25.00	\$ 27,625.00
47	SEGMENTAL CONCRETE BLOCK WALL	SQ FT	630	\$ 55.00	\$ 34,650.00
48	GEOGRID	SQ YD	144	\$ 40.00	\$ 5,760.00
49	PROTECTIVE COAT	SQ YD	6416	\$ 0.01	\$ 64.16
50	HMA DRIVEWAY PAVEMENT	SQ YD	361	\$ 57.00	\$ 20,577.00
51	PORTLAND CEMENT CONCRETE DRIVEWAY, 6"	SQ YD	1336	\$ 86.00	\$ 114,896.00

Schedule for Single Bid

(For Complete information covering these items, see plans and specifications)

Local Public Agency	County	Section Number	Route(s) (Street/Road Name)
Village of Glen Ellyn	DuPage	24-00085-00-RS	Various Streets

Item Number	Items	Unit	Quantity	Unit Price	Total
52	BRICK PAVER REMOVAL AND REINSTALLATION	SQ YD	176	\$ 55.00	\$ 9,680.00
53	BRICK PAVER	SQ YD	15	\$ 55.00	\$ 825.00
56	THERMOPLASTIC PAVEMENT MARKING - LINE 6"	FOOT	296	\$ 1.99	\$ 589.04
57	THERMOPLASTIC PAVEMENT MARKING - LINE 12"	FOOT	270	\$ 3.60	\$ 972.00
58	THERMOPLASTIC PAVEMENT MARKING - LINE 24"	FOOT	130	\$ 7.28	\$ 946.40
63	CLASS D PATCHES, TYPE I, 5"	SQ YD	110	\$ 56.00	\$ 6,160.00
64	CLASS D PATCHES, TYPE II, 5"	SQ YD	217	\$ 45.00	\$ 9,765.00
65	CLASS D PATCHES, TYPE III, 5"	SQ YD	324	\$ 50.00	\$ 16,200.00
66	CLASS D PATCHES, TYPE IV, 5"	SQ YD	431	\$ 47.00	\$ 20,257.00
67	CLASS D PATCHES, TYPE I, 7"	SQ YD	35	\$ 98.00	\$ 3,430.00
68	CLASS D PATCHES, TYPE II, 7"	SQ YD	69	\$ 80.00	\$ 5,520.00
69	CLASS D PATCHES, TYPE III, 7"	SQ YD	104	\$ 76.00	\$ 7,904.00
70	CLASS D PATCHES, TYPE IV, 7"	SQ YD	138	\$ 64.00	\$ 8,832.00
71	CLASS D PATCHES, TYPE I, 9"	SQ YD	99	\$ 88.00	\$ 8,712.00
72	CLASS D PATCHES, TYPE II, 9"	SQ YD	195	\$ 76.00	\$ 14,820.00
73	CLASS D PATCHES, TYPE III, 9"	SQ YD	291	\$ 74.00	\$ 21,534.00
74	CLASS D PATCHES, TYPE IV, 9"	SQ YD	387	\$ 74.00	\$ 28,638.00
75	CLASS B PATCHES, TYPE I, 5"	SQ YD	25	\$ 190.00	\$ 4,750.00

Schedule for Single Bid

(For Complete information covering these items, see plans and specifications)

Local Public Agency	County	Section Number	Route(s) (Street/Road Name)
Village of Glen Ellyn	DuPage	24-00085-00-RS	Various Streets

Item Number	Items	Unit	Quantity	Unit Price	Total
76	CLASS B PATCHES, TYPE II, 5"	SQ YD	50	\$ 134.00	\$ 6,700.00
77	CLASS B PATCHES, TYPE III, 5"	SQ YD	75	\$ 100.00	\$ 7,500.00
78	CLASS B PATCHES, TYPE IV, 5"	SQ YD	100	\$ 85.00	\$ 8,500.00
79	CLASS B PATCHES, TYPE IV, 8" (SPECIAL)	SQ YD	362	\$ 115.00	\$ 41,630.00
80	LONGITUDINAL JOINT SEAL	FOOT	11652	\$ 2.58	\$ 30,062.16
201	STORM SEWER REMOVAL	FOOT	37	\$ 1.00	\$ 37.00
202	STRUCTURE REMOVAL	EACH	2	\$ 500.00	\$ 1,000.00
203	STORM SEWERS, 12" PVC, DIRECTIONAL BORED	FOOT	299	\$ 235.00	\$ 70,265.00
204	STORM SEWERS, 12" RCP, TYPE 2	FOOT	491	\$ 135.00	\$ 66,285.00
205	RECONSTRUCT MANHOLE	EACH	2	\$ 2,200.00	\$ 4,400.00
206	STORM SEWERS, 6" PVC, TYPE 1	FOOT	50	\$ 118.00	\$ 5,900.00
207	CONNECTION OF 6" STORM SEWER	EACH	4	\$ 600.00	\$ 2,400.00
208	STORM SEWER SERVICE CLEANOUT	EACH	4	\$ 1,500.00	\$ 6,000.00
210	INLETS, TYPE A, W/ R-3275 FRAME & GRATE	EACH	1	\$ 3,150.00	\$ 3,150.00
211	MANHOLES, TYPE A, 4' DIA., WITH FRAME AND CLOSED LID	EACH	6	\$ 5,000.00	\$ 30,000.00
213	CATCH BASINS, TYPE A, 4' DIA., W/ FRAME, GRATE, AND CURB BOX	EACH	9	\$ 4,850.00	\$ 43,650.00

Schedule for Single Bid

(For Complete information covering these items, see plans and specifications)

Local Public Agency	County	Section Number	Route(s) (Street/Road Name)
Village of Glen Ellyn	DuPage	24-00085-00-RS	Various Streets

Item Number	Items	Unit	Quantity	Unit Price	Total
214	CATCH BASINS, TYPE C, 2' DIA., W/ FRAME & GRATE	EACH	1	\$ 3,150.00	\$ 3,150.00
215	ADJUST STORM STRUCTURE	EACH	115	\$ 675.00	\$ 77,625.00
216	ADJUST STORM STRUCTURE WITH NEW FRAME, GRATE, AND CURB BOX	EACH	53	\$ 1,300.00	\$ 68,900.00
218	TELEVISIONING OF STORM SEWERS	FOOT	491	\$ 12.00	\$ 5,892.00
219	TELEVISIONING OF SANITARY SEWERS	FOOT	100	\$ 12.00	\$ 1,200.00
222	SANITARY SEWER POINT REPAIR, PVC SDR26 ASTM D2241, 8" DIA.	FOOT	50	\$ 425.00	\$ 21,250.00
223	ADDITIONAL SANITARY SEWER MAIN, PVC SDR26 ASTM D2241	FOOT	20	\$ 315.00	\$ 6,300.00
225	RECONSTRUCT SANITARY MANHOLE WITH NEW FRAME AND CLOSED LID (SPECIAL)	EACH	1	\$ 5,000.00	\$ 5,000.00
226	ADJUST SANITARY MANHOLE WITH NEW FRAME AND CLOSED LID	EACH	21	\$ 1,500.00	\$ 31,500.00
227	ADJUST SANITARY MANHOLE	EACH	21	\$ 1,000.00	\$ 21,000.00
229	TEE/WYE REPLACEMENT (EXISTING MAIN)	EACH	1	\$ 7,500.00	\$ 7,500.00
230	SANITARY SEWER SERVICE PIPE, 6" PVC SDR26 ASTM D2241	FOOT	20	\$ 215.00	\$ 4,300.00

Schedule for Single Bid

(For Complete information covering these items, see plans and specifications)

Local Public Agency	County	Section Number	Route(s) (Street/Road Name)
Village of Glen Ellyn	DuPage	24-00085-00-RS	Various Streets

Item Number	Items	Unit	Quantity	Unit Price	Total
231	SANITARY SEWER SERVICE CLEANOUT	EACH	5	\$ 1,100.00	\$ 5,500.00
232	ADJUSTING SANITARY SEWER SERVICE LINES	FOOT	250	\$ 50.00	\$ 12,500.00
310	ADJUST VALVE BOX	EACH	1	\$ 300.00	\$ 300.00
311	ADJUST VALVE VAULT	EACH	16	\$ 750.00	\$ 12,000.00
312	ADJUST VALVE VAULT WITH NEW FRAME AND CLOSED LID	EACH	16	\$ 1,100.00	\$ 17,600.00
313	DOMESTIC WATER SERVICE BOXES TO BE ADJUSTED	EACH	6	\$ 350.00	\$ 2,100.00
314	ADJUSTING WATER SERVICE LINES	FOOT	350	\$ 25.00	\$ 8,750.00
400	PERMIT BONDING FEES	DOLLAR	5000	\$ 1.00	\$ 5,000.00
Bidder's Total Proposal					\$ 2,977,075.77

1. Each pay item should have a unit price and a total price.
2. If no total price is shown or if there is a discrepancy between the product of the unit price multiplied by the quantity, the unit price shall govern.
3. If a unit price is omitted, the total price will be divided by the quantity to establish a unit price.
4. A bid may be declared unacceptable if neither a unit price or total price is shown.



Apprenticeship and Training Program Certification

Local Public Agency	County	Street Name/Road Name	Section Number
VILLAGE OF GLEN ELLYN	DuPage	VARIOUS STREETS	24-00085-00-RS

All contractors are required to complete the following certification

- ☐ For this contract proposal or for all bidding groups in this deliver and install proposal.
- ☐ For the following deliver and install bidding groups in this material proposal.

Illinois Department of Transportation policy, adopted in accordance with the provisions of the Illinois Highway Code, requires this contract to be awarded to the lowest responsive and responsible bidder. The award decision is subject to approval by the Department. In addition to all other responsibility factors, this contract or deliver and install proposal requires all bidders and all bidder's subcontractors to disclose participation in apprenticeship or training programs that are (1) approved by and registered with the United States Department of Labor's Bureau of Apprenticeship and Training, and (2) applicable to the work of the above indicated proposals or groups. Therefore, all bidders are required to complete the following certification:

1. Except as provided in paragraph 4 below, the undersigned bidder certifies that it is a participant, either as an individual or as part of a group program, in an approved apprenticeship or training program applicable to each type of work or craft that the bidder will perform with its own employees.
2. The undersigned bidder further certifies, for work to be performed by subcontract, that each of its subcontractors either (A) is, at the time of such bid, participating in an approved, applicable apprenticeship or training program; or (B) will, prior to commencement of performance of work pursuant to this contract, establish participation in an approved apprenticeship or training program applicable to the work of the subcontract.
3. The undersigned bidder, by inclusion in the list in the space below, certifies the official name of each program sponsor holding the Certificate of Registration for all of the types of work or crafts in which the bidder is a participant and that will be performed with the bidder's employees. Types of work or craft that will be subcontracted shall be included and listed as subcontract work. The list shall also indicate any type of work or craft job category for which there is no applicable apprenticeship or training program available.

Laborers Union - Locals 2, 68, 76 and 118
Operators - Local 150

4. Except for any work identified above, if any bidder or subcontractor shall perform all or part of the work of the contract or deliver and install proposal solely by individual owners, partners or members and not by employees to whom the payment of prevailing rates of wages would be required, check the following box, and identify the owner/operator workforces and positions of ownership. ☐

The requirements of this certification and disclosure are a material part of the contract, and the contractor shall require this certification provision to be included in all approved subcontracts. The bidder is responsible for making a complete report and shall make certain that each type of work or craft job category that will be utilized on the project is accounted for and listed. The Department at any time before or afterward may require the production of a copy of each applicable Certificate of Registration issued by the United States Department of Labor evidencing such participation by the contractor and any or all of its subcontractors. In order to fulfill the participation requirement, it shall not be necessary that any applicable program sponsor be currently taking or that it will take applications for apprenticeship, training or employment during the performance of the work of this contract or deliver and install proposal.

Bidder

A Lamp Concrete Contractors, Inc.

Title

Tracy Lampignano, President

Address

1900 Wright Blvd.

Signature & Date



City

Schaumburg

State

IL

Zip Code

60193





Affidavit of Illinois Business Office

Local Public Agency	County	Street Name/Road Name	Section Number
VILLAGE OF GLEN ELLYN	DuPage	VARIOUS STREETS	24-00085-00-RS

I, Tracy Lampignano of Schaumburg, Illinois,
Name of Affiant City of Affiant State of Affiant
 being first duly sworn upon oath, state as follows:

1. That I am the President of A Lamp Concrete Contractors, Inc.
Officer or Position Bidder
2. That I have personal knowledge of the facts herein stated.
3. That, if selected under the proposal described above, A Lamp Concrete Contractors, Inc., will maintain a business office in the
Bidder
 State of Illinois, which will be located in Cook County,
County Illinois
4. That this business office will serve as the primary place of employment for any persons employed in the construction contemplated by this proposal.
5. That this Affidavit is given as a requirement of state law as provided in Section 30-22(8) of the Illinois Procurement Code.

Signature & Date 01/30/2025

Print Name of Affiant

Tracy Lampignano, President

Notary Public

State of IL

County Cook

Signed (or subscribed or attested) before me on 01/30/2025 by
(date)

Tracy Lampignano, authorized agent(s) of
(name/s of person/s)

A Lamp Concrete Contractors, Inc.
Bidder



Notary Public Signature & Date 01/30/2025

Nicole Anne Engelking
 My commission expires 05/09/2028

Instructions: Complete this form by either typing or using black ink. "Authorization to Bid" will not be issued unless both sides of this form are completed in detail. Use additional forms as needed to list all work.

Part I. Work Under Contract

List below all work you have under contract as either a prime contractor or a subcontractor. It is required to include all pending low bids not yet awarded or rejected. In a joint venture, list only that portion of the work which is the responsibility of your company. The uncompleted dollar value is to be based upon the most recent engineer's or owners estimate, and must include work subcontracted to others. If no work is contracted, show **NONE**

	1	2	3	4	5	
Contract Number						
Contract With	Brookfield	Bedford Park	Oak Park	Berkeley	West Dundee	
Estimated Completion Date	10/15/2024	100 Working Days	11/15/2024	10/15/2024	4/25/2025	
Total Contract Price	\$244,449.50	\$2,658,646.56	\$7,124,630.45	\$3,274,627.70	\$414,966.00	Accumulated Totals
Uncompleted Dollar Value if Firm is the Prime Contractor	\$ 23,985.00	\$ 1,223,081.36	\$ 146,860.33	\$ 2,886,542.70	\$ 410,941.00	\$ 4,691,410.39
Uncompleted Dollar Value if Firm is the Subcontractor	\$ 48,425.00	\$ 893,799.70	\$ 306,314.15	\$ 388,085.00	\$ 4,025.00	\$ 1,640,648.85
Total Value of All Work						\$ 6,332,059.24

Part II. Awards Pending and Uncompleted Work to be done with your own forces.

List below the uncompleted dollar value of work for each contract and awards pending to be completed with your own forces. All work subcontracted to others will be listed on the reverse of this form. In a joint venture, list only that portion of the work to be done by your company. If no work is contracted, show **NONE**

						Accumulated Totals
Earthwork		\$ 142,887.05		\$363,730.00	\$1,560.00	\$ 508,177.05
Portland Cement Concrete Paving						\$ -
HMA Plant Mix						\$ -
HMA Paving		\$ 134,271.71		\$893,196.70	\$36,750.00	\$ 1,064,218.41
Clean & Seal Cracks/ Joints						\$ -
Aggregate Bases & Surfaces		\$ 45,576.75		\$135,517.50		\$ 181,094.25
Highway, R.R. & Water Structures						\$ -
Drainage		\$ 25,000.00			\$346,306.00	\$ 371,306.00
Electrical						\$ -
Cover and Seal Coats						\$ -
Concrete Construction		\$ 389,753.30		\$764,710.00	\$24,500.00	\$ 1,178,963.30
Landscaping	\$8,060.00	\$ 23,462.25	\$ 114,000.00	\$121,800.00	\$500.00	\$ 267,822.25
Fencing						\$ -
Guardrail						\$ -
Painting						\$ -
Signing		\$ 6,756.00	\$ 17,860.33	\$1,600.00		\$ 26,216.33
Cold Milling, Planning & Rotomilling	\$925.00	\$ 25,158.60		\$59,537.50		\$ 85,621.10
Demolition						\$ -
Pavement Markings (Paint)						\$ -
Other Construction (List)	\$15,000.00	\$ 430,215.70	\$ 15,000.00	\$546,451.00	\$1,325.00	\$ 1,007,991.70
						\$ -
Totals	\$ 23,985.00	\$ 1,223,081.36	\$ 146,860.33	\$ 2,886,542.70	\$ 410,941.00	\$ 4,691,410.39

Disclosure of this information is **REQUIRED** to accomplish the statutory purpose as outlined in the "Illinois Procurement Code." Failure to comply will result in non-issuance of an "Authorization to Bid." This form has been approved by the State Forms Management Center.

Part III. Work Subcontracted to Others

For each contract described in Part I, list all the work you have subcontracted to others.

	1	2	3	4	5
Subcontractor					
Type of Work	Electrical	Electrical	Brick Paving	LJS	Environmental
Subcontract Price	\$60,765.00	\$1,287,563.50	\$421,944.50	\$32,640.00	\$3,500.00
Amount Uncompleted	\$30,000.00	\$850,000.00	\$0.00	\$32,640.00	\$3,500.00
Subcontractor					
Type of Work	Fencing	Fencing	Electrical	Pavement Marking	Site Video
Subcontract Price	\$16,200.00	\$8,633.00	\$1,757,750.06	\$8,350.00	\$525.00
Amount Uncompleted	\$16,200.00	\$8,633.00	\$180,000.00	\$8,350.00	\$525.00
Subcontractor					
Type of Work	Pavement Marking	Layout	Environmental	Sewer & Water	
Subcontract Price	\$2,225.00	\$19,500.00	\$13,800.00	\$342,595.00	
Amount Uncompleted	\$2,225.00	\$10,000.00	\$0.00	\$342,595.00	
Subcontractor					
Type of Work		Pavement Marking	Insert Valve	Site Video	
Subcontract Price		\$25,166.70	\$89,950.00	\$4,500.00	
Amount Uncompleted		\$25,166.70	\$0.00	\$4,500.00	
Subcontractor					
Type of Work		Tree Care	Landscaping		
Subcontract Price		\$2,100.00	\$111,314.15		
Amount Uncompleted			\$111,314.15		
Subcontractor					
Type of Work			Layout		
Subcontract Price			\$46,400.00		
Amount Uncompleted			\$0.00		
Subcontractor					
Type of Work			LJS		
Subcontract Price			\$24,726.00		
Amount Uncompleted			\$0.00	\$ -	
Subcontractor					
Type of Work			Pavement Marking		
Subcontract Price			\$109,224.57		
Amount Uncompleted			\$15,000.00		
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					

Subcontractor										
Type of Work										
Subcontract Price										
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Subcontract Price										
Amount Uncompleted	\$	-								
Subcontractor										
Type of Work										
Subcontract Price										
Amount Uncompleted	\$	-								
Subcontractor										
Type of Work										
Subcontract Price										
Amount Uncompleted										
Subcontractor			\$	-						
Type of Work										
Subcontract Price			\$	-	\$	-				
Amount Uncompleted			\$	-	\$	-	\$	-		
Total Uncompleted	\$	48,425.00	\$	893,799.70	\$	306,314.15	\$	388,085.00	\$	4,025.00
Totals	\$	79,190.00	\$	1,342,963.20	\$	2,575,109.28	\$	388,085.00	\$	4,025.00

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BC 57 (Rev. 08/17/10)

Instructions: Complete this form by either typing or using black ink. "Authorization to Bid" will not be issued unless both sides of this form are completed in detail. Use additional forms as needed to list all work.

Part I. Work Under Contract

List below all work you have under contract as either a prime contractor or a subcontractor. It is required to include all pending low bids not yet awarded or rejected. In a joint venture, list only that portion of the work which is the responsibility of your company. The uncompleted dollar value is to be based upon the most recent engineer's or owners estimate, and must include work subcontracted to others. If no work is contracted, show **NONE**

	6	7	8	9	10	
Contract Number	61K74			62W03	62W05	
Contract With	IDOT			IDOT	IDOT	
Estimated Completion Date	10/31/2024			45 Working Days	25 Working Days	
Total Contract Price	\$10,184,631.82			\$1,055,603.56	\$584,932.35	Accumulated Totals
Uncompleted Dollar Value if Firm is the Prime Contractor	\$ 8,941,407.96	\$ -	\$ -	\$ 1,013,581.56	\$ 565,632.35	\$ 10,520,621.87
Uncompleted Dollar Value if Firm is the Subcontractor	\$ 1,243,223.86	\$ -	\$ -	\$ 42,022.00	\$ 19,300.00	\$ 1,304,545.86
Total Value of All Work						\$ 11,825,167.73

Part II. Awards Pending and Uncompleted Work to be done with your own forces.

List below the uncompleted dollar value of work for each contract and awards pending to be completed with your own forces. All work subcontracted to others will be listed on the reverse of this form. In a joint venture, list only that portion of the work to be done by your company. If no work is contracted, show **NONE**

						Accumulated Totals
Earthwork	\$890,589.80			\$333,656.20	\$205,245.00	\$ 1,429,491.00
Portland Cement Concrete Paving						\$ -
HMA Plant Mix						\$ -
HMA Paving	\$32,191.00			\$382,023.91	\$167,369.85	\$ 581,584.76
Clean & Seal Cracks/ Joints						\$ -
Aggregate Bases & Surfaces	\$374,581.85			\$147,174.50	\$67,165.00	\$ 588,921.35
Highway, R.R. & Water Structures						\$ -
Drainage	\$5,543,444.10				\$9,750.00	\$ 5,553,194.10
Electrical						\$ -
Cover and Seal Coats						\$ -
Concrete Construction	\$635,077.21			\$62,539.20	\$72,102.50	\$ 769,718.91
Landscaping				\$5,447.00		\$ 5,447.00
Fencing						\$ -
Guardrail						\$ -
Painting						\$ -
Signing						\$ -
Cold Milling, Planning & Rotomilling				\$10,440.75		\$ 10,440.75
Demolition						\$ -
Pavement Markings (Paint)						\$ -
Other Construction (List)	\$1,465,524.00			\$72,300.00	\$44,000.00	\$ 1,581,824.00
						\$ -
Totals	\$ 8,941,407.96	\$ -	\$ -	\$ 1,013,581.56	\$ 565,632.35	\$ 10,520,621.87

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Part III. Work Subcontracted to Others

For each contract described in Part I, list all the work you have subcontracted to others.

