



Agenda
Village of Glen Ellyn
Regular Village Board Meeting
Tuesday, May 27, 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. Employee Recognition**

- 1) The S. T. Horvath family extend their deepest gratitude to Sergeant Catalano and Officers K. Duval, Horan, Salgado, and Wilke for compassion and professionalism
- 2) St. Petronille School Principal E. Schmidt thanks the Police Department for generosity shown

- F. Presentation**

- 1) Historic Preservation Commission Awards

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

Motion to approve the following items including Payroll and Vouchers totaling

\$2,574,840.30. These agenda items have been reviewed by the Management Team and Village Attorney and are consistent with the Village's purchasing policy (Trustee Christiansen).

- 1) Total Expenditures (Payroll and Vouchers) - \$2,574,840.30
- 2) Consent to President Burket's Appointment of Chip Miller as a Member of the Zoning Board of Appeals with a Term Ending date of July 31, 2027
- 3) Adopt Ordinance 7189-VC, An Ordinance to Amend Title 3 ("Business Regulations"), Chapter 19 ("Liquor Control Code"), Section 3-19-12 ("Restriction on Number of Licenses") of the Glen Ellyn Village Code (Village Attorney Stephanides)
- 4) Adopt Ordinance 7190-VC, An Ordinance Amending Title 1 ("Administrative"), Chapter 7 ("Officers and Employees"), Section 1-7-1 ("Village Manger (formerly Village Administrator)") and Section 1-10-8 ("Change Orders") of the Glen Ellyn Village Code (Village Attorney Stephanides)
- 5) Adopt Resolution No. 25-34, A Resolution Approving an Independent Contractor Agreement with C. Acitelli Heating & Piping Contractors, Inc. for the Civic Center HVAC Improvements Project in the Not-to-Exceed Amount of \$183,000.00 to be Expensed to the Facilities Maintenance Reserve Fund and Authorizing the Agreement's Execution (Public Works Director Buckley)
- 6) Adopt Resolution No. 25-35, A Resolution Authorizing and Directing the Village Manager to Execute and Submit a Petition for Annexation on Behalf of the Village of Glen Ellyn for the Property Owned by the Village Located at 22W164 Butterfield Road, Glen Ellyn, Illinois 60137 (Village Attorney Stephanides)
- 7) Adopt Ordinance No. 7191, An Ordinance Amending the Budget of the Village of Glen Ellyn for the Fiscal Year Ended December 31, 2024 (Finance Director Brankin)
- 8) Adopt Resolution No. 25-36, A Resolution Accepting the Public Improvements and a Bill of Sale Associated with the Cumnor Subdivision Located at 945 Fairway Court and 501 Cumnor Avenue (Village Attorney Stephanides)
- 9) Adopt Ordinance No. 7192, An Ordinance Granting Variations from the Glen Ellyn Zoning Code for the Resurfacing of the Existing Parking Lot and the Reconstruction of the Existing Median Between the Parking Lot and Crescent Boulevard at the Property located at 455 Crescent Boulevard, Glen Ellyn, Illinois 60137 (Community Development Director Henaghan)
- 10) Adopt Resolution No. 25-37, A Resolution Approving an Agreement with JIJ Contracting, Inc. for the Civic Center Garage 2025 Maintenance Repairs Project in the Not-to-Exceed Amount of \$86,068 including a 10% Contingency to be Expensed to the Parking Fund and Authorizing the Agreement's Execution (Public Works Director Buckley)
- 11) Pursuant to Section 1-10-7 of the Glen Ellyn Village Code, Approve the Purchase of One Ford Police Interceptor Utility from Currie Motors Fleet in the Amount of \$49,461 through the Suburban Purchasing Cooperative Competitive Bidding Procedures to be Expensed to the Fiscal Year 2025 Equipment Services Capital Outlay - Vehicles Fund (Public Works Director Buckley)
- 12) Adopt Ordinance No. 7193, An Ordinance Annexing Certain Territory Located at

21W508 Acorn Avenue to the Village of Glen Ellyn, Illinois 60137 (Community Development Director Henaghan)

- 13) Adopt Ordinance No. 7194, an ordinance granting approval of a Minor Plat of Subdivision for the properties located at the northeast corner of Cumnor Avenue and Acorn Avenue commonly known as 21W508 Acorn Avenue.
- 14) Adopt Ordinance No. 7195-VC, An Ordinance Amending Title 3 ("Business Regulations"), Chapter 42 ("Real Estate Transfer Tax") of the Glen Ellyn Village Code Regarding the Issuance of Village Transfer Tax Stamps (Village Attorney Stephanides)
- 15) Adopt Resolution 25-38, A Resolution Authorizing Partial Reimbursement to Glenwood JV, LLC in the Amount of \$337,740 to be Expensed from the Village's Central Business District Tax Increment Financing Fund for the Construction of Certain Public Improvements Associated with the Glenwood Station Development Project located at 464 Glenwood Avenue, Glen Ellyn, Illinois 60137 (Village Manager Franz)
- 16) Adopt Ordinance No. 7196, An Ordinance Granting Variations from Section 10-4-8(E)(1) and Section 10-5-4(A)(4)(c) of the Glen Ellyn Zoning Code to Allow for the Construction of a Detached Garage at the Property Located at 603 N. Park Boulevard, Glen Ellyn, Illinois 60137 (Community Development Director Henaghan)
- 17) Adopt Ordinance 7197, an Ordinance Granting Variations from Sections 10-4-6(D)(1) and 10-4-6(D