	6	7	8	9	10
Subcontractor					
Type of Work	HMA Paving			Environmental	Environmental
Subcontract Price	\$598,732.73			\$14,300.00	\$14,300.00
Amount Uncompleted	\$598,732.73			\$14,300.00	\$14,300.00
Subcontractor					
Type of Work	Landscaping			Layout	Layout
Subcontract Price	\$203,359.77			\$6,000.00	\$5,000.00
Amount Uncompleted	\$203,359.77			\$6,000.00	\$5,000.00
Subcontractor					
Type of Work	Electrical			Pavement Marking	
Subcontract Price	\$54,720.00			\$3,327.00	
Amount Uncompleted	\$54,720.00			\$3,327.00	
Subcontractor					
Type of Work	Environmental			Sewer	
Subcontract Price	\$37,800.00			\$13,345.00	
Amount Uncompleted	\$37,800.00			\$13,345.00	
Subcontractor					
Type of Work	Fencing			Sewer Cleaning	
Subcontract Price	\$135,371.65			\$5,050.00	
Amount Uncompleted	\$135,371.65			\$5,050.00	
Subcontractor					
Type of Work	Layout				
Subcontract Price	\$29,860.00				
Amount Uncompleted	\$29,860.00				
Subcontractor					
Type of Work	Pavement Marking				
Subcontract Price	\$8,610.51				
Amount Uncompleted	\$8,610.51				
Subcontractor					
Type of Work	Traffic Control				
Subcontract Price	\$144,579.20				
Amount Uncompleted	\$ 144,579.20				
Subcontractor					
Type of Work	Tree Care				
Subcontract Price	\$30,190.00				
Amount Uncompleted	\$30,190.00				
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Total Uncompleted	\$1,243,223.86	\$ -	\$ -	\$ 42,022.00	\$ 19,300.00
Totals	\$1,243,223.86	\$ -	\$ -	\$ 42,022.00	\$ 19,300.00

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Part I. Work Under Contract

List below all work you have under contract as either a prime contractor or a subcontractor. It is required to include all pending low bids not yet awarded or rejected. In a joint venture, list only that portion of the work which is the responsibility of your company. The uncompleted dollar value is to be based upon the most recent engineer's or owners estimate, and must include work subcontracted to others. If no work is contracted, show **NONE**

	11	12	13	14	15	
Contract Number		61J90	61K56			
Contract With	Schaumburg	IDOT	IDOT		Niles	
Estimated Completion Date	11/15/2024	10/31/2024	30 Working Day		50 Working Days	
Total Contract Price	\$6,197,000.00	\$4,279,091.92	\$554,454.62		\$1,789,635.90	Accumulated Totals
Uncompleted Dollar Value if Firm is the Prime Contractor	\$ 59,645.00	\$ 3,049,628.96	\$ 449,525.00	\$ -	\$ -	\$ 3,558,798.96
Uncompleted Dollar Value if Firm is the Subcontractor	\$ 1,121,980.94	\$ 1,229,462.96	\$ 104,929.62	\$ -	\$ 81,000.00	\$ 2,537,373.52
Total Value of All Work						\$ 6,096,172.48

Part II. Awards Pending and Uncompleted Work to be done with your own forces.

List below the uncompleted dollar value of work for each contract and awards pending to be completed with your own forces. All work subcontracted to others will be listed on the reverse of this form. In a joint venture, list only that portion of the work to be done by your company. If no work is contracted, show **NONE**

						Accumulated Totals
Earthwork		\$385,650.71	\$24,469.00			\$ 410,119.71
Portland Cement Concrete Paving						\$ -
HMA Plant Mix						\$ -
HMA Paving	\$30,000.00	\$371,397.50	\$230,757.52			\$ 632,155.02
Clean & Seal Cracks/ Joints						\$ -
Aggregate Bases & Surfaces		\$60,277.50	\$7,121.25			\$ 67,398.75
Highway, R.R. & Water Structures						\$ -
Drainage		\$1,390,768.00				\$ 1,390,768.00
Electrical						\$ -
Cover and Seal Coats						\$ -
Concrete Construction		\$282,591.00	\$66,519.00			\$ 349,110.00
Landscaping						\$ -
Fencing						\$ -
Guardrail						\$ -
Painting						\$ -
Signing	\$9,645.00		\$3,030.00			\$ 12,675.00
Cold Milling, Planning & Rotomilling		\$26,016.50	\$47,236.50			\$ 73,253.00
Demolition						\$ -
Pavement Markings (Paint)						\$ -
Other Construction (List)	\$20,000.00	\$532,927.75	\$70,391.73			\$ 623,319.48
						\$ -
Totals	\$ 59,645.00	\$ 3,049,628.96	\$ 449,525.00	\$ -	\$ -	\$ 3,558,798.96

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Part III. Work Subcontracted to Others

For each contract described in Part I, list all the work you have subcontracted to others.

	11	12	13	14	15
Subcontractor					
Type of Work	Brick Paving	Electrical	Landscaping		Electrical
Subcontract Price	\$701,914.00	\$958,579.90	\$11,042.00		\$87,814.00
Amount Uncompleted	\$500,000.00	\$958,579.90	\$11,042.00		\$60,000.00
Subcontractor					
Type of Work	Electrical	Environmental	Environmental		Environmental
Subcontract Price	\$1,148,873.23	\$28,950.00	\$9,100.00		\$31,600.00
Amount Uncompleted	\$400,000.00	\$28,950.00	\$9,100.00		
Subcontractor					
Type of Work	Environmental	Landscaping	Layout		Fencing
Subcontract Price	\$18,980.00	\$21,272.30	\$500.00		\$2,836.50
Amount Uncompleted		\$21,272.30	\$500.00		
Subcontractor					
Type of Work	Landscaping	Guardrail	LJS		Irrigation
Subcontract Price	\$183,501.00	\$28,978.06	\$10,760.75		\$24,400.00
Amount Uncompleted	\$183,501.00	\$28,978.06	\$10,760.75		
Subcontractor					
Type of Work	Layout	Layout	Pavement Marking		Landscaping
Subcontract Price	\$12,900.00	\$24,900.00	\$14,156.87		\$56,171.10
Amount Uncompleted		\$24,900.00	\$14,156.87		\$21,000.00
Subcontractor					
Type of Work	LJS	Pavement Marking	Sewer		Layout
Subcontract Price	\$6,596.73	\$24,717.70	\$59,370.00		\$12,650.00
Amount Uncompleted	\$6,596.73	\$24,717.70	\$59,370.00		
Subcontractor					
Type of Work	Pavement Marking	Traffic Control			Pavement Marking
Subcontract Price	\$8,095.21	\$142,065.00			\$22,240.50
Amount Uncompleted	\$8,095.21	\$142,065.00			
Subcontractor					
Type of Work	Stamped HMA				Tree Care
Subcontract Price	\$23,788.00				\$7,600.00
Amount Uncompleted	\$23,788.00				
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Total Uncompleted	\$1,121,980.94	\$ 1,229,462.96	\$ 104,929.62	\$ -	\$ 81,000.00
Totals	\$2,104,648.17	\$ 1,229,462.96	\$ 104,929.62	\$ -	\$ 245,312.10

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Part I. Work Under Contract

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	16	17	18	19	20	
Contract Number					61J12	
Contract With	Lake County DOT	Mundelein	Northlake	IDOT	IDOT	
Estimated Completion Date	55 Working Days	12/1/2024	10/18/2024	6/15/2024	75 Working Days	
Total Contract Price	\$2,144,019.05	\$4,998,589.65	\$2,678,438.12	\$1,464,175.50	\$1,996,346.50	Accumulated Totals
Uncompleted Dollar Value if Firm is the Prime Contractor	\$ 1,816,101.45	\$ 31,650.00	\$ 5,000.00	\$ 964,865.50	\$ -	\$ 2,817,616.95
Uncompleted Dollar Value if Firm is the Subcontractor	\$ 327,917.60	\$ -	\$ 99,247.50	\$ 499,310.00	\$ 255,490.00	\$ 1,181,965.10
Total Value of All Work						\$ 3,999,582.05

Part II. Awards Pending and Uncompleted Work to be done with your own forces.

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						Accumulated Totals
Earthwork	\$30,062.95			\$168,667.50	\$0.00	\$ 198,730.45
Portland Cement Concrete Paving					\$0.00	\$ -
HMA Plant Mix						\$ -
HMA Paving				\$21,200.00		\$ 21,200.00
Clean & Seal Cracks/ Joints						\$ -
Aggregate Bases & Surfaces	\$210.00		\$0.00		\$0.00	\$ 210.00
Highway, R.R. & Water Structures						\$ -
Drainage	\$2,000.00		\$0.00		\$0.00	\$ 2,000.00
Electrical						\$ -
Cover and Seal Coats						\$ -
Concrete Construction	\$1,473,280.50			\$597,995.00		\$ 2,071,275.50
Landscaping	\$8,842.00	\$15,000.00				\$ 23,842.00
Fencing						\$ -
Guardrail						\$ -
Painting						\$ -
Signing	\$500.00	\$1,650.00		\$3,750.00		\$ 5,900.00
Cold Milling, Planning & Rotomilling		\$0.00		\$1,500.00		\$ 1,500.00
Demolition						\$ -
Pavement Markings (Paint)						\$ -
Other Construction (List)	\$301,206.00	\$15,000.00	\$5,000.00	\$171,753.00		\$ 492,959.00
						\$ -
Totals	\$ 1,816,101.45	\$ 31,650.00	\$ 5,000.00	\$ 964,865.50	\$ -	\$ 2,817,616.95

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Part III. Work Subcontracted to Others

For each contract described in Part I, list all the work you have subcontracted to others.

	16	17	18	19	20
Subcontractor					
Type of Work	Crackfilling		ARCCT	Environmental	Electrical
Subcontract Price	\$9,415.00		\$9,635.90	\$6,100.00	\$764,655.75
Amount Uncompleted	\$9,415.00			\$6,100.00	\$250,000.00
Subcontractor					
Type of Work	Electrical		CIPP	Fencing	Guardrail
Subcontract Price	\$256,675.10		\$62,240.00	\$10,800.00	\$5,490.00
Amount Uncompleted	\$256,675.10			\$10,800.00	\$5,490.00
Subcontractor					
Type of Work	Pavement Marking		Electrical	Landscaping	LJS
Subcontract Price	\$61,827.50		\$199,676.25	\$66,860.00	\$23,086.25
Amount Uncompleted	\$61,827.50		\$90,000.00	\$66,860.00	
Subcontractor					
Type of Work			Environmental	Layout	Pavement Marking
Subcontract Price			\$3,850.00	\$14,900.00	\$27,122.25
Amount Uncompleted				\$14,900.00	
Subcontractor					
Type of Work			Fencing	Pavement Marking	Site Video
Subcontract Price			\$3,000.00	\$9,850.00	\$1,000.00
Amount Uncompleted			\$3,000.00	\$9,850.00	
Subcontractor					
Type of Work			Layout	Sewer	Stamped HMA
Subcontract Price			\$10,500.00	\$332,800.00	\$60,030.00
Amount Uncompleted				\$332,800.00	
Subcontractor					
Type of Work			Pavement Marking	Tree Care	Tree Care
Subcontract Price			\$6,247.50	\$58,000.00	\$900.00
Amount Uncompleted			\$6,247.50	\$58,000.00	
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Total Uncompleted	\$ 327,917.60	\$ -	\$ 99,247.50	\$ 499,310.00	\$ 255,490.00
Totals	\$ 327,917.60	\$ -	\$ 295,149.65	\$ 499,310.00	\$ 882,284.25

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Part I. Work Under Contract

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	21	22	23	24	25	
Contract Number	61K70	61K83				
Contract With	IDOT	IDOT	IDOT		Franklin Park	
Estimated Completion Date	135 Working Days	10/25/2024	80 Working Days		10/31/2024	
Total Contract Price	\$4,974,254.61	\$2,379,003.39	\$3,244,998.60		\$4,387,989.15	Accumulated Totals
Uncompleted Dollar Value if Firm is the Prime Contractor	\$ 3,341,920.67	\$ 1,930,876.61	\$ 2,288,380.50	\$ -	\$ 113,458.50	\$ 7,674,636.28
Uncompleted Dollar Value if Firm is the Subcontractor	\$ 1,632,333.94	\$ 448,126.78	\$ 956,618.10	\$ -	\$ -	\$ 3,037,078.82
Total Value of All Work						\$ 10,711,715.10

Part II. Awards Pending and Uncompleted Work to be done with your own forces.

List below the uncompleted dollar value of work for each contract and awards pending to be completed with your own forces. All work subcontracted to others will be listed on the reverse of this form. In a joint venture, list only that portion of the work to be done by your company. If no work is contracted, show **NONE**

					Accumulated Totals
Earthwork	\$336,191.10	\$392,155.25	\$457,749.00		\$ 1,186,095.35
Portland Cement Concrete Paving			\$106,250.00		\$ 106,250.00
HMA Plant Mix					\$ -
HMA Paving	\$786,605.27	\$494,829.97	\$283,575.00		\$ 1,565,010.24
Clean & Seal Cracks/ Joints					\$ -
Aggregate Bases & Surfaces	\$93,797.05	\$302,973.95	\$103,365.00		\$ 500,136.00
Highway, R.R. & Water Structures					\$ -
Drainage			\$650,932.50		\$ 650,932.50
Electrical					\$ -
Cover and Seal Coats					\$ -
Concrete Construction	\$1,507,752.00	\$534,017.44	\$352,870.00		\$ 2,394,639.44
Landscaping				\$103,458.50	\$ 103,458.50
Fencing					\$ -
Guardrail					\$ -
Painting					\$ -
Signing					\$ -
Cold Milling, Planning & Rotomilling	\$69,275.25		\$30,490.00		\$ 99,765.25
Demolition					\$ -
Pavement Markings (Paint)					\$ -
Other Construction (List)	\$548,300.00	\$206,900.00	\$303,149.00	\$10,000.00	\$ 1,068,349.00
					\$ -
Totals	\$ 3,341,920.67	\$ 1,930,876.61	\$ 2,288,380.50	\$ -	\$ 7,674,636.28

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Part III. Work Subcontracted to Others

For each contract described in Part I, list all the work you have subcontracted to others.

	21	22	23	24	25
Subcontractor					
Type of Work	Electrical	Landscaping	Electrical		Fencing
Subcontract Price	\$685,562.30	\$92,603.60	\$98,075.20		\$2,000.00
Amount Uncompleted	\$685,562.30	\$92,603.60	\$98,075.20		
Subcontractor					
Type of Work	Environmental	Electrical	Environmental		Layout
Subcontract Price	\$20,600.00	\$26,935.52	\$53,800.00		\$20,000.00
Amount Uncompleted	\$20,600.00	\$26,935.52	\$53,800.00		
Subcontractor					
Type of Work	Landscaping	Layout	Fencing		Pavement Marking
Subcontract Price	\$216,869.70	\$14,900.00	\$143,177.00		\$6,172.00
Amount Uncompleted	\$216,869.70	\$14,900.00	\$143,177.00		
Subcontractor					
Type of Work	Layout	LJS	Landscaping		Stabilization
Subcontract Price	\$28,500.00	\$42,609.63	\$162,815.00		\$149,919.00
Amount Uncompleted	\$28,500.00	\$42,609.63	\$162,815.00		
Subcontractor					
Type of Work	LJS	Pavement Marking	Pavement Marking		
Subcontract Price	\$58,034.48	\$22,858.25	\$28,803.90		
Amount Uncompleted	\$58,034.48	\$22,858.25	\$28,803.90		
Subcontractor					
Type of Work	Pavement Marking	Sewer	Structural Concrete		
Subcontract Price	\$51,405.66	\$149,750.00	\$377,990.00		
Amount Uncompleted	\$51,405.66	\$149,750.00	\$377,990.00		
Subcontractor					
Type of Work	Sewer & Water	Tree Care	Tree Care		
Subcontract Price	\$295,693.00	\$22,150.00	\$23,760.00		
Amount Uncompleted	\$ 295,693.00	\$22,150.00	\$23,760.00		
Subcontractor					
Type of Work	TCP	TCP	TCP		
Subcontract Price	\$268,618.80	\$76,319.78	\$ 68,197.00		
Amount Uncompleted	\$268,618.80	\$76,319.78	\$ 68,197.00		
Subcontractor					
Type of Work	Tree Care				
Subcontract Price	\$7,050.00				
Amount Uncompleted	\$7,050.00				
Total Uncompleted	\$ 1,632,333.94	\$ 448,126.78	\$ 956,618.10	\$ -	\$ -
Totals	\$ 1,632,333.94	\$ 448,126.78	\$ 956,618.10	\$ -	\$ 178,091.00

Instructions: Complete this form by either typing or using black ink. "Authorization to Bid" will not be issued unless both sides of this form are completed in detail. Use additional forms as needed to list all work.

Part I. Work Under Contract

List below all work you have under contract as either a prime contractor or a subcontractor. It is required to include all pending low bids not yet awarded or rejected. In a joint venture, list only that portion of the work which is the responsibility of your company. The uncompleted dollar value is to be based upon the most recent engineer's or owners estimate, and must include work subcontracted to others. If no work is contracted, show **NONE**

	26	27	28	29	30	
Contract Number						
Contract With	Bensenville	Niles		DuPage County		
Estimated Completion Date	11/29/2024	8/30/2024		11/30/2024		
Total Contract Price	\$ 2,434,983.25	\$ 118,005.25		\$ 2,358,707.30		Accumulated Totals
Uncompleted Dollar Value if Firm is the Prime Contractor	\$ -	\$ 113,005.25	\$ -	\$ 183,700.00	\$ -	\$ 296,705.25
Uncompleted Dollar Value if Firm is the Subcontractor	\$ 20,000.00	\$ 5,000.00	\$ -	\$ 297,653.50	\$ -	\$ 322,653.50
Total Value of All Work						\$ 619,358.75

Part II. Awards Pending and Uncompleted Work to be done with your own forces.

List below the uncompleted dollar value of work for each contract and awards pending to be completed with your own forces. All work subcontracted to others will be listed on the reverse of this form. In a joint venture, list only that portion of the work to be done by your company. If no work is contracted, show **NONE**

						Accumulated Totals
Earthwork		\$19,325.00		\$25,000.00		\$ 44,325.00
Portland Cement Concrete Paving						\$ -
HMA Plant Mix						\$ -
HMA Paving						\$ -
Clean & Seal Cracks/ Joints						\$ -
Aggregate Bases & Surfaces						\$ -
Highway, R.R. & Water Structures						\$ -
Drainage		\$2,250.00				\$ 2,250.00
Electrical						\$ -
Cover and Seal Coats						\$ -
Concrete Construction		\$58,201.50		\$65,000.00		\$ 123,201.50
Landscaping		\$18,228.75		\$65,000.00		\$ 83,228.75
Fencing						\$ -
Guardrail						\$ -
Painting						\$ -
Signing				\$3,700.00		\$ 3,700.00
Cold Milling, Planing & Rotomilling						\$ -
Demolition						\$ -
Pavement Markings (Paint)						\$ -
Other Construction (List)		\$15,000.00		\$25,000.00		\$ 40,000.00
						\$ -
						\$ -
Totals	\$ -	\$ 113,005.25	\$ -	\$ 183,700.00	\$ -	\$ 296,705.25

Disclosure of this information is **REQUIRED** to accomplish the statutory purpose as outlined in the "Illinois Procurement Code." Failure to comply will result in non-issuance of an "Authorization to Bid." This form has been approved by the State Forms Management Center.

Part III. Work Subcontracted to Others

For each contract described in Part I, list all the work you have subcontracted to others.

	26	27	28	29	30
Subcontractor					
Type of Work	CIPP	Layout		Brick Paving	
Subcontract Price	\$51,597.50	\$5,000.00		\$74,178.00	
Amount Uncompleted		\$5,000.00		\$74,178.00	
Subcontractor					
Type of Work	Electrical			Electrical	
Subcontract Price	\$120,335.00			\$295,120.25	
Amount Uncompleted	\$20,000.00			\$140,000.00	
Subcontractor					
Type of Work	Layout			Fencing	
Subcontract Price	\$36,523.00			\$82,692.00	
Amount Uncompleted				\$82,692.00	
Subcontractor					
Type of Work	Pavement Marking			Pavement Marking	
Subcontract Price	\$9,372.00			\$783.50	
Amount Uncompleted				\$783.50	
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Total Uncompleted	\$ 20,000.00	\$ 5,000.00	\$ -	\$ 297,653.50	\$ -
Totals	\$ 217,827.50	\$ 5,000.00	\$ -	\$ 452,773.75	\$ -

Instructions: Complete this form by either typing or using black ink. "Authorization to Bid" will not be issued unless both sides of this form are completed in detail. Use additional forms as needed to list all work.

Part I. Work Under Contract

List below all work you have under contract as either a prime contractor or a subcontractor. It is required to include all pending low bids not yet awarded or rejected. In a joint venture, list only that portion of the work which is the responsibility of your company. The uncompleted dollar value is to be based upon the most recent engineer's or owners estimate, and must include work subcontracted to others. If no work is contracted, show **NONE**

	31	32	33	34	35	
Contract Number						
Contract With		Schaumburg				
Estimated Completion Date		10/25/2024				
Total Contract Price		\$624,554.00				Accumulated Totals
Uncompleted Dollar Value if Firm is the Prime Contractor	\$ -	\$ 376,803.00	\$ -	\$ -	\$ -	\$ 376,803.00
Uncompleted Dollar Value if Firm is the Subcontractor	\$ -	\$ 247,751.00	\$ -	\$ -	\$ -	\$ 247,751.00
Total Value of All Work						\$ 624,554.00

Part II. Awards Pending and Uncompleted Work to be done with your own forces.

List below the uncompleted dollar value of work for each contract and awards pending to be completed with your own forces. All work subcontracted to others will be listed on the reverse of this form. In a joint venture, list only that portion of the work to be done by your company. If no work is contracted, show **NONE**

						Accumulated Totals
Earthwork		\$12,804.00				\$ 12,804.00
Portland Cement Concrete Paving						\$ -
HMA Plant Mix						\$ -
HMA Paving						\$ -
Clean & Seal Cracks/ Joints						\$ -
Aggregate Bases & Surfaces		\$3,672.00				\$ 3,672.00
Highway, R.R. & Water Structures						\$ -
Drainage		\$100,759.00				\$ 100,759.00
Electrical						\$ -
Cover and Seal Coats						\$ -
Concrete Construction		\$115,243.00				\$ 115,243.00
Landscaping						\$ -
Fencing						\$ -
Guardrail						\$ -
Painting						\$ -
Signing		\$1,000.00				\$ 1,000.00
Cold Milling, Planning & Rotomilling						\$ -
Demolition						\$ -
Pavement Markings (Paint)						\$ -
Other Construction (List)		\$143,325.00				\$ 143,325.00
						\$ -
Totals	\$ -	\$ 376,803.00	\$ -	\$ -	\$ -	\$ 376,803.00

Disclosure of this information is **REQUIRED** to accomplish the statutory purpose as outlined in the "Illinois Procurement Code." Failure to comply will result in non-issuance of an "Authorization to Bid." This form has been approved by the State Forms Management Center.

Part III. Work Subcontracted to Others

For each contract described in Part I, list all the work you have subcontracted to others.

	31	32	33	34	35
Subcontractor					
Type of Work		Electrical			
Subcontract Price		\$6,400.00			
Amount Uncompleted		\$6,400.00			
Subcontractor					
Type of Work		Landscaping			
Subcontract Price		\$222,101.00			
Amount Uncompleted		\$222,101.00			
Subcontractor					
Type of Work		Layout			
Subcontract Price		\$7,150.00			
Amount Uncompleted		\$7,150.00			
Subcontractor					
Type of Work		Pavement Marking			
Subcontract Price		\$5,650.00			
Amount Uncompleted		\$5,650.00			
Subcontractor					
Type of Work		Tree Care			
Subcontract Price		\$6,450.00			
Amount Uncompleted		\$6,450.00			
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Subcontractor					
Type of Work					
Subcontract Price					
Amount Uncompleted					
Total Uncompleted	\$ -	\$ 247,751.00	\$ -	\$ -	\$ -
Totals	\$ -	\$ 247,751.00	\$ -	\$ -	\$ -

Instructions: Complete this form by either typing or using black ink. "Authorization to Bid" will not be issued unless both sides of this form are completed in detail. Use additional forms as needed to list all work.

Part I. Work Under Contract

List below all work you have under contract as either a prime contractor or a subcontractor. It is required to include all pending low bids not yet awarded or rejected. In a joint venture, list only that portion of the work which is the responsibility of your company. The uncompleted dollar value is to be based upon the most recent engineer's or owners estimate, and must include work subcontracted to others. If no work is contracted, show **NONE**

	36	37	38	39	40	
Contract Number						
Contract With				Glen Ellyn		
Estimated Completion Date				11/1/2024		
Total Contract Price				\$16,298,498.88		Accumulated Totals
Uncompleted Dollar Value if Firm is the Prime Contractor	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Uncompleted Dollar Value if Firm is the Subcontractor	\$ -	\$ -	\$ -	\$ 276,000.00	\$ -	\$ 276,000.00
Total Value of All Work						\$ 276,000.00

Part II. Awards Pending and Uncompleted Work to be done with your own forces.

List below the uncompleted dollar value of work for each contract and awards pending to be completed with your own forces. All work subcontracted to others will be listed on the reverse of this form. In a joint venture, list only that portion of the work to be done by your company. If no work is contracted, show **NONE**

						Accumulated Totals
Earthwork						\$ -
Portland Cement Concrete Paving	\$0.00	\$0.00				\$ -
HMA Plant Mix						\$ -
HMA Paving						\$ -
Clean & Seal Cracks/ Joints						\$ -
Aggregate Bases & Surfaces						\$ -
Highway, R.R. & Water Structures						\$ -
Drainage						\$ -
Electrical						\$ -
Cover and Seal Coats						\$ -
Concrete Construction						\$ -
Landscaping						\$ -
Fencing						\$ -
Guardrail						\$ -
Painting						\$ -
Signing						\$ -
Cold Milling, Planning & Rotomilling		\$ -				\$ -
Demolition						\$ -
Pavement Markings (Paint)						\$ -
Other Construction (List)						\$ -
						\$ -
Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Disclosure of this information is **REQUIRED** to accomplish the statutory purpose as outlined in the "Illinois Procurement Code." Failure to comply will result in non-issuance of an "Authorization to Bid." This form has been approved by the State Forms Management Center.

Part III. Work Subcontracted to Others

For each contract described in Part I, list all the work you have subcontracted to others.

	36	37	38	39	40
Subcontractor					
Type of Work				Brick Paving	Electrical
Subcontract Price				\$689,782.00	\$260,693.60
Amount Uncompleted					
Subcontractor					
Type of Work				CIPP	Irrigation
Subcontract Price				\$144,348.00	\$5,000.00
Amount Uncompleted					\$0.00
Subcontractor					
Type of Work				CIPP - Services	Landscaping
Subcontract Price				\$295,255.00	\$12,409.50
Amount Uncompleted				\$276,000.00	
Subcontractor					
Type of Work				Electrical	Layout
Subcontract Price				\$2,134,175.00	\$4,300.00
Amount Uncompleted					
Subcontractor					
Type of Work				Irrigation	LJS
Subcontract Price				\$281,600.00	\$15,177.60
Amount Uncompleted					
Subcontractor					
Type of Work				Landscaping	Pavement Marking
Subcontract Price				\$186,487.50	\$6,907.70
Amount Uncompleted					
Subcontractor					
Type of Work				Layout	Tree Care
Subcontract Price				\$85,000.00	\$2,400.00
Amount Uncompleted					\$0.00
Subcontractor					
Type of Work				LJS	
Subcontract Price				\$28,776.35	
Amount Uncompleted				\$0.00	
Subcontractor					
Type of Work				Manhole Lining	
Subcontract Price				\$29,320.00	
Amount Uncompleted					
Subcontractor					
Type of Work				Pavement Marking	
Subcontract Price				\$59,681.93	
Amount Uncompleted					
Subcontractor					
Type of Work				Tree Care	
Subcontract Price				\$15,285.00	
Amount Uncompleted					
Total Uncompleted	\$0.00	\$ -	\$ -	\$ 276,000.00	\$ -
Totals	\$0.00	\$ -	\$ -	\$ 3,949,710.78	\$ 306,888.40

SUMMARY SHEETS

Affidavit of Availability
For the Letting of 01/17/25

Instructions: Complete this form by either typing or using black ink. "Authorization to Bid" will not be issued unless both sides of this form are completed in detail. Use additional forms as needed to list all work.

Part I. Work Under Contract

List below all work you have under contract as either a prime contractor or a subcontractor. It is required to include all pending low bids not yet awarded or rejected. In a joint venture, list only that portion of the work which is the responsibility of your company. The uncompleted dollar value is to be based upon the most recent engineer's or owners estimate, and must include work subcontracted to others. If no work is contracted, show **NONE**

Contract Number						
Contract With						
Estimated Completion Date						
Total Contract Price						SUMMARY
Uncompleted Dollar Value if Firm is the Prime Contractor						Accumulated Totals
Uncompleted Dollar Value if Firm is the Subcontractor						\$ 29,936,592.70
						\$ 10,548,016.65
Total Value of All Work						\$ 40,484,609.35

Part II. Awards Pending and Uncompleted Work to be done with your own forces.

List below the uncompleted dollar value of work for each contract and awards pending to be completed with your own forces. All work subcontracted to others will be listed on the reverse of this form. In a joint venture, list only that portion of the work to be done by your company. If no work is contracted, show **NONE**

						Accumulated Totals
Earthwork						\$ 3,789,742.56
Portland Cement Concrete Paving						\$ 106,250.00
HMA Plant Mix						\$ -
HMA Paving						\$ 3,864,168.43
Clean & Seal Cracks/ Joints						\$ -
Aggregate Bases & Surfaces						\$ 1,341,432.35
Highway, R.R. & Water Structures						\$ -
Drainage						\$ 8,071,209.60
Electrical						\$ -
Cover and Seal Coats						\$ -
Concrete Construction						\$ 7,002,151.65
Landscaping						\$ 483,798.50
Fencing						\$ -
Guardrail						\$ -
Painting						\$ -
Signing						\$ 49,491.33
Cold Milling, Planing & Rotomilling						\$ 270,580.10
Demolition						\$ -
Pavement Markings (Paint)						\$ -
Other Construction (List)						\$ 4,957,768.18
Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,936,592.70

Disclosure of this information is **REQUIRED** to accomplish the statutory purpose as outlined in the "Illinois Procurement Code." Failure to comply will result in non-issuance of an "Authorization to Bid." This form has been approved by the State Forms Management Center.

Part III. Work Subcontracted to Others

For each contract described in Part I, list all the work you have subcontracted to others.

Subcontractor					
Type of Work					
Subcontract Price	\$ -	\$ -	\$ -	\$ -	\$ -
Amount Uncompleted	\$ -	\$ -	\$ -	\$ -	\$ -
Subcontractor					
Type of Work					
Subcontract Price	\$ -	\$ -	\$ -	\$ -	\$ -
Amount Uncompleted	\$ -	\$ -	\$ -	\$ -	\$ -
Subcontractor					
Type of Work					
Subcontract Price	\$ -	\$ -	\$ -	\$ -	\$ -
Amount Uncompleted	\$ -	\$ -	\$ -	\$ -	\$ -
Subcontractor					
Type of Work					
Subcontract Price	\$ -	\$ -	\$ -	\$ -	\$ -
Amount Uncompleted	\$ -	\$ -	\$ -	\$ -	\$ -
Subcontractor					
Type of Work					
Subcontract Price	\$ -	\$ -	\$ -	\$ -	\$ -
Amount Uncompleted	\$ -	\$ -	\$ -	\$ -	\$ -
Total Uncompleted	\$ -	\$ -	\$ -	\$ -	\$ -
SUMMARY TOTALS	\$ -	\$ -	\$ -	\$ -	\$ -

I, being duly sworn, do hereby declare that this affidavit is a true and correct statement relating to ALL uncompleted contracts of the undersigned for Federal, State, County, City and Private work, including ALL subcontract work, ALL pending low bids not yet awarded or rejected and ALL estimated completion dates.

Subscribed and sworn to before me

this 30 day of January 2025

Nicole Anne Engelking
Notary Public

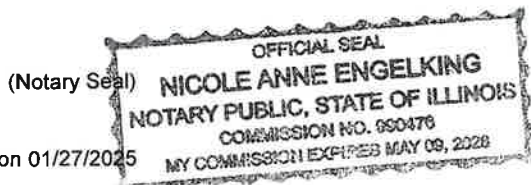
Type or Print Jeff Moyer Vice President
Officer or Director Title

Signed Jeff Moyer

My commission expires: 05/09/2028

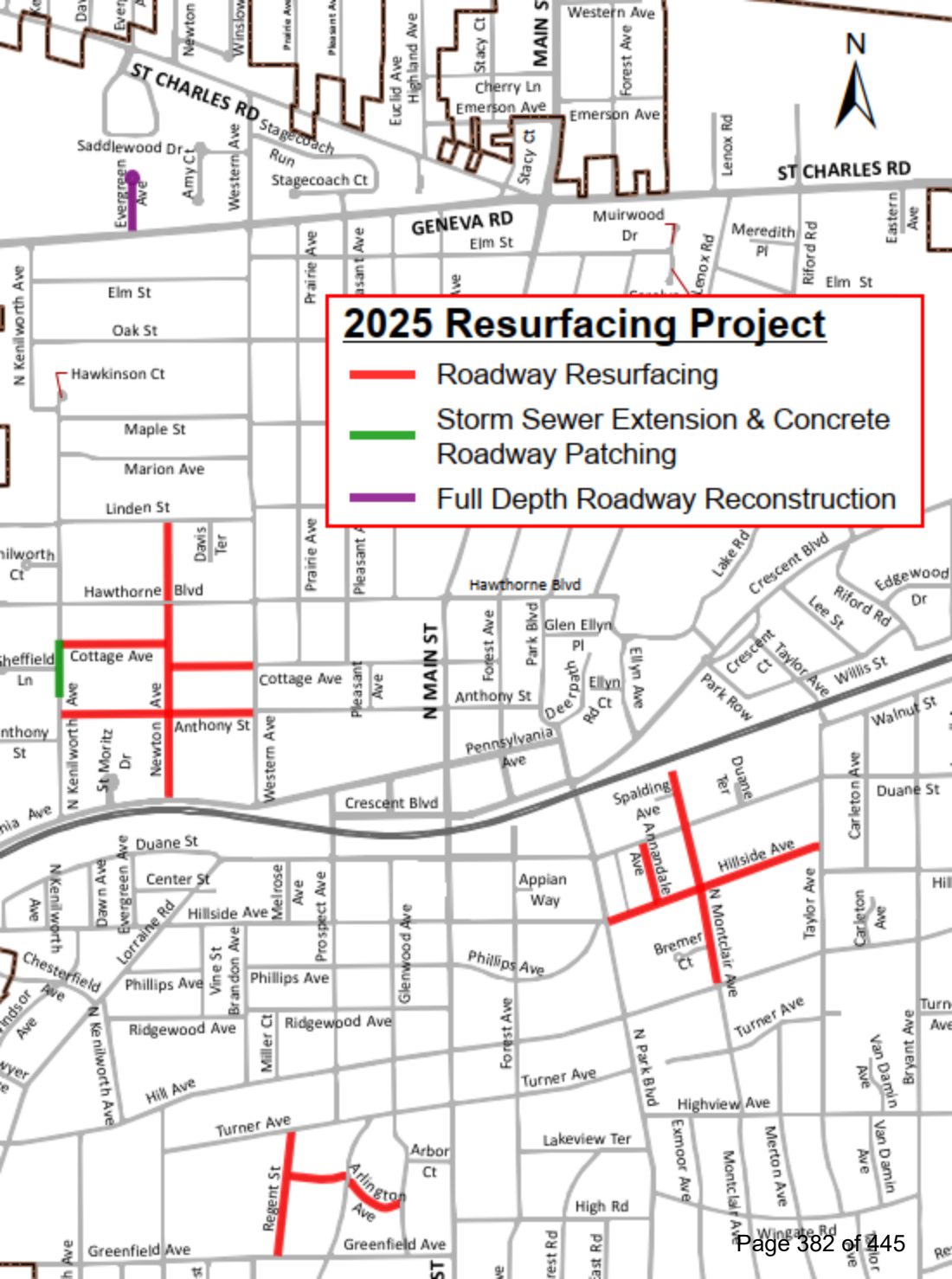
Company A Lamp Concrete Contractors, Inc.

Address 1900 Wright Blvd.
Schaumburg, Illinois 60193



Printed on 01/27/2025

BC 57 (Rev. 08/17/10)



2025 Resurfacing Project

- Roadway Resurfacing
- Storm Sewer Extension & Concrete Roadway Patching
- Full Depth Roadway Reconstruction



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

Meeting 2/24/2025 7:00 PM
Department: Public Works - Internal Services
Department Head: Dave Buckley
Category: Award
Prepared By: Richard Daubert

**AGENDA ITEM (ID
2025-170)**

DOC ID: 2025-170

Adopt Resolution No. 25-07, A Resolution Approving a Contract with Chastain & Associates, LLC for Construction Engineering Services for the 2025 Street Resurfacing Project in a Total Not-To-Exceed Amount of \$309,929 to be expensed to the Motor Fuel Tax and Water and Sanitary Sewer Fund and Authorizing Its Execution

Statement of the Issue:

See previous memorandum.

Analysis:

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Attachments:

1. Resolution Chastain
2. Chastain & Associates Contract
3. Chastain & Associates Proposal - Revised 2-14-2025



Village of Glen Ellyn

Resolution No. 25-07

A Resolution Approving a Contract with Chastain & Associates, LLC for Construction Engineering Services for the 2025 Street Resurfacing Project in A Total Not-To-Exceed Amount of \$309,929 to be Expensed to the Motor Fuel Tax and Water and Sanitary Sewer Funds and Authorizing Its Execution

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

This _____ Day of _____, 2025.

Resolution No. 25-07

A Resolution Approving a Contract with Chastain & Associates, LLC for Construction Engineering Services for the 2025 Street Resurfacing Project in A Total Not-To-Exceed Amount of \$309,929 to be Expensed to the Motor Fuel Tax and Water and Sanitary Sewer Funds and Authorizing Its Execution

BE IT RESOLVED by the Acting Village 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 Contract with Chastain & Associates, LLC for construction engineering services for the 2025 Street Resurfacing Project (“Contract”) in a total not-to-exceed amount of \$309,929 to be expensed to the Motor Fuel Tax and Water and Sanitary Sewer Funds is approved and the Village Manager is authorized to execute the Contract 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 Acting Village President and Board of Trustees of the Village of Glen Ellyn, Illinois, this 24th day of February, 2025.

Voting	Ayes	Nays	Abstain	Absent
Fasules				
Gould				
Thompson				
Kalinich				
Christiansen				
Simon				

Approved by the Acting Village President of the Village of Glen Ellyn, Illinois this _____ day of February, 2025.

Donna Jean Simon, Acting Village President

ATTEST

Caren Cosby, Village Clerk

**CONTRACT BETWEEN
THE VILLAGE OF GLEN ELLYN
AND
CHASTAIN & ASSOCIATES, LLC
CONSTRUCTION ENGINEERING SERVICES FOR
2025 STREET RESURFACING PROJECT**

CONTRACT BETWEEN
THE VILLAGE OF GLEN ELLYN
AND
CHASTAIN & ASSOCIATES, LLC

CONSTRUCTION ENGINEERING SERVICES FOR

2025 STREET RESURFACING PROJECT

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ATTACHMENT A - Supplemental Schedule of Contract Terms

ATTACHMENT B - Scope of Services & Consultant’s Proposal

ATTACHMENT C - Schedule

CONTRACT BETWEEN
THE VILLAGE OF GLEN ELLYN
AND
CHASTAIN & ASSOCIATES, LLC
CONSTRUCTION ENGINEERING SERVICES FOR
2025 STREET RESURFACING PROJECT

In consideration of the mutual promises set forth below, the Village of Glen Ellyn, 535 Duane Street, Glen Ellyn, Illinois 60137, a unit of local government created and existing under the laws of the State of Illinois (“Owner”), and Chastain & Associates, LLC, 120 W. Center Court, Schaumburg, IL 60195, an Illinois corporation (“Consultant”), make this Contract as of the 24th day of February, 2025, and hereby agree as follows:

ARTICLE I
THE SERVICES

1.1 Performance of the Services

Consultant shall, at its sole cost and expense, provide, perform, and complete all of the following, all of which is herein referred to as the “Services”:

1. Labor, Equipment, Materials, and Supplies. Provide, perform, and complete, in the manner described and specified in this Contract, all necessary work, labor, services, transportation, equipment, materials, apparatus, information, data, and other items necessary to accomplish the Project, as defined in Attachment A, in accordance with the Scope of Services attached hereto as Attachment B, and the Schedule attached hereto as Attachment C.
2. Approvals. Procure and furnish all approvals and authorizations specified in Attachment A.
3. Insurance. Procure and furnish all certificates and policies of insurance specified in this Contract.
4. Quality. Provide, perform, and complete all of the foregoing in a proper and workmanlike manner, consistent with the highest standards of professional practice and in full compliance with, and as required by or pursuant to, this Contract.

1.2 Commencement and Completion Dates

Consultant shall commence the Services not later than the “Commencement Date” set forth on Attachment A and shall diligently and continuously prosecute the Services at such a rate as will allow the Services to be fully provided, performed, and completed in full compliance with this Contract not later than the “Completion Date” or, if the Services are to be performed in separate phases with separate completion dates, the “Completion Dates” set forth in Attachment A. The time of commencement, rate of progress, and time of completion are referred to in this Contract as the “Contract Time.”

1.3 Required Submittals

A. Submittals Required. Consultant shall submit to Owner all reports, documents, data, and information specifically set forth in the attachments or otherwise required to be submitted by Consultant under this Contract and shall, in addition, submit to Owner all such reports, documents, data, and information as may be requested by Owner to fully document the Services (“Required Submittals”).

B. Time of Submission and Owner’s Review. All Required Submittals shall be provided to Owner no later than the time, if any, specified in the attachments or otherwise in this Contract. If no time for submission is specified for any Required Submittal, such Submittal shall be submitted within a reasonable time in light of its purpose and, in all events, in sufficient time, in Owner’s sole opinion, to permit Owner to review the same prior to the commencement of any part of the Services to which such Required Submittal may relate. Owner shall have the right to require such corrections as may be necessary to make any Required Submittal conform to this Contract. No Services related to any Required Submittal shall be performed by Consultant until Owner has completed review of such Required Submittal with no exception noted. Owner’s review and stamping of any Required Submittal shall not relieve Consultant of the entire responsibility for the performance of the Services in full compliance with, and as required by or pursuant to this Contract, and shall not be regarded as any assumption of risk or liability by Owner.

C. Responsibility for Delay. Consultant shall be responsible for any delay in the Services due to delay in providing Required Submittals conforming to this Contract.

1.4 Review and Incorporation of Contract Provisions

Consultant represents and warrants that it has carefully reviewed, and fully understood, this Contract, including all of its Attachments, all of which are by this reference incorporated into and made a part of this Contract.

1.5 Financial and Technical Ability to Perform

Consultant represents and warrants that it is financially solvent, and has the financial resources necessary, and that it is sufficiently experienced and competent, and has the necessary capital, facilities, plant, organization, and staff necessary, to provide, perform, and complete the Services in full compliance with, and as required by or pursuant to, this Contract.

1.6 Time

Consultant represents and warrants that it is ready, willing, able, and prepared to begin the Services on the Commencement Date and that the Contract Time is sufficient time to permit completion of the Services in full compliance with, and as required by or pursuant to, this Contract for the Contract Price.

1.7 Consultant’s Personnel and Subcontractors

A. Consultant’s Personnel. Consultant shall provide all personnel necessary to complete the Services, including without limitation the Personnel identified in Attachment B-1. Consultant shall provide

to Owner telephone numbers at which Key Project Personnel can be reached on a 24 hour basis. Consultant and Owner may by mutual written agreement make changes and additions to the designations of Key Project Personnel. Prior to terminating the employment of any Key Project Personnel, or reassigning any of the Key Project Personnel to other positions, or upon receiving notification of the resignation of any of the Key Project Personnel, Consultant shall notify Owner as soon as practicable in advance of such proposed termination, reassignment, or resignation. Consultant shall submit justification, including a description of proposed substitute personnel, in sufficient detail to permit evaluation by Owner of the impact of the proposed action on the Services. No such termination or reassignment shall be made by Consultant without prior written approval of Owner. Consultant shall have no claim for damages, for compensation in excess of the Contract Price, or for a delay or extension of the Contract Time as a result of any such termination, reassignment, resignation, or substitution.

Key Project Personnel Contact Information:

<u>Name/Project Function:</u>	<u>Telephone:</u>	<u>E-Mail:</u>
David Lawry, P.E. Project Manager	224 955 3019	dlawry@chastainengineers.com
Michael Hartwig, P.E. Resident Engineer	773 858 2599	mhartwig@chastainengineers.com

B. Approval and Use of Subcontractors. Consultant shall perform the Services with its own personnel and under the management, supervision, and control of its own organization unless otherwise approved by Owner in writing. All subcontractors and subcontracts used by Consultant shall be acceptable to, and approved in advance by, Owner. Owner's approval of any subcontractor or subcontract shall not relieve Consultant of full responsibility and liability for the provision, performance, and completion of the Services in full compliance with, and as required by or pursuant to, this Contract. All Services performed under any subcontract shall be subject to all of the provisions of this Contract in the same manner as if performed by employees of Consultant. Every reference in this Contract to "Consultant" shall be deemed also to refer to all subcontractors of Consultant. Every subcontract shall include a provision binding the subcontractor to all provisions of this Contract.

C. Removal of Personnel and Subcontractors. If any personnel or subcontractor fails to perform the part of the Services undertaken by it in a manner satisfactory to Owner, Consultant shall immediately upon notice from Owner remove and replace such personnel or subcontractor. Consultant shall have no claim for damages, for compensation in excess of the Contract Price, or for a delay or extension of the Contract Time as a result of any such removal or replacement.

1.8 Owner's Responsibilities

Owner shall, at its sole cost and expense: (a) designate in writing a person with authority to act as Owner's representative and on Owner's behalf with respect to the Services except those matters that may require Board approval of Owner; (b) provide to Consultant all criteria and full information as to Owner's requirements for the Project or work to which the Services relate, including Owner's objectives and constraints, schedule, space, capacity and performance requirements, and budgetary limitations relevant to the Project; (c) provide to Consultant all existing studies, reports, and other available data relevant to the Project; (d) arrange for access to and make all provisions for Consultant to enter upon public and private property as reasonably required for Consultant to perform the Services; (e) provide surveys describing physical characteristics, legal limitations, and utility locations for the Project when such services are reasonably requested by the Consultant, are necessary for the performance of the Services, and are not already provided for in Attachments B; (f) review and comment on all Required Submittals and other

reports, documents, data, and information presented by Consultant; (g) except as otherwise provided in Attachment A, provide approvals from all governmental authorities having jurisdiction over the Project when such services are reasonably requested by the Consultant, are necessary for the performance of the Services, and are not already provided for in Attachments B; (h) except as provided in Article IV of this Contract provide, all accounting, insurance, and legal counseling services as may be necessary from time to time in the sole judgment of Owner to protect Owner's interests with respect to the Project; (i) attend Project related meetings; and (j) give prompt written notice to Consultant whenever Owner observes or otherwise becomes aware of any development that affects the scope or timing of the Services, provided, however, that failure to give such notice shall not relieve Consultant of any of its responsibilities under this Contract.

1.9 Owner's Right to Terminate or Suspend Services for Convenience

A. Termination or Suspension for Convenience. Owner shall have the right, for its convenience, to terminate or suspend the Services in whole or in part at any time by written notice to Consultant. Every such notice shall state the extent and effective date of such termination or suspension. On such effective date, Consultant shall, as and to the extent directed, stop Services under this Contract, cease all placement of further orders or subcontracts, terminate or suspend Services under existing orders and subcontracts, and cancel any outstanding orders or subcontracts that may be canceled.

B. Payment for Completed Services. In the event of any termination pursuant to Subsection 1.9A above, Owner shall pay Consultant (1) such direct costs, including overhead, as Consultant shall have paid or incurred for all Services done in compliance with, and as required by or pursuant to, this Contract up to the effective date of termination; and (2) such other costs pertaining to the Services, exclusive of overhead and profit, as Consultant may have reasonably and necessarily incurred as the result of such termination. Any such payment shall be offset by any prior payment or payments and shall be subject to Owner's rights to withhold and deduct as provided in this Contract.

ARTICLE II **CHANGES AND DELAYS**

2.1 Changes

Owner shall have the right, by written order executed by Owner, to make changes in the Contract, the Project, the Services and the Contract Time ("Change Order"). If any Change Order causes an increase or decrease in the amount of the Services, an equitable adjustment in the Contract Price or Contract Time may be made. No decrease in the amount of the Services caused by any Change Order shall entitle Consultant to make any claim for damages, anticipated profits, or other compensation.

2.2 Delays

For any delay that may result from causes that could not be avoided or controlled by Consultant, Consultant shall, upon timely written application, be entitled to issuance of a Change Order providing for an extension of the Contract Time for a period of time equal to the delay resulting from such unavoidable cause. No extension of the Contract Time shall be allowed for any other delay in completion of the Services.

2.3 No Constructive Change Orders

No claims for equitable adjustments in the Contract Price or Contract Time shall be made or allowed unless embodied in a Change Order. If Owner fails to issue a Change Order including, or fully including, an equitable adjustment in the Contract Price or Contract Time to which Consultant claims it is entitled, or, if Consultant believes that any requirement, direction, instruction, interpretation, determination,

or decision of Owner entitles Consultant to an equitable adjustment in the Contract Price or Contract Time that has not been included, or fully included, in a Change Order, then Consultant shall submit to Owner a written request for the issuance of, or revision of, a Change Order, including the equitable adjustment, or the additional equitable adjustment, in the Contract Price or Contract Time that Consultant claims has not been included, or fully included, in a Change Order. Such request shall be submitted before Consultant proceeds with any Services for which Consultant claims an equitable adjustment is due and shall, in all events, be submitted no later than two business days after receipt of such Change Order or receipt of notice of such requirement, direction, instruction, interpretation, determination, or decision. Notwithstanding the submission of any such request, Consultant shall, unless otherwise directed by Owner within two business days after receipt by Owner of such request, proceed without delay to perform the Services in compliance with the Change Order or as required, directed, instructed, interpreted, or decided by Owner and shall, pending a final resolution of the issue, keep a daily record of such Services. Unless Consultant submits such a request within two business days after receipt of such Change Order or receipt of notice of such requirement, direction, instruction, interpretation, determination, or decision, Consultant shall be conclusively deemed (1) to have agreed that such Change Order, requirement, direction, instruction, interpretation, determination, or decision does not entitle Consultant to an equitable adjustment in the Contract Price or Contract Time and (2) to have waived all claims based on such Change Order, requirement, direction, instruction, interpretation, determination, or decision.

ARTICLE III

CONSULTANT'S RESPONSIBILITY FOR DEFECTIVE SERVICES

3.1 Consultant's Responsibilities.

A. Standard of Care. Consultant agrees that the Services and all components thereof shall conform to the requirements of this Contract; shall be fit, sufficient and suitable for the purposes expressed in, or reasonably inferred from, this Contract; shall be performed in accordance with the standards of professional practice, care and diligence practiced by recognized consulting firms performing services of a similar nature in existence at the time of performance of the Services; and the Services shall free from defects and flaws in design consistent with such standards of professional practice, care and diligence. The standards and obligations contained herein shall be in addition to any other requirements expressed in this Contract, or expressed or implied by law, which are hereby reserved unto Owner.

B. Opinions of Cost. It is recognized that neither Consultant nor Owner has control over the costs of labor, material, equipment or services furnished by others or over competitive bidding, market or negotiating conditions, or construction contractors' methods of determining their prices. Accordingly, any opinions of probable Project costs or construction costs provided for herein are estimates only, made on the basis of Consultant's experience and qualifications and represent Consultant's best judgment as an experienced and qualified professional, familiar with the industry. Consultant does not guaranty that proposals, bids or actual Project costs or construction costs will not vary from opinions of probable cost prepared by Consultant.

3.2 Corrections

Consultant shall be responsible for the quality, technical accuracy, completeness and coordination of all reports, documents, data, information and other items and services under this Contract. Consultant shall, promptly and without charge, provide, to the satisfaction of Owner, all corrective Services necessary as a result of Consultant's errors, omissions, negligent acts, or failure to meet the standard of care.

3.3 Risk of Loss

The Services and everything pertaining thereto shall be provided, performed, and completed at the sole risk and cost of Consultant. Consultant shall be responsible for any and all damages to property or persons as a result of Consultant's errors, omissions, negligent acts, or failure to meet the standard of care and for any losses or costs to repair or remedy any work undertaken by Owner based upon the Services as a result of any such errors, omissions, negligent acts or failure to meet the standard of care. Notwithstanding any other provision of this Contract, Consultant's obligations under this Section 3.3 shall exist without regard to, and shall not be construed to be waived by, the availability or unavailability of any insurance, either of Owner or Consultant, to indemnify, hold harmless or reimburse Consultant for such damages, losses or costs.

ARTICLE IV **FINANCIAL ASSURANCES**

4.1 Insurance

Contemporaneous with Consultant's execution of this Contract, Consultant shall provide certificates and policies of insurance evidencing at least the minimum insurance coverages and limits set forth in Attachment A. For good cause shown, Owner may extend the time for submission of the required policies of insurance upon such terms, and with such assurances of complete and prompt performance, as Owner may impose in the exercise of its sole discretion. **Such policies shall be in a form acceptable to Owner and from companies with a general rating of A minus and a financial size category of Class X or better in Best's Insurance Guide and otherwise acceptable to Owner. Such insurance shall provide that no change, modification in, or cancellation of any insurance shall become effective until the expiration of 30 days after written notice thereof shall have been given by the insurance company to Owner.** Consultant shall, at all times while providing, performing, or completing the Services, including, without limitation, at all times while correcting any failure to meet the standard of care pursuant to Section 3.2 of this Contract, maintain and keep in force, at Consultant's expense, at least the minimum insurance coverages and limits set forth in Attachment A.

4.2 Indemnification

Consultant shall, without regard to the availability or unavailability of any insurance, either of Owner or Consultant, indemnify, save harmless, and defend Owner against any and all lawsuits, claims, demands, damages, liabilities, losses, and expenses, including attorneys' fees and administrative expenses, that may arise, or be alleged to have arisen, out of or in connection with Consultant's performance of, or failure to perform, the Services or any part thereof, whether or not due or claimed to be due in whole or in part to the active, passive, or concurrent negligence or fault of Consultant, except to the extent caused by the sole negligence of Owner.

ARTICLE V **PAYMENT**

5.1 Contract Price

Owner shall pay to Consultant, in accordance with and subject to the terms and conditions set forth in this Article V and Attachment A, and Consultant shall accept in full satisfaction for providing, performing, and completing the Services, the amount or amounts set forth in Attachment A (the "Contract Price"), subject to any additions, deductions, or withholdings provided for in this Contract.

5.2 Taxes, Benefits and Royalties

The Contract Price includes all applicable federal, state, and local taxes of every kind and nature applicable to the Services as well as all taxes, contributions, and premiums for unemployment insurance, old age or retirement benefits, pensions, annuities, or other similar benefits and all costs, royalties, and fees arising from the use on, or the incorporation into, the Services, of patented equipment, materials, supplies, tools, appliances, devices, processes, or inventions. All claim or right to claim additional compensation by reason of the payment of any such tax, contribution, premium, costs, royalties, or fees is hereby waived and released by Consultant.

5.3 Progress Payments

A. Payment in Installments. The Contract Price shall be paid in the manner set forth in Attachment A (“Progress Payments”).

B. Pay Requests. Consultant shall, as a condition precedent to its right to receive each Progress Payment, submit to Owner an invoice accompanied by such receipts, vouchers, and other documents as may be necessary to establish Consultant’s prior payment for all labor, material, and other things covered by the invoice and the absence of any interest, whether in the nature of a lien or otherwise, of any party in any property, work, or fund with respect to the Services performed under this Contract. In addition to the foregoing, such invoice shall include (a) employee name, employee classification name, rates per hour, and hours worked by each employee, and, if the Services are to be performed in separate phases, for each phase; (b) total amount billed in the current period and total amount billed to date, and, if the Services are to be performed in separate phases, for each phase; (c) the estimated percent completion, and, if the Services are to be performed in separate phases, for each phase; and (d) Consultant’s certification that all prior Progress Payments have been properly applied to the Services with respect to which they were paid. Owner may, by written notice to Consultant, designate a specific day of each month on or before which pay requests must be submitted.

5.4 Final Acceptance and Final Payment

The Services, or, if the Services are to be performed in separate phases, each phase of the Services, shall be considered complete on the date of final written acceptance by Owner of the Services or each phase of the Services, as the case may be, which acceptance shall not be unreasonably withheld or delayed. The Services or each phase of the Services, as the case may be, shall be deemed accepted by Owner if not objected to in writing within 60 days after submission by Consultant of the Services or such phase of Services for final acceptance and payment plus, if applicable, such additional time as may be considered reasonable for obtaining approval of governmental authorities having jurisdiction to approve the Services, or phase of Services, as the case may be. As soon as practicable after final acceptance, Owner shall pay to Consultant the balance of the Contract Price or, if the Services are to be performed in separate phases, the balance of that portion of the Contract Price with respect to such phase of the Services, after deducting therefrom all charges against Consultant as provided for in this Contract (“Final Payment”). The acceptance by Consultant of Final Payment with respect to the Services or a particular phase of Services, as the case may be, shall operate as a full and complete release of Owner of and from any and all lawsuits, claims, demands, damages, liabilities, losses, and expenses of, by, or to Consultant for anything done, furnished for, arising out of, relating to, or in connection with the Services or a particular phase of Services, as the case may be, or for or on account of any act or neglect of Owner arising out of, relating to, or in connection with the Services or a particular phase of Services, as the case may be.

5.5 Deductions

A. Owner's Right to Withhold. Notwithstanding any other provision of this Contract and without prejudice to any of Owner's other rights or remedies, Owner shall have the right at any time or times, whether before or after approval of any pay request, to deduct and withhold from any Progress or Final Payment that may be or become due under this Contract such amount as may reasonably appear necessary to compensate Owner for any actual or prospective loss due to: (1) Services that are defective, damaged, flawed, unsuitable, nonconforming, or incomplete; (2) damage for which Consultant is liable under this Contract; (3) liens or claims of lien regardless of merit; (4) claims of subcontractors, suppliers, or other persons regardless of merit; (5) delay in the progress or completion of the Services; (6) inability of Consultant to complete the Services; (7) failure of Consultant to properly complete or document any pay request; (8) any other failure of Consultant to perform any of its obligations under this Contract; or (9) the cost to Owner, including attorneys' fees and administrative costs, of correcting any of the aforesaid matters or exercising any one or more of Owner's remedies set forth in Section 6.1 of this Contract.

B. Use of Withheld Funds. Owner shall be entitled to retain any and all amounts withheld pursuant to Subsection 5.5A above until Consultant shall have either performed the obligations in question or furnished security for such performance satisfactory to Owner. Owner shall be entitled to apply any money withheld or any other money due Consultant under this Contract to reimburse itself for any and all costs, expenses, losses, damages, liabilities, suits, judgments, awards, attorneys' fees, and administrative expenses incurred, suffered, or sustained by Owner and chargeable to Consultant under this Contract.

5.6 Accounting

Consultant shall keep accounts, books, and other records of all its billable charges and costs incurred in performing the Services in accordance with generally accepted accounting practices, consistently applied, and in such manner as to permit verification of all entries. Consultant shall make all such material available for inspection by Owner, at all reasonable times during this Contract and for a period of three years following termination of this Contract. Copies of such material shall be furnished, at Owner's expense, upon request.

ARTICLE VI **REMEDIES**

6.1 Owner's Remedies

If it should appear at any time prior to Final Payment for all work that Consultant has failed or refused to prosecute, or has delayed in the prosecution of, the Services with diligence at a rate that assures completion of the Services in full compliance with the requirements of this Contract, or has attempted to assign this Contract or Consultant's rights under this Contract, either in whole or in part, or has falsely made any representation or warranty in this Contract, or has otherwise failed, refused, or delayed to perform or satisfy any other requirement of this Contract or has failed to pay its debts as they come due ("Event of Default"), and has failed to cure any such Event of Default within five business days after Consultant's receipt of written notice of such Event of Default, then Owner shall have the right, at its election and without prejudice to any other remedies provided by law or equity, to pursue any one or more of the following remedies:

1. Owner may require Consultant, within such reasonable time as may be fixed by Owner, to complete or correct all or any part of the Services that are defective, damaged, flawed, unsuitable, nonconforming, or incomplete; to accelerate all or any part of the Services; and to take any or all other action necessary to bring Consultant and the Services into strict compliance with this Contract.

2. Owner may accept the defective, damaged, flawed, unsuitable, nonconforming, incomplete, or dilatory Services or part thereof and make an equitable reduction in the Contract Price.
3. Owner may terminate this Contract without liability for further payment of amounts due or to become due under this Contract.
4. Owner may withhold from any Progress Payment or Final Payment, whether or not previously approved, or may recover from Consultant, any and all costs, including attorneys' fees and administrative expenses, incurred by Owner as the result of any Event of Default or as a result of actions taken by Owner in response to any Event of Default.
5. Owner may recover any damages suffered by Owner.

6.2 Terminations and Suspensions Deemed for Convenience

Any termination or suspension of Consultant's rights under this Contract for an alleged default that is ultimately held unjustified shall automatically be deemed to be a termination or suspension for the convenience of Owner under Section 1.9 of this Contract.

ARTICLE VII LEGAL RELATIONSHIPS AND REQUIREMENTS

7.1 Binding Effect

This Contract shall be binding upon Owner and Consultant and upon their respective heirs, executors, administrators, personal representatives, and permitted successors and assigns. Every reference in this Contract to a party shall also be deemed to be a reference to the authorized officers, employees, agents, and representatives of such party.

7.2 Relationship of the Parties

Consultant shall act as an independent contractor in providing and performing the Services. Nothing in or done pursuant to, this Contract shall be construed (1) to create the relationship of principal and agent, partners, or joint venturers between Owner and Consultant or (2) to create any relationship between Owner and any subcontractor of Consultant.

7.3 No Collusion

Consultant hereby represents and certifies that Consultant is not barred from contracting with a unit of state or local government as a result of (i) a delinquency in the payment of any tax administered by the Illinois Department of Revenue unless Consultant is contesting, in accordance with the procedures established by the appropriate revenue Act, its liability for the tax or the amount of the tax, as set forth in 65 ILCS 5/11-42.1-1; or (ii) a violation of either Section 33E-3 or Section 33E-4 of Article 33E of the Criminal Code of 1961, 720 ILCS 5/33E-1 et seq. Consultant hereby represents that the only persons, firms, or corporations interested in this Contract as principals are those disclosed to Owner prior to the execution of this Contract, and that this Contract is made without collusion with any other person, firm, or corporation. If at any time it shall be found that Consultant has, in procuring this Contract, colluded with any other person, firm, or corporation, then Consultant shall be liable to Owner for all loss or damage that Owner may suffer thereby, and this Contract shall, at Owner's option, be null and void.

7.4 Assignment

Consultant shall not (1) assign this Contract in whole or in part, (2) assign any of Consultant's rights or obligations under this Contract, or (3) assign any payment due or to become due under this Contract without the prior express written approval of Owner, which approval may be withheld in the sole and unfettered discretion of Owner; provided, however, that Owner's prior written approval shall not be required for assignments of accounts, as defined in the Illinois Commercial Code, if to do so would violate Section 9-318 of the Illinois Commercial Code, 810 ILCS 5/9-318. Owner may assign this Contract, in whole or in part, or any or all of its rights or obligations under this Contract, without the consent of Consultant.

7.5 Confidential Information

All information supplied by Owner to Consultant for or in connection with this Contract or the Services shall be held confidential by Consultant and shall not, without the prior express written consent of Owner, be used for any purpose other than performance of the Services.

7.6 No Waiver

No examination, inspection, investigation, test, measurement, review, determination, decision, certificate, or approval by Owner, nor any order by Owner for the payment of money, nor any payment for, or use, occupancy, possession, or acceptance of, the whole or any part of the Services by Owner, nor any extension of time granted by Owner, nor any delay by Owner in exercising any right under this Contract, nor any other act or omission of Owner shall constitute or be deemed to be an acceptance of any defective, damaged, flawed, unsuitable, nonconforming, or incomplete Services, nor operate to waive or otherwise diminish the effect of any warranty or representation made by Consultant; or of any requirement or provision of this Contract; or of any remedy, power, or right of Owner.

7.7 No Third Party Beneficiaries

No claim as a third party beneficiary under this Contract by any person, firm, or corporation other than Consultant shall be made or be valid against Owner.

7.8 Notices

All notices required or permitted to be given under this Contract shall be in writing and shall be deemed received by the addressee thereof when delivered in person on a business day at the address set forth below or on the third business day after being deposited in any main or branch United States post office, for delivery at the address set forth below by properly addressed, postage prepaid, certified or registered mail, return receipt requested.

Notices and communications to Owner shall be addressed to, and delivered at, the following address:

Village of Glen Ellyn
Public Works Department/ 30 South Lambert Road
Glen Ellyn, Illinois 60137
Attention: Steve Warner, Civil Engineer II

Notices and communications to Consultant shall be addressed to, and delivered at, the following address:

Chastain & Associates, LLC
120 W. Center Court
Schaumburg, IL 60195
Attention: David Lawry, Project Manager

The foregoing shall not be deemed to preclude the use of other non-oral means of notification or to invalidate any notice properly given by any such other non-oral means.

By notice complying with the requirements of this Section 7.8, Owner and Consultant each shall have the right to change the address or addressee or both for all future notices to it, but no notice of a change of address or addressee shall be effective until actually received.

7.9 Governing Laws

This Contract and the rights of Owner and Consultant under this Contract shall be interpreted according to the internal laws, but not the conflict of laws rules, of the State of Illinois.

7.10 Changes in Laws

Unless otherwise explicitly provided in this Contract, any reference to laws shall include such laws as they may be amended or modified from time to time.

7.11 Compliance with Laws and Grants

Consultant shall give all notices, pay all fees, and take all other action that may be necessary to ensure that the Services are provided, performed, and completed in accordance with all required governmental permits, licenses, or other approvals and authorizations that may be required in connection with providing, performing, and completing the Services, and with all applicable statutes, ordinances, rules, and regulations, including without limitation the Fair Labor Standards Act; any statutes regarding qualification to do business; any statutes prohibiting discrimination because of, or requiring affirmative action based on, race, creed, color, national origin, age, sex, or other prohibited classification, including, without limitation, the Americans with Disabilities Act of 1990, 42 U.S.C. §§ 12101 *et seq.*, and the Illinois Human Rights Act, 775 ILCS 5/1-101 *et seq.* Consultant shall also comply with all conditions of any federal, state, or local grant received by Owner or Consultant with respect to this Contract or the Services.

Consultant shall be solely liable for any fines or civil penalties that are imposed by any governmental or quasi-governmental agency or body that may arise, or be alleged to have arisen, out of or in connection with Consultant's, or its subcontractors', performance of, or failure to perform, the Services or any part thereof.

Every provision of law required by law to be inserted into this Contract shall be deemed to be inserted herein.

7.12 Documents

Drawings, plans, specifications, photos, reports, information, observations, calculations, notes and any other reports, documents, data or information, in any form, prepared, collected, or received by Consultant in connection with any or all of the Services (the "Documents") shall be and remain the property of Owner. At Owner's request, or upon termination of this Contract, the Documents shall be delivered promptly to Owner. Consultant shall have the right to retain copies of the Documents for its files. Consultant shall maintain files of all Documents unless Owner shall consent in writing to the destruction of the Documents. Consultant shall make, and shall cause all of its subcontractors to make, the Documents

available for Owner's review, inspection and audit during the entire term of this Contract and for three years after termination of this Contract; provided, however, that prior to the disposal or destruction of the Documents by Consultant or any of its subcontractors following said three year period, Consultant shall give notice to Owner of any Documents to be disposed of or destroyed and the intended date, which shall be at least 90 days after the effective date of such notice of disposal or destruction. Owner shall have 90 days after receipt of any such notice to give notice to Consultant or any of its subcontractors not to dispose of or destroy said Documents and to require Consultant or any of its subcontractors to deliver same to Owner, at Owner's expense.

7.13 Time

The Contract Time is of the essence of this Contract. Except where otherwise stated, references in this Contract to days shall be construed to refer to calendar days.

7.14 Severability

The provisions of this Contract shall be interpreted when possible to sustain their legality and enforceability as a whole. In the event any provision of this Contract shall be held invalid, illegal, or unenforceable by a court of competent jurisdiction, in whole or in part, neither the validity of the remaining part of such provision, nor the validity of any other provisions of this Contract shall be in any way affected thereby.

7.15 Entire Agreement

This Contract sets forth the entire agreement of Owner and Consultant with respect to the accomplishment of the Services and the payment of the Contract Price therefor, and there are no other understandings or agreements, oral or written, between Owner and Consultant with respect to the Services and the compensation therefor.

7.16 Amendments

No modification, addition, deletion, revision, alteration, or other change to this Contract shall be effective unless and until such change is reduced to writing and executed and delivered by Owner and Consultant.

IN WITNESS WHEREOF, Owner and Consultant have caused this Contract to be executed in two original counterparts as of the day and year first written above.

(SEAL)

Attest/Witness:

VILLAGE OF GLEN ELLYN:

By: _____

Title: Deputy Village Clerk

By: _____

Mark Franz

Title: Village Manager

Attest/Witness:

CHASTAIN & ASSOCIATES, LLC:

By: _____

Print Name
And Title:

By: _____

Print Name
And Title:

ATTACHMENT A

SUPPLEMENTAL SCHEDULE OF CONTRACT TERMS

1. **Project Description:**

Provision of professional engineering consulting services includes the completion of the Construction Engineering Services for the 2025 Street Resurfacing Project ("Project").

2. **Approvals and Authorizations:**

Consultant shall obtain any required approvals and authorizations listed in the Scope of Services in Attachment B.

3. **Commencement Date:**

The date of execution of the Contract by Owner.

4. **Completion Date:**

Final Completion/Project Acceptance – September 26th, 2025 plus extensions, if any, authorized by a Change Order issued pursuant to Section 2.1 of the Contract.

5. **Insurance Coverages:**

A. Worker's Compensation and Employer's Liability with limits not less than:

(1) Worker's Compensation: Statutory;

(2) Employer's Liability:

\$1,000,000 injury-per occurrence

\$500,000 disease-per employee

\$1,000,000 disease-policy limit

Such insurance shall evidence that coverage applies in the State of Illinois.

B. Comprehensive Motor Vehicle Liability with a combined single limit of liability for bodily injury and property damage of not less than \$1,000,000 for vehicles owned, non-owned, or rented.

All employees shall be included as insureds.

C. Comprehensive General Liability with coverage written on an "occurrence" basis and with limits no less than:

General Aggregate: \$2,000,000 Bodily Injury and Property Damage
Combined Single Limit for this Project.

Coverages shall include:

- Broad Form Property Damage Endorsement
- Blanket Contractual Liability (must expressly cover the indemnity provisions of the Contract)

- D. Professional Liability Insurance. With a limit of liability of not less than \$1,000,000 per occurrence and \$2,000,000 in the aggregate and covering Consultant against all sums that Consultant may be obligated to pay on account of any liability arising out of the Contract. The requirement for Professional Liability Insurance in the aggregate will be reduced to \$1,000,000 for subconsultant Muse Community + Design.
- E. Umbrella Policy. The required coverages may be in any combination of primary, excess, and umbrella policies. Any excess or umbrella policy must provide excess coverage over underlying insurance on a following-form basis such that when any loss covered by the primary policy exceeds the limits under the primary policy, the excess or umbrella policy becomes effective to cover such loss.
- F. Owner as Additional Insured. Owner shall be named as an Additional Insured and a Cancellation Notice recipient on all policies except for:

Worker's Compensation
Professional Liability

Each such additional Insured endorsement shall identify Owner as follows: The Village of Glen Ellyn, including its Board members and elected and appointed officials, its officers, employees, agents, attorneys, consultants, and representatives.

- G. Other Parties as Additional Insureds. In addition to Owner, the following parties shall be named as additional insured on the following policies:

<u>Additional Insured</u>	<u>Policy or Policies</u>
---------------------------	---------------------------

All additional public or private property owners as needed on all policies with the exception of Worker's Compensation and Professional Liability.

6. **Contract Price:**

SCHEDULE OF PRICES:

For providing, performing, and completing each phase of Services, an amount equal to Consultant's and Subconsultants' Direct Labor Costs, Overhead, Fringe Benefits, and Fixed Fee, plus an amount equal to the actual costs of all Reimbursable Expenses, but not to exceed, in each phase of Services, the following not to exceed amount set forth opposite each such phase except as adjusted by Change Order issued pursuant to Section 2.1 of the Contract:

Total Not-to-Exceed	\$309,929.39
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7. Payments:

For purposes of payments to Consultant, the value of the Services shall be determined as follows:

Project Budget Worksheet

Project: Village of Glen Ellyn - 2025 Utility & Roadway Improvements
HLC Proj No: PR9273
Date: 18-Feb-25

HLC Proj No: PR9273 Date: 18-Feb-25					Project: 2025 Utility & Roadway Improvements				Direct Cost Estimate				
3 Public Works/BCO Street Resurfacing/2025 Street Improvements Project/Construction Engineering/Proposals Received/2025 Resurfacing Project/BCO Division 1					Lawry Professional V	Hartwig Professional IV	Kochuparampil Professional III	Weitzel Professional I	Task Direct Cost	\$65.00 Vehicles (Days)	\$1.00 Materials QA (Dollar)		
Department	Task No.	Item Description	Sheet Count	Labor Code	Billing	Hours							
Transpo	1	Administration & Management (36 Week Total Duration)											
	1.1	Project Management			\$3,288.60	18		18					
	1.2	QC/QA			\$861.24	4	2	2					
	1.3												
	1.4												
Labor Subtotals					\$4,149.84	22	2	20	0	0	0		
Direct Cost					\$0.00				\$0.00	\$0.00	\$0.00		
Total					\$4,149.84								
Transpo	2	Pre-Construction Services - (2 Weeks)											
	2.1	Kickoff Meeting with Village Staff			\$1,182.91	6	2	2	2				
	2.2	Preconstruction Meeting & Minutes			\$1,518.90	10		2	6	2			
	2.3	Stakeholder Meetings			\$1,008.74	6		2	4				
	2.4	Review of Bidding/Contract Documents			\$1,008.74	6		2	4				
	2.5	Project Document Record Set-Up			\$875.57	6		2	2	2			
	2.6	Contractor Walk Through/Existing Condition Documentation			\$1,385.74	10		2	4	4	1		
	2.7	Contractor Submittal Review			\$2,123.32	15		2	8	5			
	2.8	Permit Coordination			\$687.07	4		2	2				
	2.9	Utility Coordination			\$510.17	4			2	2	0.5		
Labor Subtotals					\$10,301.16	67	2	16	34	15	1.50	0	
Direct Cost					\$97.50					\$97.50	\$97.50	\$0.00	
Total					\$10,398.66								
Transpo	3	Construction Observation Services - (28 Weeks - Mar 17 to Sep 26)											
	3.1	Progress Mtgs with contractor & Village - 28 mtgs est.			\$19,237.90	112		56	56				
	3.2	Construction Layout & Verification			\$14,122.30	84		28	56			10.5	
	3.3	Daily Construction Observation			\$133,992.99	980		28	588	364		122.5	
	3.4	Daily Documentation - Diary & Quantity Book			\$27,632.36	168		28	140				
	3.5	Weekly Documentation - Erosion Cont., Traf Insp., Weekly Reports			\$18,625.66	112		28	84				
	3.6	Monthly Documentation - Pay Estimates, Material Certs, Change Orders			\$27,632.36	168		28	140				
	3.7	Community Coordination and Outreach			\$9,356.56	56		16	40				
	3.8	Local Stakeholder Meetings - Local & Other Agency Coordination			\$4,765.74	28		12	16				
	3.9	QA Materials Testing										21959	
	3.10												
	3.11												
	Labor Subtotals					\$255,365.87	1708	0	224	1120	364	133	21959
Direct Cost					\$30,604.00						\$30,604.00	\$8,645.00	\$21,959.00
Total					\$285,969.87								
Transpo	4	Post Construction Services - (6 Weeks)											
	4.1	Final Quantity Agreements			\$3,692.74	26		2	16	8			
	4.2	Sod & Punch List Inspection			\$1,008.74	6		2	4			0.5	
	4.3	Final As-Built Drawings			\$2,406.07	18		2	8	8			
	4.4	Final Material Inspection & Documentation Close-Out			\$875.57	6		2	2	2			
	4.5	Warranty Review			\$1,330.40	8		2	6			1	
	4.6												
	4.7												
Labor Subtotals					\$9,313.52	64	0	10	36	18		1.5	0
Direct Cost					\$97.50						\$97.50	\$97.50	\$0.00
Total					\$9,411.02								
Total Project & QC/QA Personnel Hours						1861							
Total Project & QC/QA Personnel Costs						\$279,130.39					\$30,799.00	\$8,840.00	\$21,959.00
Total Project & QC/QA Direct Costs						\$30,799.00							
Total Project & QC/QA Costs						\$309,929.39							
Participation by Hours						1861	4	270	1160	397			
Percent of Participation by Hours						100.00%	0.21%	14.51%	63.94%	21.33%			
Personnel Cost/Hour						149.9894827							

ATTACHMENT B

SCOPE OF SERVICES

Consultant shall cooperate and work closely with representatives of Owner and other parties involved in the Project. Consultant shall meet with Owner and such other parties, and shall provide such consultation, advice, and reports, as required to adequately perform its responsibilities under the Contract. Consultant shall produce and deliver to Owner the results of its Services, plus any reports, documents, data, information, observations, or opinions set forth below or requested by Owner, in form or format as set forth below or, if none, in form or format of Owner's choosing. **In the event of any conflict between or among the various provisions from the Village of Glen Ellyn RFP and the Consultant's Proposal, which is attached hereto and referenced as Attachment B-1 in the Scope of Services, the more inclusive description shall control.**

After written authorization to proceed, Consultant shall provide, perform and complete the following:

1. Review of Bidding/Contract Documents, Engineering Drawings, and Work Sites to familiarize the full time Resident Engineer with the Contract Work and identify any project errors, omissions, constraints, improvements;
2. Conduct Pre-Construction Meeting with Contractor and other Project Stakeholders;
3. Conduct Project Informational Meeting with Impacted Property Owners and other Project Stakeholders.
4. Develop and distribute regular Project Notifications (letters to impacted residents, businesses, schools, refuse and delivery companies, etcetera);
5. Review of all submittals to ensure conformance with the requirements set forth in the Contract Documents and Engineering Drawings;
6. Review of Pre-Construction Videos to ensure project site conditions have been adequately documented prior to the start of construction;
7. Permit Coordination (IEPA NOI/SWPPP, Glen Ellyn Stormwater Certification, DuDOT, etc.);
8. Maintain Daily Project Diary, Daily Inspection Reports, Field Books, Quantity Books, Weekly Reports and all other Pertinent Records;
9. Verify Construction Layout Performed by Contractor;
10. Construction Inspection of all Contract Work to ensure improvements are constructed safely with minimal impact on the public and in accordance with the project drawings and specifications;
11. Utility Coordination (Nicor, ComEd, AT&T, Comcast, etc.);
12. Performance of Quality Assurance Material Testing in conformance with IDOT requirements for QC/QA Material Testing (Provide QA Proposal);
13. Assisting with handling of all issues associated with the off-site disposal of all excavated material (CCDD, special waste, etc.);
14. Witnessing Sub-Grade Proof-Rolling and Recommending Undercutting Depths;
15. Identification of Required Spot Sidewalk Repairs within the Project Corridor.
16. Answering of questions and resolving issues and concerns from impacted property owners;
17. Contract Administration/Documentation;
18. Development and Enforcement of Stormwater Pollution Prevention Plan (SWPPP) to ensure compliance with IEPA NPDES Permit (inlet filters, silt fence, sweeping/debris removal, etc.);
19. Ensure that Construction Completion Schedule is adhered to;
20. Conduct Weekly Progress Meetings;
21. Provide Weekly Progress Updates to Village Staff and Contractor via BC239;
22. Quantity Measurement (including cross-sections if applicable);

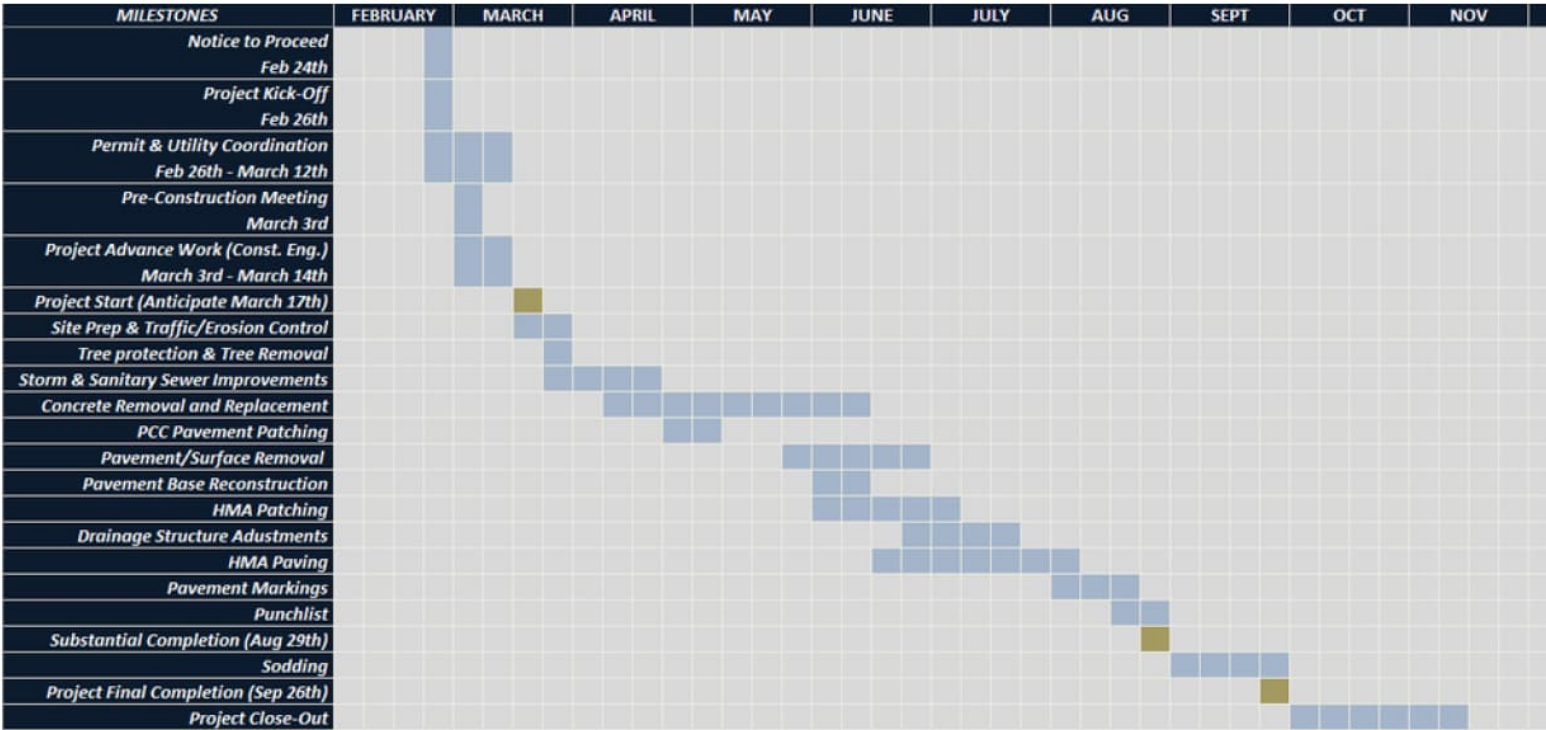
23. Review/Process Contractor Progress Pay Requests (review schedule submittal, waivers of lien, sworn statements and certified payroll records and have contractor revise documents as necessary) and provide Village Staff with a Recommendation for Payment;
24. Develop and Process Change Orders as necessary including Final Balancing Change Order;
25. Develop and ensure completion of "Punch List";
26. Provide one (1) electronic copy of the Engineering Drawings Detailing the "As-Built" Conditions;
27. Completion of a Warranty Inspection to identify and direct Contractor to address any issues that arise during warranty period (up to 1 year beyond date of final payment to Contractor).

ATTACHMENT B-1

SCOPE OF SERVICES CONT.

CONSULTANT'S PROPOSAL

ATTACHMENT C – Schedule





Construction Engineering Services for 2025 STREET RESURFACING PROJECT

Due: January 24, 2025

Submitted to:



120 W. CENTER CT
SCHAUMBURG, IL 60195
773.714.0050
CHASTAINENGINEERS.COM



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28	Community Awareness & Communication
29	Proposed Budget
30	Thank You

January 24, 2025

Steven Warner, P.E., Civil Engineer II
Village of Glen Ellyn Public Works Reno Service Center
30 South Lambert Rd.
Glen Ellyn, IL 60137

CHASTAIN
CONSULTING ENGINEERS

LAND DEVELOPMENT
MUNICIPAL ENGINEERING
SURVEYING
STRUCTURAL ENGINEERING
TRANSPORTATION ENGINEERING

**RE: Request for Proposals (RFP) Engineering Consultant Services
2025 Street Resurfacing Project Construction Engineering Services**

Hi Steve,

Chastain is pleased to submit the attached proposal for the Village's 2025 Street Resurfacing Project for your consideration. Chastain has over 70 years of engineering experience located in four offices throughout Illinois, including our local Schaumburg office, plus one in Indiana. Our team has extensive experience providing Phase III construction engineering services to municipal agencies, including the:

- *2021 and 2022 Street Improvement Projects for Glen Ellyn,*
- *Seven consecutive years of design and inspection for the residential street and water main program for the Village of Schaumburg,*
- *Five consecutive years for the Village of Lake in the Hills MFT Program,*
- *and standalone street improvements in Hoffman Estates, Des Plaines, and Aurora in 2024.*

Additionally, we are near completion of the design of Lincolnwood's 2025 water main, lead service replacement and street program and have been selected to provide construction services for that project.

Chastain is proposing to provide all project management, resident engineering, construction inspection, and documentation services for this project. Mike Hartwig, P.E., CPII will be the Project Manager and Resident Engineer and will be responsible for providing the leadership, communication, and necessary responsiveness for the proper implementation of our engineering services. Mike will ensure adequate project staffing and offer company resources as necessary to foster a timely and efficient project.

Phil Kochuparampil will be the Assistant Resident Engineer on site daily, conducting layout, observation, documentation, and project coordination services for the Village. Phil has over fifteen years of civil engineering experience including as an inspector and RE. He will provide the leadership for our inspection staff that will be assigned to the project as contractor progress demands. We anticipate extended periods when the contractor is likely to have multiple crews working; therefore, we will support Phil with other experienced construction engineers during these stages. The fee below recognizes the potential for additional field inspection. We are happy to negotiate a contract to meet both the demands of the project while being mindful of the Village's budget commitments.

Zach Weitzel will be the lead field inspector on site as necessary, performing layout, observation and documentation services in support of Phil and the Village. Zach has over 3 years of experience in construction observation on a variety of transportation and utility projects. We can further support Phil and Zach with other experienced construction inspectors during multiple crew periods. The Chastain Team will be supported by Rubino Engineering for materials QA services. Michelle Lipinski, P.E. will be the lead from Rubino and will provide comprehensive materials testing expertise.

The information found within this document supports our experience and ability to perform phase III services for the Village. Our enclosed schedule and fee of \$318,623.14 reflects our project understanding and approach. After reviewing our qualifications and approach, we welcome the opportunity to meet and discuss the project and our effort in further detail. Our goal is to provide you with a completed project achieving your schedule for the best value. I can be reached at dlawry@chastainengineers.com or (847) 417-4180 with any questions.

Sincerely,



David Lawry, P.E., MPA
Northern Regional Office Manager

120 W. CENTER CT
SCHAUMBURG, IL 60195
773.714.0050
CHASTAINENGINEERS.COM

Chastain & Associates LLC is a company that offers a wide range of professional services, including land surveying, urban and land planning and development, civil engineering, water/wastewater engineering, construction, and structural engineering. Our team comprises expert surveyors, civil engineers, construction professionals, structural engineers, planners, grant writers, and administrative staff dedicated to providing high-quality solutions that meet the needs of our clients. We take pride in empowering our clients with informed engineering solutions that align with our environmental commitment and sustainable infrastructure values. Our portfolio features projects of all sizes, from simple lot pinning to large-scale design and construction endeavors.

With 70 years of experience, we have been dedicated to enhancing community infrastructure by designing better highways and roadways, creating structures that connect communities, surveying land, and building futures through planning and development. *We bring communities together where they live, work, and play.*

HOW WE WORK

Integrate Client as part of the Design Team



OUR CORE VALUES



AUTHENTICITY

We Do What We Say.



EXCELLENCE

We Do What It Takes.



INTEGRITY

We Operate With Integrity.

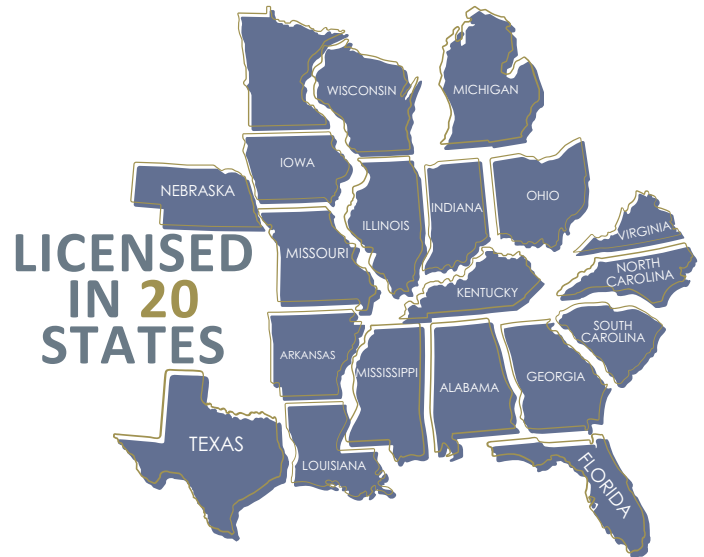


WILLINGNESS

We Have An Outward Mindset.

- MUNICIPAL ENGINEERING
- TRANSPORTATION ENGINEERING
- STRUCTURAL ENGINEERING
- CONSTRUCTION ENGINEERING
- LAND DEVELOPMENT
- SURVEYING
- LAND ACQUISITION
- COMMUNITY PLANNING & FUNDING
- GRANT WRITING

For a full listing of our services, please visit www.chastainengineers.com/our-services



LICENSED
IN 20
STATES

12 ACEC

AMERICAN COUNCIL OF ENGINEERING COMPANIES
of Illinois

ENGINEERING
EXCELLENCE
AWARDS

EMINENT CONCEPTOR AWARD
HONOR AWARD
MERIT AWARDS FOR SPECIAL PROJECTS
CONSTRUCTION ENGINEERING & INSPECTION

\$40M OF GRANTS & LOW-INTEREST LOANS (IN THE LAST 5 YEARS)

Secured to offset public infrastructure costs

OVER
70 YEARS
OF ENGINEERING EXCELLENCE

Decatur, IL | Schaumburg, IL | Rockford, IL
Paris, IL Lafayette, IN | Metropolis, IL

1.833.4Chastain | chastainengineers.com



2021 & 2022 STREET IMPROVEMENTS VILLAGE OF GLEN ELLYN



PROJECT highlights

Over 6 miles of roadway improvements

Projects completed 7-11% under budget

CLIENT contact

Steven Warner, Civil Engineer II

Village of Glen Ellyn

Public Works Reno Service Center

30 South Lambert Road

Glen Ellyn, IL 60137

630-547-5512

swarner@glenellyn.org

Chastain provided Phase II design and Phase III construction engineering services for the condition assessment and improvement recommendations for approximately 3.02 miles of street improvements, including spot curb and gutter replacement, pavement patching, pavement mill, and overlay, spot sidewalk repairs, local storm structure and sewer repairs, and sidewalk ramp improvements to meet ADA policy. Several sidewalk ramp adjustments field modifications to address existing grades, mature trees, landscaping, and private property concerns.

The scope of work included field survey, utility structure inspections, sewer videotape review, improvement recommendations, completing pavement cores, ADA Ramp improvements, and developing preliminary and final plans, specs, and estimates for recommended improvements. Phase III services included construction layout, work observation, contractor and owner coordination, quantities documentation, progress, and project pay estimates.

In 2021, the original construction contract value was \$1,624,277.15. The final construction cost was \$1,521,682.21, or 7% less than the awarded construction contract price.

The original construction contract value for 2022 was \$2,880,474, which included 3.19 miles of roadway improvements, 635' of water main replacement, and 70' of sewer repairs. The final construction cost was \$2,554,777, or 11% less than awarded.

Project Manager: Mike Hartwig, P.E., CPII

Key Personnel: Mike Hartwig, P.E., CPII - Resident Engineer

2023 PAVEMENT MAINTENANCE PROGRAM DUPAGE COUNTY



PROJECT highlights

\$4.1 million resurfacing project

MOT & night work

Bike & pedestrian improvements

CLIENT contact

William Eidson

Assistant County Engineer

505 N County Farm Rd.

Wheaton, IL 60187

630-407-6900

william.eidson@dupagecounty.org

Chastain provided Phase III construction engineering services for the County's 2023 Pavement Maintenance Program. Scope of work included providing construction layout, observation, and documentation services for the maintenance of various County owned roadways. Improvements included installation of a pedestrian median refuge island, mill and overlay of the existing pavements, pavement patching, replacement of damaged and deteriorated curb and gutter, and sidewalk and bike path improvements including ADA ramps. Locations included collector streets and arterial roadways where maintenance of traffic and night work was required. Additional collateral work included replacement of driveways, minor drainage improvements, pavement markings, replacement of traffic signal detector loops, and restoration.

The awarded construction contract value was \$4,138,000. The final construction cost was \$4,073,916, or 1.5% less than the original construction contract price. Work was completed in 2024.

Project Manager: Mike Hartwig, P.E., CPII

Key Personnel: Zach Weitzel, E.I. - Construction Inspector

2018 – 2024 ANNUAL STREET PROGRAM VILLAGE OF SCAHUMBURG

Chastain has provided Phase II design and Phase III construction engineering services for the Village's annual Street program since 2018. The program provides capital improvements and preventative maintenance to 210 miles of industrial and residential streets, parking lots, airport pavements, bike paths, and enhanced pedestrian crosswalks. In addition to the street improvements, the program has included over 20,000 feet of water main and storm sewer improvements, requiring coordination between separate water main and pavement contractors. Chastain's scope includes construction layout, observation, documentation, and closeout for all improvements, as well as planning, survey, design, and bid document preparation for the following year. Our designs utilize various pavement rehabilitation treatments, including preventative rejuvenators, traditional mill and overlay, structural overlays, and modified and full reconstructions of the roadways. The scope also includes robust community outreach management, including residential mailings and daily responses to Customer Service Requests. During 2022, the project completed 5.46 miles of street improvements, 23.7 miles of preventative surface treatments, and 9,674 feet of water main replacement. The original construction contract value was \$8,734,124. The final construction cost was \$7,977,093, 9% less than the awarded contract price. The Annual Street Program is funded locally.

Project Manager/ RE: Mike Hartwig, P.E., CPII
Key Personnel: Zach Weitzel, E.I. – Construction Inspector

Client Contact: Michael Hall, Director of Public Works – Village of Schaumburg; 847-923-6616

2020–2024 MFT RESURFACING PROGRAMS VILLAGE OF LAKE IN THE HILLS

Chastain has provided Phase II bid document preparation and Phase III full-time construction engineering services for the Village of Lake in the Hills MFT Resurfacing Program since 2020. Work has included preparation of bid documents, coordination with IDOT for MFT funding resolutions, bid support, construction engineering and project close-out. The annual MFT Street program has ranged in value from approximately \$912,000 to over \$1.4 million dollars and includes both urban and rural cross-section streets. Contract work typically includes pavement resurfacing, curb and gutter repairs, ADA Ramp and sidewalk improvements, minor drainage improvements and other ancillary items as required. Services have included preparation of contract specifications, development of contract quantities, preparation of location maps and pavement details, construction layout, daily observation of construction operations, contract documentation and pay estimate processing in accordance with IDOT Local Roads policies. The 2023 MFT Program consisted of 4 miles of various roadway improvements throughout the Village. The original construction contract value was \$1,318,263.67. The final construction cost was \$1,276,512.64, or 3.2% less than the awarded construction contract price. Project was completed in 2023.

Project Manager: Steve Frerichs
Key Personnel: Mike Hartwig, P.E., CPII – Project Engineer

Client Contact: Guy Fehrman, Superintendent of Streets – Village of Lake in the Hills; 847-960-7507

ILLINOIS AVENUE RESURFACING PROJECT CITY OF AURORA



PROJECT highlights

STP Funding

Pedestrian Crossing ADA Updates

Phase III Engineering Services

CLIENT contact

Tim Weidner, P.E.

Engineering Coordinator

44 E Downer Place

Aurora, IL 60505

(630) 256-3200

WeidnerT@aurora.il.us

Chastain is providing Phase III engineering services for the Illinois Avenue Resurfacing Project in Aurora, Illinois. The improvements consist of milling and resurfacing with new HMA binder and surface courses, HMA patching, Longitudinal Joint Sealant, recessed pavement markings, and sidewalk ramp replacements to achieve ADA compliance.

The scope of services includes construction layout, inspection, and documentation meeting IDOT federally funded project requirements. The project is utilizing federal STP and City MFT funds to fund the cost of improvements.

The awarded construction contract value is \$829,828 and work was significantly complete in 2024.

Project Manager: Mike Hartwig, P.E., CPII

Key Personnel: Zach Weitzel, E.I. – Construction Inspector

BATAVIA LANE INFRASTRUCTURE IMPROVEMENTS VILLAGE OF HOFFMAN ESTATES



PROJECT highlights

Phase III Engineering Services
ADA Improvements
\$1,106,513 Awarded Construction Value

CLIENT contact

Alan Wenderski, P.E.
Director of Engineering
The Village of Hoffman Estates
1900 Hassell Road
Hoffman Estates, IL 60169
(847) 252-5800
alan.wenderski@hoffmanestates.org

Chastain provided Phase III construction engineering services for the complete reconstruction of Batavia Lane. A primary goal of the project was to install approximately 640 feet of 36" and 42" storm sewer within the Village right-of-way to replace a failed CMP sewer along the backyard drainage easement. Additional work included new water main installation, sanitary sewer replacement, additional storm lateral installations to improve surface drainage, and complete roadway reconstruction including full concrete replacement with ADA improvements, full depth HMA pavement with new aggregate base, and full parkway restoration.

The scope of work included construction layout, observation, documentation, and resident coordination. The project was funded through a DCEO grant and was completed in 2024. The awarded construction contract value was \$1,106,153.

The final construction cost was \$1,045,543, or 5.5% less than the original construction contract price.

Project Manager: Mike Hartwig, P.E., CPII

Key Personnel: Zach Weitzel, E.I. – Construction Inspector

NORTHGATE PARKWAY RESURFACING PROJECT VILLAGE OF WHEELING



PROJECT highlights

STP Funding
Pedestrian Crossing ADA Updates
\$715,355 Total Construction Cost

CLIENT contact

Daniel Kaup
Director of Public Works
Village of Wheeling
2 Community Boulevard
Wheeling, IL 60090
(847) 279-4383
DKaup@wheelingil.gov

Chastain provided Phase I, II, and III engineering services for the Northgate Parkway resurfacing project in Wheeling, Illinois. The improvements consisted of milling and resurfacing with new HMA binder and surface courses, HMA patching, and repair of PCC sidewalk and curb & gutter. Pedestrian crossings were also brought into conformance with ADA requirements.

The scope of services included project management, Phase I categorical exclusion, Phase II engineering design to prepare project plans and specifications, coordination with IDOT for project approval, STP funding application, bidding assistance, and Phase III construction inspection meeting IDOT federally funded documentation requirements. Chastain coordinated with the Village, IDOT and CMAP to utilize STP funds to fund the cost of improvements. Additional funding was from Rebuild Illinois.

The awarded construction contract value was \$782,668. The final construction cost was \$715,355, or 8.6% less than the awarded contract price. The project was completed in 2023.

Project Manager: Steve Frerichs

Key Personnel: Resident Engineer - Michael Hartwig, P.E., CPII; Inspector - Zachary Weitzel; Documentation Technician - Jennifer Stickle

2024 CONSTRUCTION ENGINEERING SERVICES DES PLAINES

Chastain provided Phase III construction engineering services for the City's annual MFT Street Improvement Program and Concrete Improvement program. Street improvements included milling and resurfacing of various streets, curb and gutter and sidewalk replacements, drainage improvements, misc. pavement patching, and full-depth reconstruction of Western Avenue. Also included were improvements to the Dulles Water Tower site, including full-depth pavement reconstruction, utility relocations, drainage improvements, and new bollard, fence, and guardrail installations. The Concrete Program included various curb and gutter, driveway, sidewalk, and ADA ramp upgrades at locations throughout the City, as well as new sidewalk installations, drainage work, and alley reconstructions using permeable pavers and pervious concrete. Chastain's scope of work involved construction layout, observation, and documentation services following IDOT Local Roads policies, as well as design assistance & field inspections for the 2025 programs. The Street Program and Concrete Program contract values were \$2.7M and \$2.4M respectively. The projects utilized MFT, CDBG, and local funds and work was completed in 2024.

Project Manager: Mike Hartwig, P.E., CPII

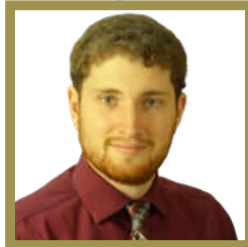
Client Contact: Becka Shipp, Assistant Director of Public Works and Engineering – Des Plaines; 847-391-5388

2023 MANOR DRIVE WATER MAIN REHABILITATION VILLAGE OF WILMETTE

Chastain provided the design, bidding, permitting, and construction inspection services for a water main lining rehabilitation strategy within an unimproved right-of-way and backyard easement adjacent to residences along Manor Drive as well as a ComEd substation. This water main is approximately 750 feet in length and is essential to maintaining water quality and resiliency within the Village's local distribution system. Chastain previously completed a feasibility study in Spring 2023 to evaluate potential rehabilitation strategies and select lining as the preferred method. Items of work included water main lining, new valves and vaults, point repairs and lining of storm sewers, and restoration. Our effort also included access coordination with ComEd and verification of easements for the existing water main within two residential properties. The awarded contract value was \$398,950. The project was completed in spring 2024 with a final construction cost of \$394,305, or 1.2% below the awarded contract.

Project Manager: Mike Hartwig, P.E., CPII

Client Contact: Matt Overeem, Water & Sewer Superintendent – Village of Wilmette, 847-853-7627



Project Manager/ Resident Engineer
Michael Hartwig, P.E., CPII



QA/QC
Dave Lawry, P.E., MPA



Assistant Resident Engineer
Philip Kochuparampil



Construction Inspector
Zachary Weitzel, E.I.



Michael Hartwig | P.E., CPII

Project Manager/ Resident Engineer



PROJECT EXPERIENCE

About

Licensed Professional Engineer with 15 years of experience. Mr. Hartwig is a Certified Public Infrastructure Inspector, registered Construction Manager in Training and holds a current IDOT Documentation of Contract Quantities certificate. He has worked on several large construction projects for IDOT and the Tollway, has been successful with many municipal clients serving as both Project Manager and Resident Engineer. Mr. Hartwig is a Project Manager in Chastain's Schaumburg office. He joined the firm in May 2010.

Education

2010 | Illinois Institute of Technology
B.S. in Civil Engineering

Professional Registration

Professional Engineer Illinois, 2015, 062-067359

APWA Certified Public
Infrastructure Inspector 2019

Construction Manager
in Training Illinois, 2010

Professional Organizations

American Public Works Association
Construction Management Association of America
American Society of Civil Engineers

Continuing Education

IDOT Documentation of Contract Quantities,
#21-19037, exp. 04/05/2025
IDOT Storm Water Pollution, Erosion & Sediment
Control Module I & III (Inspection)
ACI Concrete Field-Testing Technician, Grade I
IDOT BDE Special Waste, Construction Projects &
Special Provisions
IDOT: CMMS Training, Mixture Aggregate
Technician Course, STTP-S19 Piling

Skill Sets

AutoCAD
Microstation
CMMS
E-builder
Survey experience, including Total Station & GPS

PROJECT MANAGER/ RESIDENT ENGINEER:

VILLAGE OF GLEN ELLYN, 2021 & 2022 STEET IMPROVEMENTS

Chastain provided Phase II design and Phase III construction engineering services for the condition assessment and improvement recommendations for approximately 3.02 miles of street improvements, including spot curb and gutter replacement, pavement patching, pavement mill, and overlay, spot sidewalk repairs, local storm structure and sewer repairs, and sidewalk ramp improvements to meet ADA policy. Several sidewalk ramp adjustments field modifications to address existing grades, mature trees, landscaping, and private property concerns. The scope of work included field survey, utility structure inspections, sewer videotape review, improvement recommendations, completing pavement cores, ADA Ramp improvements, and developing preliminary and final plans, specs, and estimates for recommended improvements. Phase III services included construction layout, work observation, contractor and owner coordination, quantities documentation, progress, and project pay estimates. In 2021, the original construction contract value was \$1,624,277.15. The final construction cost was \$1,521,682.21, or 7% less than the awarded construction contract price. The original construction contract value for 2022 was \$2,880,474, which included 3.19 miles of roadway improvements, 635' of water main replacement, and 70' of sewer repairs. The final construction cost was \$2,554,777, or 11% less than awarded.

VILLAGE OF SCHAUMBURG, 2018-2024 ANNUAL STREETS PROGRAMS

Chastain has provided Phase II design and Phase III construction engineering services for the Village's annual Street program since 2018. The program provides capital improvements and preventative maintenance to 210 miles of industrial and residential streets, parking lots, airport pavements, bike paths, and enhanced pedestrian crosswalks. In addition to the street improvements, the program has included over 20,000 feet of water main and storm sewer improvements, requiring coordination between separate water main and pavement contractors. Chastain's scope includes construction layout, observation, documentation, and closeout for all improvements, as well as planning, survey, design, and bid document preparation for the following year. Our designs utilize various pavement rehabilitation treatments, including preventative rejuvenators, traditional mill and overlay, structural overlays, and modified and full reconstructions of the roadways. The scope also includes robust community outreach management, including residential mailings and daily responses to Customer Service Requests. During 2022, the project completed 5.46 miles of street improvements, 23.7 miles of preventative surface treatments, and 9,674 feet of water main replacement. The original construction contract value was \$8,734,124. The final construction cost was \$7,977,093, 9% less than the awarded contract price. The Annual Street Program is funded locally.

VILLAGE OF HOFFMAN ESTATES, ARIZONA BOULEVARD STORM SEWER

Chastain provided Phase III construction engineering services for the installation of approximately 1200 feet of 36-inch storm sewer within the south Arizona Blvd. right-of-way to replace a failed CMP sewer along the backyard drainage easement. Work included water main adjustments, water service and sanitary service relocations, additional storm lateral and structure installations to improve surface drainage, asphalt patching, concrete replacement including ADA improvements, and full parkway restoration. Scope included construction layout, observation, documentation, and resident coordination. The project was funded through a DCEO grant. The original construction contract value was \$516,329. The final construction cost was \$509,728, or 1.3% less than the awarded contract. The project was completed in 2022.

VILLAGE OF WILMETTE, MANOR DRIVE WATERMAIN REHABILITATION

Chastain provided Phase III construction engineering services for the installation of approximately 1200 feet of 36-inch storm sewer within the south Arizona Blvd. right-of-way to replace a failed CMP sewer along the backyard drainage easement. Work included water main adjustments, water service and sanitary service relocations, additional storm lateral and structure installations to improve surface drainage, asphalt patching, concrete replacement including ADA improvements, and full parkway restoration. Scope included construction layout, observation, documentation, and resident coordination. The project was funded through a DCEO grant. The original construction contract value was \$516,329. The final construction cost was \$509,728, or 1.3% less than the awarded contract. The project was completed in 2022.

Michael Hartwig | P.E., CPII

Project Manager/ Resident Engineer

PROJECT EXPERIENCE CONT.

PROJECT MANAGER:

VILLAGE OF LINCOLNWOOD - 2025 INFRASTRUCTURE IMPROVEMENTS

Chastain is providing Phase II design services for the Village's 2025 Infrastructure Improvements including 3.5 miles of MFT roadway resurfacing, 12,000 feet of water main replacement including directional boring, and 169 lead service line replacements.

DUPAGE COUNTY, 2023 PAVEMENT MAINTENANCE

Chastain provided Phase III construction engineering services for the County's 2023 Pavement Maintenance Program. Scope of work included providing construction layout, observation, and documentation services for the maintenance of various County owned roadways. Improvements included installation of a pedestrian median refuge island, mill and overlay of the existing pavements, pavement patching, replacement of damaged and deteriorated curb and gutter, and sidewalk and bike path improvements including ADA ramps. Locations included collector streets and arterial roadways where maintenance of traffic and night work was required. Additional collateral work included replacement of driveways, minor drainage improvements, pavement markings, replacement of traffic signal detector loops, and restoration. The awarded construction contract value was \$4,138,000. The final construction cost was \$4,073,916, or 1.5% less than the original construction contract price. Work was completed in 2024.

CITY OF DES PLAINES, 2024 CONSTRUCTION ENGINEERING SERVICES

Chastain provided Phase III construction engineering services for the City's annual MFT Street Improvement Program and Concrete Improvement program. Street improvements included milling and resurfacing of various streets, curb and gutter and sidewalk replacements, drainage improvements, misc. pavement patching, and full-depth reconstruction of Western Avenue. Also included were improvements to the Dulles Water Tower site, including full-depth pavement reconstruction, utility relocations, drainage improvements, and new bollard, fence, and guardrail installations. The Concrete Program included various curb and gutter, driveway, sidewalk, and ADA ramp upgrades at locations throughout the City, as well as new sidewalk installations, drainage work, and alley reconstructions using permeable pavers and pervious concrete. Chastain's scope of work involved construction layout, observation, and documentation services following IDOT Local Roads policies, as well as design assistance & field inspections for the 2025 programs. The Street Program and Concrete Program contract values were \$2.7M and \$2.4M respectively. The projects utilized MFT, CDBG, and local funds and work was completed in 2024.

CITY OF AURORA, ILLINOIS AVENUE RESURFACING PROJECT

Chastain is providing Phase III engineering services for the Illinois Avenue Resurfacing Project in Aurora, Illinois. The improvements consist of milling and resurfacing with new HMA binder and surface courses, HMA patching, Longitudinal Joint Sealant, recessed pavement markings, and sidewalk ramp replacements to achieve ADA compliance. The scope of services includes construction layout, inspection, and documentation meeting IDOT federally funded project requirements. The project is utilizing federal STP and City MFT funds to fund the cost of improvements. The awarded construction contract value is \$829,828 and the project is currently in progress.

VILLAGE OF HOFFMAN ESTATES, BATAVIA LANE INFRASTRUCTURE IMPROVEMENTS

Chastain provided Phase III construction engineering services for the complete reconstruction of Batavia Lane. A primary goal of the project was to install approximately 640 feet of 36" and 42" storm sewer within the Village right-of-way to replace a failed CMP sewer along the backyard drainage easement. Additional work included new water main installation, sanitary sewer replacement, additional storm lateral installations to improve surface drainage, and complete roadway reconstruction including full concrete replacement with ADA improvements, full depth HMA pavement with new aggregate base, and full parkway restoration. The scope of work included construction layout, observation, documentation, and resident coordination. The project was funded through a DCEO grant and was completed in 2024. The awarded construction contract value was \$1,106,153. The final construction cost was \$1,045,543, or 5.5% less than the original construction contract price.

PROJECT ENGINEER:

VILLAGE OF LAKE IN THE HILLS, 2020-2024 MFT PROGRAMS

Chastain has provided Phase II bid document preparation and Phase III full-time construction engineering services for the Village of Lake in the Hills MFT Resurfacing Program since 2020. Work has included preparation of bid documents, coordination with IDOT for MFT funding resolutions, bid support, construction engineering and project close-out. The annual MFT Street program has ranged in value from approximately \$912,000 to over \$1.4 million dollars and includes both urban and rural cross-section streets. Contract work typically includes pavement resurfacing, curb and gutter repairs, ADA Ramp and sidewalk improvements, minor drainage improvements and other ancillary items as required. Services have included preparation of contract specifications, development of contract quantities, preparation of location maps and pavement details, construction layout, daily observation of construction operations, contract documentation and pay estimate processing in accordance with IDOT Local Roads policies. The 2023 MFT Program consisted of 4 miles of various roadway improvements throughout the Village. The awarded contract value was \$1,318,263.67. The final construction cost was \$1,276,512.64, or 3.2% less than the awarded construction contract price. Work was completed in 2023.



Dave Lawry | P.E., MPA QA/QC



PROJECT EXPERIENCE

About

Licensed professional engineer with 39 years of experience in the public and private sectors. Mr. Lawry has received a Master's in Public Administration. He has held the title of Engineering and Public Works Director, Director of Village Operations, Public Services Director, and Public Works Director for 23 years in three different communities. He has managed the departments of Public Works, Environmental Quality, Engineering, Water, Parks, and Building Maintenance. He has served communities ranging in population from 12,000 to 108,000. He has earned a reputation as a dedicated professional, improving the quality of life in the communities he has served.

Education

1985 | University of Wisconsin
B.S. in Civil and Environmental Engineering

Professional Registrations

Professional Engineer, Illinois, 062-046220, 1990
Professional Engineer, Wisconsin, 26373-6, 1989

Professional Organizations

American Public Works Association, Past President
IPSI Steering Committee
Public Works Historical Society
American Society of Civil Engineers
National Society of Professional Engineers
American Water Works Association

Publications

Roads and Bridges, "Packed Attack"
APWA Reported, "Impacts of Winter Weather on Public Works - Can it Garner Positive Public Exposure?"

Awards

APWA, Top Ten Public Works Leaders of the Year, 2012

PROJECT MANAGER:

CITY OF ELGIN, 2013 NEIGHBORHOOD PROGRAM

Project involved Phase II and III services for their 2013 neighborhood street program. Work included survey, residential street rehabilitation including water main replacement, sanitary sewer repairs, spot stormwater repairs, and full replacement of curb & gutter, sidewalk, and driveway aprons. Fieldwork included inspection and assessment of utility structures and conducting an inventory of trees, signs, lights, and other parkway features. Alternate HMA pavement mix design was a part of the project deliverables. David's role was a project manager with a focus on residential communication and public engagement.

CLIENT LIAISON

VILLAGE OF SCHAUMBURG, 2018-2024 ANNUAL STREET PROGRAM

Provided Phase II design and Phase III construction engineering services for the Village's Street program since 2018. Their annual program provides improvements to roadways, neighborhood streets, Village parking lots, airport pavement maintenance, bike path system repairs, sidewalk crossing enhancements, and various utility improvements associated with corresponding street improvements. Work covered the construction administration and observation of the Annual Street Program and preparation of the design plans for the following year's street program, including plan reviews. In addition to the street improvements, work has included various amounts of 8, 10 & 12-inch water main replacement. Scope of work included construction layout, observation and documentation, and the preparation of pay estimates for all the street and water main improvements.

VILLAGE OF SCHAUMBURG, 2021 PAVEMENT CONDITION ASSESSMENT

Provided engineering, pavement survey and data management services to the Village to update the current Pavement Management Plan authored by Chastain in 2018. Their street network is comprised of 208.5 centerline miles of roads broken into 2,500 individual street segments. The project goal was to assess the progress in achieving pavement condition goals identified in the 2018 Pavement Management Plan update and develop an additional five-year pavement management strategy. Project efforts included refining preventative maintenance and rehabilitation strategies to address lessons learned from the past six years of annual pavement maintenance efforts and modeling to refine pavement survey and data integration with prior rating results. Implementation of aggressive QA procedures to pavement surveys and rating efforts to ensure data integrity and accuracy of distress rating analysis. Project coordination included an updated State of the Streets Condition Report and an updated comprehensive five-year roadway improvement plan. Utilizing PAVER™ software, we evaluated countless different funding and rating maintenance scenarios; from maintaining current pavement management efforts to developing predictive outcomes resulting from increasing funding \$1 to \$2 million per year focusing on various worst first or balanced pavement management approaches.

VILLAGE OF BUFFALO GROVE, 2022 PAVEMENT MANAGEMENT SERVICES

Providing pavement condition assessment services for approximately 130 centerline miles of roadway classified as local, collector and arterials. The scope of services includes pavement survey, survey data management, analysis and funding scenario planning with PAVER™. The project report will include a summary of existing pavement conditions, recommendations for a 5-year improvement plan, best practice recommendations related to pavement designs, pavement materials and annual program development. Pavement survey services is being performed by a subconsultant, IMS.

DIRECTOR OF ENGINEERING & PUBLIC WORKS

VILLAGE OF SCHAUMBURG, 2014 - 2018

As Director of Engineering and Public Works, David's duties included management of three operations units, Field Services (Streets, Signs, Electrical, Customer Service, Landscaping, and Forestry Divisions), Support Services (Buildings, Fleet and Inventory Control Divisions), Utility Services (Water, Sanitary, Storm Divisions) and the Engineering Division. The department is an accredited agency by the APWA. David reported directly to the village manager and was the staff liaison to the Engineering and Public Works Committee, a committee comprised of three trustees who initially considered any village board-required actions. David worked with the village manager and village board on critical projects and issues related to the formulation of village policy. The Village has a strong focus on community satisfaction and engagement. In his director role, David managed this effort for maximum effectiveness.

DIRECTOR OF VILLAGE OPERATIONS

VILLAGE OF WAUCONDA , 2012 - 2012

As Director of Village Operations duties included managing Public Works, Building Maintenance, and Engineering and Environmental Quality. Managed municipal procurement of professional services including issuing RFP's and receiving and reviewing proposals. Aided with Economic Development, Planning, Building and Zoning, and Budgets. Completed a DCEO grant funded project to replace an aged sanitary sewer lift station and MFT funded projects for street resurfacing.

PUBLIC SERVICES DIRECTOR

CITY OF ELGIN, 1989 - 2012

As Public Services Director duties included the management of the programs and personnel associated with the departments of Public Works (including Parks Maintenance), Engineering, Building Maintenance and Water. Managed municipal procurement of professional services including issuing RFP's and receiving and reviewing proposals. Reported directly to the City Manager and worked with the City Council and the City Manager on critical projects and issues related to the formulation of city policy. He began his employment with the City in 1989 as a Civil Engineer I and advanced to Civil Engineer III by 1996. In 1996 he was promoted to Public Works Director and served that position until 1998 when he received the title of Public Services Director. Major accomplishments during his 13 years as Public Services Director include:

- Construction of 184,000 SF Recreation Center.
- 16 MGD water treatment plant expansion.
- Construction of a 130,000 SF Public Works Facility.
- 7 year-phased Central Business District Streetscape Improvements.
- Expansion of the City's sanitary sewer system.
- Construction of two parking decks adding over 900 additional downtown parking spaces.
- Renovation of a 10 MGD water treatment facility.
- Implementation of the City's 30-year combined sewer separation program including several public meetings to solicit better understandings of residential drainage concern.
- Creation of a Grant Writing Program



Philip Kochuparampil
Assistant Resident Engineer



PROJECT EXPERIENCE

About

Engineer with over 15 years of experience in municipal road design, construction management, and research and development related to road construction and maintenance. Mr. Kochuparampil joined the firm in 2024, and is a municipal project manager in our Schaumburg office.

Education

2008 | McGill University
B.S. in Bioresource Engineering

Continuing Education

IDOT, Documentation of Contract Quantities,
#20-16170

Skills

MicroStation
Geopak
BS&A
OpenGOV - Cartegraph
AutoCAD
Autodesk
ArcView
ArcMap
Trident Analyst

PROJECT ENGINEER

VILLAGE OF LINCOLNWOOD - 2025 INFRASTRUCTURE IMPROVEMENTS
Chastain is providing Phase II design services for the Village's 2025 Infrastructure Improvements including 3.5 miles of MFT roadway resurfacing, 12,000 feet of water main replacement including directional boring, and 169 lead service line replacements.

CITY OF ELMHURST, 2024 PAVEMENT MANAGEMENT SYSTEM

Chastain is analyzing the current pavement conditions of approximately 162 centerline miles of city-maintained streets through a comprehensive evaluation study for the City. This study will assist the City with their future roadway grant funding requests and annual street maintenance program development. The scope of work involves establishing a GIS base roadway file for project presentation, data management of the collected pavement condition surveys, manage the integration of data with GIS for the community, prepare pavement maintenance recommendations, and prepare a comprehensive 5-year Pavement Management Plan for the community which will include best practice recommendations related to project selection, construction prioritization, use of asphalt mix designs more appropriate for local streets and pavement design and construction best practices. A data collection and pavement survey subconsultant will perform the initial pavement condition surveys and PCI determinations for use with PAVER software.

CONSTRUCTION INSPECTOR

VILLAGE OF BUFFALO GROVE, 2024 DEVELOPMENT PROJECTS

Responsible for conducting development and permit construction inspections, interpreting and communicating engineering regulations and procedures to developers, contractors, and the public, as well as performing inspections for temporary and final certificates of occupancy and reviewing plat drawings.

PREVIOUS EXPERIENCE: RESIDENT ENGINEER

VILLAGE OF WAUCONDA, 2023 STREETS IMPROVEMENT PROJECT

Phase II design and Phase III construction engineering services for their Annual Street Improvement Program. Work includes curb and gutter replacement, pavement patching, pavement mill and overlay, spot sidewalk repairs, local storm sewer and structure improvements, pavement marking, and sidewalk ramp improvements to meet ADA policy. Scope of work included improvement layout, work observation, contractor, owner, resident coordination, documentation of quantities, pay estimates, and project close-out. The final construction cost was 6.5% less than the awarded contract price, showcasing my ability to deliver high-quality results while maintaining cost efficiency.

VILLAGE OF BEACH PARK, 2023 STREET IMPROVEMENTS

Phase II design and Phase III construction engineering services for approximately 2.25 miles of street improvements, including curb and gutter replacement, pavement patching, pavement mill and overlay, pulverization, road extension, spot sidewalk repairs, local storm sewer and structure improvements, watermain extension, pavement marking and sidewalk ramp improvements to meet ADA policy. Scope of work included bid documents, improvement layout, work observation, contractor, owner and resident coordination, documentation of quantities, and preparation of project records and pay estimates.



Zachary Weitzel, E.I.
Construction Inspector



PROJECT EXPERIENCE

About

Zach is a graduate of the University of Illinois at Chicago. He joined our Schaumburg office full time in 2023 after interning in 2022. Mr. Weitzel is IDOT Documentation of Contract Quantities certified and obtained his E.I. in February of 2024.

Education

2023 | University of Illinois at Chicago
Bachelor of Science, Civil Engineering

Professional Registration

Engineer Intern #061-042627
Illinois, Feb 2024

Continuing Education

IDOT Documentation of Contract Quantities,
#24-21796, March 2024

Software Proficiencies

Microstation

CONSTRUCTION INSPECTOR

VILLAGE OF SCHAUMBURG, 2022-2024 ANNUAL STREETS PROGRAMS

Chastain has provided Phase II design and Phase III construction engineering services for the Village's annual Street program since 2018. The program provides capital improvements and preventative maintenance to 210 miles of industrial and residential streets, parking lots, airport pavements, bike paths, and enhanced pedestrian crosswalks. In addition to the street improvements, the program has included over 20,000 feet of water main and storm sewer improvements, requiring coordination between separate water main and pavement contractors. Chastain's scope includes construction layout, observation, documentation, and closeout for all improvements, as well as planning, survey, design, and bid document preparation for the following year. Our designs utilize various pavement rehabilitation treatments, including preventative rejuvenators, traditional mill and overlay, structural overlays, and modified and full reconstructions of the roadways. The scope also includes robust community outreach management, including residential mailings and daily responses to Customer Service Requests. During 2022, the project completed 5.46 miles of street improvements, 23.7 miles of preventative surface treatments, and 9,674 feet of water main replacement. The original construction contract value was \$8,734,124. The final construction cost was \$7,977,093, 9% less than the awarded contract price. The Annual Street Program is funded locally.

DUPAGE COUNTY, 2023 PAVEMENT MAINTENANCE

Chastain provided Phase III construction engineering services for the County's 2023 Pavement Maintenance Program. Scope of work included providing construction layout, observation, and documentation services for the maintenance of various County owned roadways. Improvements included installation of a pedestrian median refuge island, mill and overlay of the existing pavements, pavement patching, replacement of damaged and deteriorated curb and gutter, and sidewalk and bike path improvements including ADA ramps. Locations included collector streets and arterial roadways where maintenance of traffic and night work was required. Additional collateral work included replacement of driveways, minor drainage improvements, pavement markings, replacement of traffic signal detector loops, and restoration. The awarded construction contract value was \$4,138,000. The final construction cost was \$4,073,916, or 1.5% less than the original construction contract price. Work was completed in 2024.

CITY OF AURORA, ILLINOIS AVENUE RESURFACING PROJECT

Chastain is providing Phase III engineering services for the Illinois Avenue Resurfacing Project in Aurora, Illinois. The improvements consist of milling and resurfacing with new HMA binder and surface courses, HMA patching, Longitudinal Joint Sealant, recessed pavement markings, and sidewalk ramp replacements to achieve ADA compliance. The scope of services includes construction layout, inspection, and documentation meeting IDOT federally funded project requirements. The project is utilizing federal STP and City MFT funds to fund the cost of improvements. The awarded construction contract value is \$829,828 and the project is currently in progress.

VILLAGE OF HOFFMAN ESTATES, BATAVIA LANE INFRASTRUCTURE IMPROVEMENTS

Chastain provided Phase III construction engineering services for the complete reconstruction of Batavia Lane. A primary goal of the project was to install approximately 640 feet of 36" and 42" storm sewer within the Village right-of-way to replace a failed CMP sewer along the backyard drainage easement. Additional work included new water main installation, sanitary sewer replacement, additional storm lateral installations to improve surface drainage, and complete roadway reconstruction including full concrete replacement with ADA improvements, full depth HMA pavement with new aggregate base, and full parkway restoration. The scope of work included construction layout, observation, documentation, and resident coordination. The project was funded through a DCEO grant and was completed in 2024. The awarded construction contract value was \$1,106,153. The final construction cost was \$1,045,543, or 5.5% less than the original construction contract price.

VILLAGE OF HOFFMAN ESTATES, ARIZONA BOULEVARD STORM SEWER

Chastain provided Phase III construction engineering services for the installation of approximately 1200 feet of 36-inch storm sewer within the south Arizona Blvd. right-of-way to replace a failed CMP sewer along the backyard drainage easement. Work included water main adjustments, water service and sanitary service relocations, additional storm lateral and structure installations to improve surface drainage, asphalt patching, concrete replacement including ADA improvements, and full parkway restoration. Scope included construction layout, observation, documentation, and resident coordination. The project was funded through a DCEO grant. The original construction contract value was \$516,329. The final construction cost was \$509,728, or 1.3% less than the awarded contract. The project was completed in 2022.

VILLAGE OF WHEELING, NORTHGATE PARKWAY RESURFACING PROJECT

Chastain provided Phase I, II, and III engineering services for the Northgate Parkway resurfacing project in Wheeling, Illinois. The improvements consisted of milling and resurfacing with new HMA binder and surface courses, HMA patching, and repair of PCC sidewalk and curb & gutter. Pedestrian crossings were also brought into conformance with ADA requirements. The scope of services included project management, Phase I categorical exclusion, Phase II engineering design to prepare project plans and specifications, coordination with IDOT for project approval, STP funding application, bidding assistance, and Phase III construction inspection meeting IDOT federally funded documentation requirements. Chastain coordinated with the Village, IDOT and CMAP to utilize STP funds to fund the cost of improvements. Additional funding was from Rebuild Illinois. The awarded construction contract value was \$782,668. The final construction cost was \$715,355, or 8.6% less than the awarded contract price. The project was completed in 2023.

DESIGN ENGINEER

VILLAGE OF LINCOLNWOOD - 2025 INFRASTRUCTURE IMPROVEMENTS

Chastain is providing Phase II design services for the Village's 2025 Infrastructure Improvements including 3.5 miles of MFT roadway resurfacing, 12,000 feet of water main replacement including directional boring, and 169 lead service line replacements.

Education

Bachelor of Science in Civil Engineering, **University of Illinois Urbana-Champaign**, 2003

Work Experience

Professional Service Industries, Inc. – January 26, 2004 to August 31, 2009 (Staff Engineer to Branch Manager)

Rubino Engineering, Inc. – September 1, 2009 to present (**President**)

Certifications/Registrations / Technical Training

- **Professional Engineer**, Illinois No. 062-061241
- OSHA 10, IDOT Training: HMA Level 1 (2010), HMA Level 2 (2011), HMA Level 2 (2011), PCC Level 1 (2010), PCC Level 2 (2011), PCC Level 3 (2011), S-33 (2010), Documentation of Contract Quantities (2014), ACI Aggregate (2014), ACI Strength (2014), ACI Field Level 1 (2015)

Affiliations/Memberships**APWA – American Public Works Association**

Chapter Membership Co-Chair – 2009 – 2014 / Young Professionals Co-Chair 2012 - Present
Fox Valley Branch President – 2018

ASCE – American Society of Civil Engineers

Secretary, Vice Chair, Chair – Urban Planning and Development Group – 2009 – 2013, 2015

NSPE – National Society of Professional Engineers, DuKane Chapter of Illinois

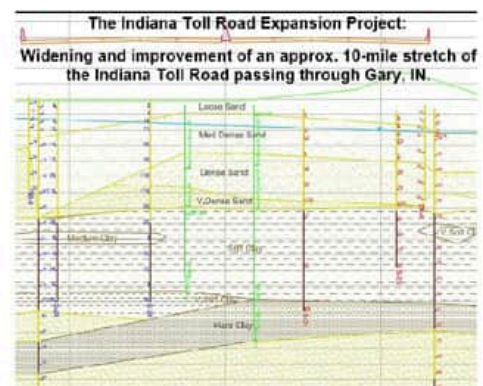
Vice President – 2007 – 2010 / President – 2010 – 2011

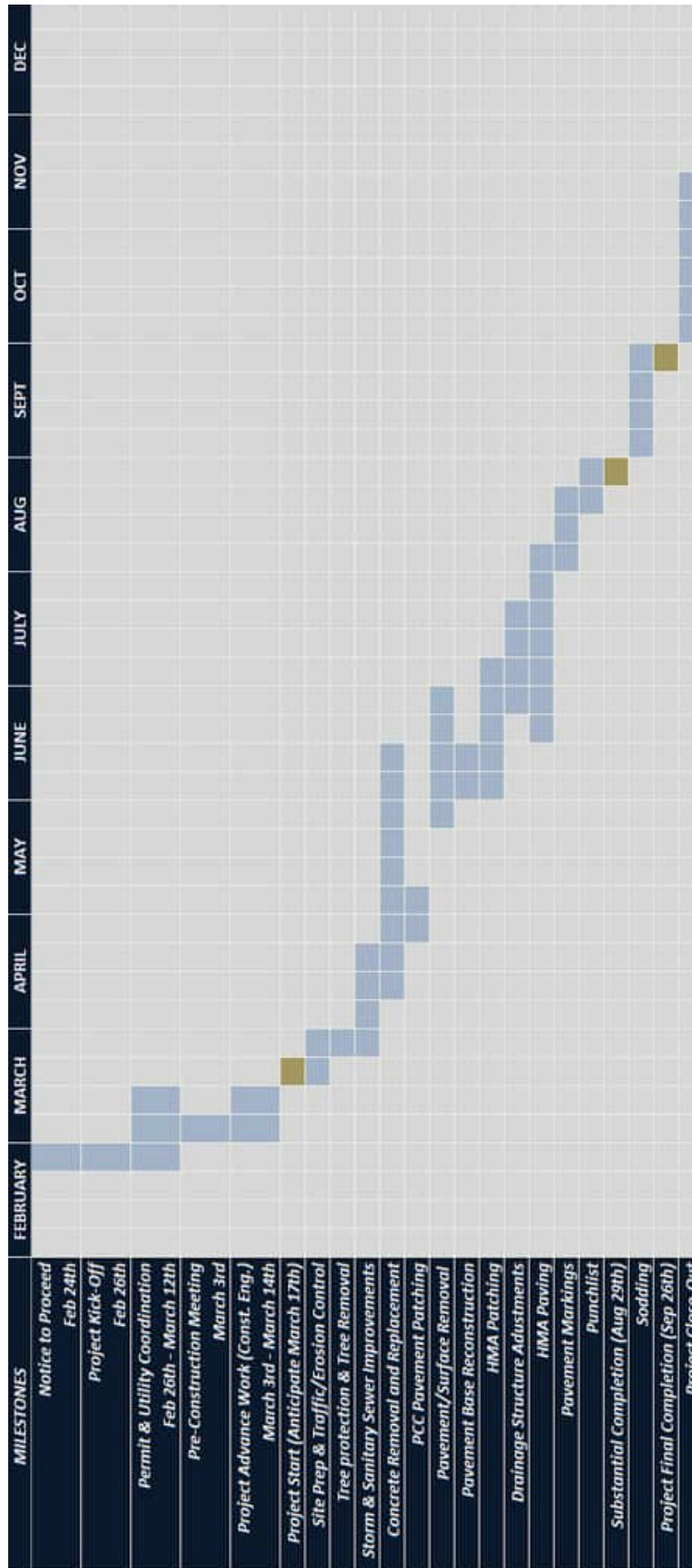
Professional Experience – 14 Years Geotechnical Engineering / Construction Material Testing

As **President** and sole owner of **Rubino Engineering, Inc.**, Michelle prepares and reviews geotechnical engineering reports as well as performs geotechnical and construction materials testing cost estimation. Specific experience includes shallow and deep foundation design for structures, earth retention structures soil analysis, pavement reconstruction and widening including subgrade stability, slope stability analysis and recommendations for sites with unsuitable or organic soils, and soil modification.

Representative Geotechnical Engineering Experience – Indiana Toll Road Widening (2006 to 2007)

As a project manager with PSI, Michelle managed this complex bridge and roadway widening project along I-90 through Gary, Indiana which included coordination and analysis of conventional soil borings, **Cone Penetrometer testing (CPT)**, **Triaxial Compression testing**, **consolidation testing**, soil index testing, settlement analysis, detailed soil profile analysis, and multiple bridge structures.





The Chastain team has a long history of providing quality construction engineering services to municipal government agencies. Our approach will be to coordinate the project to be completed on time and under budget. While we cannot identify all unforeseen issues, effective construction management can anticipate project challenges, minimize impacts to project schedules and budgets, and provide solutions for field adjustments to manage changes effectively.

This project consists of pavement and utility improvements along ten street segments covering approximately 2.4 miles of streets, including:

- Annandale Ave: Hillside Ave to Duane St (508 ft)
- Anthony St: Kenilworth Ave to Western Ave (1,562 ft)
- Arlington Ave: Regent St to Glenwood Ave (1,008 ft)
- Cottage Ave: Kenilworth Ave to Western Ave (1,565 ft)
- Evergreen Ave: Geneva Rd to North End (590 ft)
- Hillside Ave: Park Blvd to Taylor Ave (1,834 ft)
- Kenilworth Ave: Anthony St to Cottage Ave (641 ft)
- Montclair Ave: Hill Ave to North End (1,764 ft)
- Newton Ave: Pennsylvania Ave to Linden St (2,257 ft)
- Regent St: Greenfield Ave to Turner Ave (1,030 ft)

The work consists of tree protection, various removals; pavement patching, storm sewer and drainage structures; structure adjustments, sanitary sewer point repairs; concrete curb and gutter, sidewalk, hot mix asphalt and concrete driveways; hot mix asphalt pavement; sodding; pavement marking and all incidental and collateral work necessary to complete the improvements.

CHASTAIN CONSULTING ENGINEERS ASSESSMENT

The bid opening is scheduled for January 28, 2025. The construction contract award is scheduled for the February 10, 2025 Village Board. Our schedule contained within this proposal takes this into account and we have personnel available to start the project as early as indicated. Chastain will comply with all elements of the Scope of Services as identified in the RFP and as listed below with further information about our intended efforts shown in **bold**.

1 Review of Bidding/Contract Documents, Engineering Drawings, and Work Sites to familiarize the full-time Resident Engineer with the Contract Work and identify any project errors, omissions, constraints, improvements:

Our team has conducted a site visit and review of provided plans and contract documents and has developed familiarity with the project elements. Based on our initial review of the project, we recognize the following elements as challenges to the successful completion of this project:

- ***Sufficient traffic control plan should be implemented on some narrow (21' wide) streets to avoid potential accidents.***
- ***There are some 2hr/4hr street parking signs along some streets (e.g. Hillside Ave). We will coordinate with Village staff about enforcement of these parking limits.***

- Extra care should be taken while working with large equipment near aerial power lines with low midspans, this is found on almost all affected streets with some of the lines running along the parkway and cross the streets. Also several utility poles close to the driveway/sidewalks to be replaced. Timely coordination with utility companies will be important to avoid work delays.
- Sufficient flagger(s) will be needed on Park Blvd, Montclair Ave, Hillside Ave, Regent St and intersection of Evergreen & Geneva with heavy traffic observed especially during morning peak. A temporary designated truck route may benefit busy streets.
- Traffic sign placement needs to ensure maximum visibility on Hillside Ave due to the change of grade.
- Advanced coordination with Groot regarding the refuse collection during paving operation on narrow streets seems necessary to avoid collection interruptions.
- Tree protection will be paramount to protect the Village's urban forest.

2

Conduct Virtual Pre-Construction Meeting with Contractor and other Project Stakeholders:

- Chastain will coordinate the preparation of the pre-construction meeting agenda with the Village and lead the pre-construction meeting on behalf of the Village. Meeting discussions will be documented, with meeting minutes distributed to all attendees. The pre-construction meeting will be used to identify anticipated project schedules, material submittal requirements, key construction phase contacts, Village expectations for site maintenance, safety and traffic management, resident coordination expectations and to address any contractor questions.

3

Conduct Virtual Project Informational Meeting with Impacted Property Owners and other Project Stakeholders:

- Chastain can prepare for and hold a public outreach meeting for project stakeholders if the Village desires. A more effective outreach approach may be to identify key stakeholders and hold informal introductory meetings to share the project scope, schedule and introduce the project team. Key stakeholders may include Childtime Daycare and Cornerstone Church adjacent to Evergreen Ave; Glen Ellyn Park District, Glen Ellyn Covenant Church, and Hadley Junior Highschool near Kenilworth Ave; businesses near Newton Ave; Metra, with parking access off Montclair Ave; and Abraham Lincoln School near Regent St.

4

Develop and distribute regular Project Notifications (letters to impacted residents, businesses, schools, refuse, and delivery companies, etc.;

- Chastain will coordinate with the Village and distribute project notifications at project milestones. Past efforts have included door hangers, project notification letters that are mailed or emailed, individual outreach for schools, emergency services, and other public service agencies. Chastain will also ensure driveway access is properly maintained and clearly marked if required.

5

Review of all submittals to ensure conformance with the requirements set forth in the Contract Documents and Engineering Drawings:

- **All shop drawings, QC Plans, and material certifications will be reviewed, and recommendations for approval will be provided to the Village.**

6

Review of Pre-Construction Videos to ensure project site conditions have been adequately documented before the start of the construction:

- **This is extremely important to ensure we effectively communicate with impacted residents, and address potential questions from residents, and document existing condition challenges for the contractor.**

7

Permit Coordination (IEPA NOI/SWPPP, Glen Ellyn Stormwater Certification, IDOT, etc.):

- **Chastain has experience coordinating with all potential agencies and will ensure proper permits are in place ahead of work beginning.**

8

Maintain Daily Project Diary, Daily Inspection Reports, Field Books, Quantity Books, Weekly Reports, and all other Pertinent Records:

- **Chastain prepares project records typically consisting of field books for each inspector summarized into a daily diary for the project. We regularly prepare a weekly report to summarize progress for the client. We use a quantity book project tracking spreadsheet prepared by Chastain that tracks completed and anticipated quantity progress to present an anticipated final cost throughout the project.**

9

Verify Construction Layout Performed by Contractor:

- **Chastain field crews regularly review contractor layout to verify grade and to address unforeseen conditions and expected project outcomes based on actual field conditions. Our inspector Zach Weitzel will maintain survey equipment on site to provide continuous monitoring.**

10

Construction inspection of all contract work to ensure improvements are constructed safely with minimal impact on the public and in accordance with the project drawings and specifications;

- **Chastain personnel receive regular instruction on the importance of clean and organized construction sites to help in promoting a work zone that is clearly marked and as non-disruptive to the public as is practical.**

11

Utility Coordination (Nicor, ComEd, AT&T, Comcast, etc.):

- **With approval to begin the construction phase, Chastain will review all prior utility agency coordination. Those with possible impacts will be contacted for further coordination in developing a resolution matrix for tracking underground improvements to actively reduce potential project delays.**

12

Performance of Quality Assurance Material Testing in conformance with IDOT requirements for QC/QA Material Testing (Provide QA Proposal):

- ▶ **The Chastain Team includes Rubino Engineering for materials testing and sampling for QA services. The RE and lead inspector(s) will coordinate directly with Rubino Engineering in scheduling testing to ensure material quality meets all project specifications. Rubino is prequalified with IDOT for this work.**

13

Assisting with handling of all issues associated with the off-site disposal of all excavated material (CCDD, special waste, etc.):

- ▶ **Chastain will review all contract documents related to soils management and ensure proper documentation is provided by the Contractor for any soil removed from the worksite. Problematic soils and possible disposal concerns will be coordinated with Village staff promptly to avoid unforeseen costs.**

14

Witnessing Sub-Grade Proof-Rolling and Recommending Undercutting Depths:

- ▶ **Chastain has extensive experience witnessing proof rolls on residential streets to be reconstructed. Areas of soft or unsuitable materials will be marked for removal and replacement.**

15

Identification of Required Spot Sidewalk Repairs within the Project Corridor:

- ▶ **Chastain will work with Village staff to review and evaluate the areas identified in the plans for replacement. Efforts will be complete to ensure replacement quantities address poor curb and sidewalk conditions as well as addresses drainage concerns while meeting plan quantities. Based on field checks, Chastain has identified sidewalk grades slope corrections to meet ADA compliance.**

16

Answering questions and resolving issues and concerns from impacted property owners:

- ▶ **Our municipal experience includes the requirement to respond to all resident questions within the same day to identify solutions or identify further coordination. Individual property impacts resulting from contractor activities are very intimate and personal to the affected property owner. As such, our response will be timely and thorough to demonstrate our commitment to their concerns.**

17

Contract Administration/Documentation:

- ▶ **Chastain will review all desired project documentation procedure preferences with the Village staff prior to the start of construction. Chastain has developed a Quantity Book process that is best suited for local agency projects to allow quick review and budget status.**

18

Development and Enforcement of Stormwater Pollution Prevention Plan (SWPPP) to ensure compliance with IEPA NPDES Permit (inlet filters, silt fence, sweeping/debris removal, etc.):

- **The importance of proper stormwater management and protection will be a top priority for the construction observation team. SWPPP inspections and worksite cleanliness will be monitored daily and documented weekly and after each rainfall event. Past project experience has identified stormwater management is important to the residents and, as such, will be regularly monitored to achieve the highest quality stormwater runoff practical.**

19

Ensure that Construction Completion Schedule is adhered to:

- **Chastain recognizes the project has a substantial completion date of August 29, 2025. As a completion date schedule, it is the contractor's responsibility to meet the completion date unless there is extraordinary weather or other circumstances. Progress meetings will include a standard schedule discussion element so the contractor can present any schedule revisions. Particular attention will be given to control & scheduling of subcontractors to ensure their work does not impact the general contractor's overall schedule. Chastain will document all workable days and weather events to provide advance coordination of adjustments to the contractor's work efforts to ensure the completion date will be met. Only extreme events or major unforeseen conditions would be justification for project extensions. To better track contractor progress, Chastain will develop our own independent project schedule to be used for the advance identification of project schedule concerns.**

20

Conduct Weekly Progress Meetings:

- **Progress meetings are expected to be scheduled weekly and as needed if schedule or work concerns are identified. Progress meetings are used to identify concerns of both the Village and the contractor, to identify project mobilization plans, identify resident and stakeholder notification requirements and document project progress against the project schedule.**

21

Provide Weekly Progress Updates to Village Staff and Contract via BC239:

- **This same weekly documentation has been utilized on previous projects by Chastain as well as summary daily notifications for community coordination. Constant dialogue will ensure that Village staff are well-versed in project status.**

22

Quantity Measurement (including cross-sections if applicable):

- **Chastain field personnel are trained to complete field measurements and quantity documentation daily on projects. This is completed, so a current record of the project budget is tracked, and adjustments can be made early to best manage project costs.**

23

Review/ Process Contractor Progress Pay Requests (review schedule submittal, waivers of lien, sworn statements and certified payroll records and have contractor revise documents as necessary) and provide Village Staff with a Recommendation for Payment:

- **Chastain will process monthly payment requests for the Villages review and consideration. Our ongoing efforts to stay current with the unit price quantities will facilitate this effort. We will send reminders to the contractor to keep the payment process on schedule and ensure waivers and invoices are accurate for each payment request.**

24

Develop and Process Change Orders as necessary, including Final Balancing Change Order:

- **Requiring a daily look-ahead schedule keeps our field staff abreast of ongoing contractor efforts. This way, we can anticipate and work with the contractor to address unforeseen issues such as unrecognized pay items. This provides effective communication with the Village to attempt resolutions without the need for time-consuming change orders.**

25

Develop and ensure completion of "Punch List":

- **Attention to the contractor's completed work as work progresses can resolve future punch list items. We will work with the contractor to address issues to minimize final punch list activity and accelerate project closeout.**

26

Provide one (1) electronic copy of the Engineering Drawings detailing the "As-Built" Conditions:

- **Chastain will prepare an as-built survey and drawings as part of project closeout. Sketches and measurements will be taken throughout the project, which is especially important for underground work.**

27

Completion of a Warranty Inspection to identify and direct Contractor to address any issues that arise during warranty period (up to 1 year beyond date of final payment to Contractor):

- **Our fee includes efforts to address the one-year warranty review and coordination.**

Public Relations is always an important component of any project. A proactive communication plan will be developed with the Village and the selected contractor to ensure effective communication with the community and impacted property owners. Keeping the motoring public, emergency responders and adjacent property owners informed of changing traffic configurations and general work activities will minimize frustration in the community. Some effective measures that we anticipate employing on this project will include:

- Schedule an initial meeting with Village staff to discuss project goals and objectives.
- Provide an initial communication to all adjacent property owners to introduce the construction team and the project schedule and scope.
- Provide initial project coordination and follow-up with Village emergency service providers including coordination of parking restrictions with the Police Department.
- Develop and maintain a project schedule to communicate project progress and expectations.
- Provide weekly updates to the Village for resident-facing information.
- Coordinate residential refuse collection.
- Coordinate work sequencing to reduce impacts during peak school activities.

2025 Street Resurfacing Project Construction Engineering									Direct Cost Estimate		
Task No.	Item Description	Sheet Count	Labor Code Budget		Lavry Professional V	Hartwig Professional IV	Kochuparampil Professional III	Weitzel Professional I	Task Direct Cost	\$65.00 Vehicles (Days)	\$100 Materials QA (Dollars)
			Billing	Hours							
1 Administration & Management (35 Week Total Duration)											
1.1	Project Management		\$3,288.60	18		18					
1.2	QC/QA		\$861.24	4	2	2					
	Labor Subtotal		\$4,149.84	22	2	20	0	0		0	0
	Direct Cost		\$0.00						\$0.00	\$0.00	\$0.00
	Total		\$4,149.84								
2 Pre-Construction Services - (2 Weeks)											
2.1	Kickoff Meeting with Village Staff		\$1,162.91	6	2	2	2				
2.2	Preconstruction Meeting & Minutes		\$1,518.50	10		2	6	2			
2.3	Stakeholder Meetings		\$1,008.74	6		2	4				
2.4	Review of Bidding/Contract Documents		\$1,008.74	6		2	4				
2.5	Project Document Record Set-Up		\$875.57	6		2	2	2			
2.6	Contractor Walk Through/Existing Condition Documentation		\$1,385.74	10		2	4	4		1	
2.7	Contractor Submittal Review		\$2,217.57	16		2	8	6			
2.8	Permit Coordination		\$687.07	4		2	2				
2.9	Utility Coordination		\$510.17	4			2	2		0.5	
	Labor Subtotal		\$10,395.41	68	2	16	34	16		1.50	0
	Direct Cost		\$97.50						\$97.50	\$97.50	\$0.00
	Total		\$10,492.91								
3 Construction Observation Services - (26 Weeks - Mar 17 to Sep 26)											
3.1	Progress Mtgs with contractor & Village - 28 mtgs est.		\$19,237.90	112		56	56				
3.2	Construction Layout & Verification		\$14,122.30	84		28	56			10.5	
3.3	Daily Construction Observation		\$141,909.99	1064		28	588	448		133.0	
3.4	Daily Documentation - Diary & Quantity Book		\$27,632.36	168		28	140				
3.5	Weekly Documentation - Erosion Cont., Trail Insp., Weekly Reports		\$18,625.66	112		28	84				
3.6	Monthly Documentation - Pay Estimates, Material Certs, Change Orders		\$27,632.36	168		28	140				
3.7	Community Coordination and Outreach		\$9,356.56	56		16	40				
3.8	Local Stakeholder Meetings - Local & Other Agency Coordination		\$4,765.74	28		12	16				
3.9	QA Materials Testing										21959
	Labor Subtotal		\$263,282.87	1792	0	224	1120	448		143.5	21959
	Direct Cost		\$31,286.50						\$31,286.50	\$3,327.50	\$21,959.00
	Total		\$294,569.37								
4 Post Construction Services - (6 Weeks)											
4.1	Final Quantity Agreements		\$3,692.74	26		2	16	8			
4.2	Sod & Punch List Inspection		\$1,008.74	6		2	4			0.5	
4.3	Final As-Built Drawings		\$2,406.07	18		2	8	8			
4.4	Final Material Inspection & Documentation Close-Out		\$875.57	6		2	2	2			
4.5	Warranty Review		\$1,330.40	8		2	6			1	
	Labor Subtotal		\$9,313.52	64	0	10	36	18		1.5	0
	Direct Cost		\$97.50						\$97.50	\$97.50	\$0.00
	Total		\$9,411.02								
	Total Project & QC/QA Personnel Hours			1946							
	Total Project & QC/QA Personnel Costs		\$287,141.64						\$31,481.50	\$9,522.50	\$21,959.00
	Total Project & QC/QA Direct Costs		\$318,623.14								

Revised Budget 2-14-2025

Project Budget Worksheet

Project: Village of Glen Ellyn - 2025 Utility & Roadway Improvements
HLC Proj No: PR9273
Date: 18-Feb-25

Direct Cost Estimate

HLC Proj No: PR9273 Date: 18-Feb-25 X:\Public Works\BDS\Street Resurfacing\2025 Street Improvements Project\Construction Engineering\Proposals Received\2025 Resurfacing Project\Revised Chaslin E					Lawry Professional V	Hartwig Professional IV	Kochuparampil Professional III	Weitzel Professional I	Task Direct Cost	\$65.00 Vehicles (Days)	\$1.00 Materials QA (Dollar)	
Department	Task No.	Item Description	Sheet Count	Labor Code Budget								
				Billing	Hours							
Transpo	1 Administration & Management (36 Week Total Duration)											
	1.1	Project Management		\$3,288.60	18		18					
	1.2	QC/QA		\$861.24	4	2	2					
	1.3											
	1.4											
Labor Subtotals				\$4,149.84	22	2	20	0	0	0	0	
Direct Cost				\$0.00					\$0.00	\$0.00	\$0.00	
Total				\$4,149.84								
Transpo	2 Pre-Construction Services - (2 Weeks)											
	2.1	Kickoff Meeting with Village Staff		\$1,182.91	6	2	2	2				
	2.2	Preconstruction Meeting & Minutes		\$1,518.90	10		2	6	2			
	2.3	Stakeholder Meetings		\$1,008.74	6		2	4				
	2.4	Review of Bidding/Contract Documents		\$1,008.74	6		2	4				
	2.5	Project Document Record Set-Up		\$875.57	6		2	2	2			
	2.6	Contractor Walk Through/Existing Condition Documentation		\$1,385.74	10		2	4	4		1	
	2.7	Contractor Submittal Review		\$2,123.32	15		2	8	5			
	2.8	Permit Coordination		\$687.07	4		2	2				
	2.9	Utility Coordination		\$510.17	4			2	2		0.5	
Labor Subtotals				\$10,301.16	67	2	16	34	15	1.50	0	
Direct Cost				\$97.50					\$97.50	\$97.50	\$0.00	
Total				\$10,398.66								
Transpo	3 Construction Observation Services - (28 Weeks - Mar 17 to Sep 26)											
	3.1	Progress Mtgs with contractor & Village - 28 mtgs est.		\$19,237.90	112		56	56				
	3.2	Construction Layout & Verification		\$14,122.30	84		28	56			10.5	
	3.3	Daily Construction Observation		\$133,992.99	990		28	588	364		122.5	
	3.4	Daily Documentation - Diary & Quantity Book		\$27,632.36	168		28	140				
	3.5	Weekly Documentation - Erosion Cont., Traf Insp., Weekly Reports		\$18,625.66	112		28	84				
	3.6	Monthly Documentation - Pay Estimates, Material Certs, Change Orders		\$27,632.36	168		28	140				
	3.7	Community Coordination and Outreach		\$9,356.56	56		16	40				
	3.8	Local Stakeholder Meetings - Local & Other Agency Coordination		\$4,765.74	28		12	16				
	3.9	QA Materials Testing										21959
	3.10											
	3.11											
Labor Subtotals				\$255,365.87	1708	0	224	1120	364	133	21959	
Direct Cost				\$30,604.00					\$30,604.00	\$8,645.00	\$21,959.00	
Total				\$285,969.87								
Transpo	4 Post Construction Services - (6 Weeks)											
	4.1	Final Quantity Agreements		\$3,692.74	26		2	16	8			
	4.2	Sod & Punch List Inspection		\$1,008.74	6		2	4			0.5	
	4.3	Final As-Built Drawings		\$2,406.07	18		2	8	8			
	4.4	Final Material Inspection & Documentation Close-Out		\$875.57	6		2	2	2			
	4.5	Warranty Review		\$1,330.40	8		2	6			1	
	4.6											
	4.7											
Labor Subtotals				\$9,313.52	64	0	10	36	18	1.5	0	
Direct Cost				\$97.50					\$97.50	\$97.50	\$0.00	
Total				\$9,411.02								
Total Project & QC/QA Personnel Hours					1861							
Total Project & QC/QA Personnel Costs					\$279,130.39					\$30,799.00	\$8,840.00	\$21,959.00
Total Project & QC/QA Direct Costs					\$30,799.00							
Total Project & QC/QA Costs					\$309,929.39							
Participation by Hours					1861	4	270	1190	397			
Percent of Participation by Hours					100.00%	0.21%	14.51%	63.94%	21.33%			
Personnel Cost/Hour					149.9894627							

THANK YOU



120 W. Center Court, Schaumburg, IL 60195, 773-714-0050
[www .chastainengineers.com](http://www.chastainengineers.com)



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

Meeting 2/24/2025 7:00 PM
Department: Public Works - Internal Services
Department Head: Dave Buckley
Category: Resolution
Prepared By: Richard Daubert

**AGENDA ITEM (ID
2025-171)**

DOC ID: 2025-171

Adopt Resolution 25-08, A Resolution Authorizing the Appropriation of \$996,326.58 in Rebuild Illinois Funds, contained within the Village's Motor Fuel Tax Fund, for Construction of the 2025 Street Resurfacing Project

Statement of the Issue:

See previous memorandum.

Analysis:

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Attachments:

1. Rebuild Illinois Funding Resolution Form BLR-09110 - 2025 Street Resurfacing Project



Resolution for Improvement Under the Illinois Highway Code

Is this project a bondable capital improvement?

☒ Yes ☐ No

Resolution Type

Original

Resolution Number

Section Number

22-00085-00-RS

BE IT RESOLVED, by the President and Board of Trustees

of the Village

Governing Body Type

Local Public Agency Type

of Glen Ellyn

Name of Local Public Agency

Illinois that the following described street(s)/road(s)/structure be improved under

the Illinois Highway Code. Work shall be done by Contract

Contract or Day Labor

For Roadway/Street Improvements:

Name of Street(s)/Road(s)	Length (miles)	Route	From	To
Annandale Ave	0.1		Hillside Ave	Duane St
Anthony St	0.3		Kenilworth Ave	Western Ave
Arlington Ave	0.19		Regent St	Glenwood Ave
Cottage Ave	0.3		Kenilworth Ave	Western Ave
Evergreen Ave	0.11		Geneva Rd	North End
Hillside Ave	0.35		Park Blvd	Taylor Ave
Kenilworth Ave	0.12		Anthony St	Cottage Ave
Montclair Ave	0.33		Hill Ave	North End
Newton Ave	0.43		Pennsylvania Ave	Linden St
Regent St	0.2		Greenfield Ave	Turner Ave

For Structures:

Name of Street(s)/Road(s)	Existing Structure No.	Route	Location	Feature Crossed

BE IT FURTHER RESOLVED,

1. That the proposed improvement shall consist of

spot sidewalk and curb repairs, milling and resurfacing of the roadway, line striping, and parkway lawn restoration. The project will also include storm sewer extension on Cottage Avenue east of Kenilworth Avenue.

2. That there is hereby appropriated the sum of Nine Hundred Ninety Six Thousand,

Three Hundred Twenty Six and 58/100 Dollars (\$996,326.58) for the improvement of

said section from the Local Public Agency's allotment of Motor Fuel Tax funds.

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit four (4) certified originals of this resolution to the district office of the Department of Transportation.

I, Caren Cosby

Name of Clerk

Village

Local Public Agency Type

Clerk in and for said Village

Local Public Agency Type

of Glen Ellyn

Name of Local Public Agency

in the State aforesaid, and keeper of the records and files thereof, as provided by

statute, do hereby certify the foregoing to be a true, perfect and complete original of a resolution adopted by

President and Board of Trustees of Glen Ellyn

Governing Body Type

Name of Local Public Agency

at a meeting held on February 24, 2025

Date

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 24 day of February, 2025

Day

Month, Year



(SEAL, if required by the LPA)

Resolution for Improvement Under the Illinois Highway Code

Clerk Signature & Date

--

Approved

Regional Engineer Signature & Date
Department of Transportation

--



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

Meeting 2/24/2025 7:00 PM
Department: Public Works - Internal Services
Department Head: Dave Buckley
Category: Resolution
Prepared By: Richard Daubert

**AGENDA ITEM (ID
2025-172)**

DOC ID: 2025-172

Adopt Resolution 25-09, A Resolution Authorizing the Appropriation of \$2,223,281.19 in Motor Fuel Tax Funds for Construction and Construction Engineering for the 2025 Street Resurfacing Project

Statement of the Issue:

See previous memorandum.

Analysis:

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Attachments:

1. Motor Fuel Tax Funding Resolution Form BLR-09110 - 2025 Street Resurfacing Project



Resolution for Improvement Under the Illinois Highway Code

Is this project a bondable capital improvement?

☒ Yes ☐ No

Resolution Type

Original

Resolution Number

Section Number

22-00085-00-RS

BE IT RESOLVED, by the President and Board of Trustees

Governing Body Type

of the Village

Local Public Agency Type

of Glen Ellyn

Name of Local Public Agency

Illinois that the following described street(s)/road(s)/structure be improved under

the Illinois Highway Code. Work shall be done by Contract

Contract or Day Labor

For Roadway/Street Improvements:

Name of Street(s)/Road(s)	Length (miles)	Route	From	To
Annandale Ave	0.1		Hillside Ave	Duane St
Anthony St	0.3		Kenilworth Ave	Western Ave
Arlington Ave	0.19		Regent St	Glenwood Ave
Cottage Ave	0.3		Kenilworth Ave	Western Ave
Evergreen Ave	0.11		Geneva Rd	North End
Hillside Ave	0.35		Park Blvd	Taylor Ave
Kenilworth Ave	0.12		Anthony St	Cottage Ave
Montclair Ave	0.33		Hill Ave	North End
Newton Ave	0.43		Pennsylvania Ave	Linden St
Regent St	0.2		Greenfield Ave	Turner Ave

For Structures:

Name of Street(s)/Road(s)	Existing Structure No.	Route	Location	Feature Crossed

BE IT FURTHER RESOLVED,

1. That the proposed improvement shall consist of

spot sidewalk and curb repairs, milling and resurfacing of the roadway, line striping, and parkway lawn restoration. The project will also include storm sewer extension on Cottage Avenue east of Kenilworth Avenue.

2. That there is hereby appropriated the sum of Two Million, Two Hundred Twenty Three Thousand,

Two Hundred Eighty One and 19/100

Dollars (\$2,223,281.19) for the improvement of

said section from the Local Public Agency's allotment of Motor Fuel Tax funds.

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit four (4) certified originals of this resolution to the district office of the Department of Transportation.

I, Caren Cosby

Name of Clerk

Village

Local Public Agency Type

Clerk in and for said Village

Local Public Agency Type

of Glen Ellyn

Name of Local Public Agency

in the State aforesaid, and keeper of the records and files thereof, as provided by

statute, do hereby certify the foregoing to be a true, perfect and complete original of a resolution adopted by

President and Board of Trustees of Glen Ellyn

Governing Body Type

Name of Local Public Agency

at a meeting held on February 24, 2025

Date

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this 24 day of February, 2025

Day

Month, Year



(SEAL, if required by the LPA)

Resolution for Improvement Under the Illinois Highway Code

Clerk Signature & Date

--

Approved

Regional Engineer Signature & Date
Department of Transportation

--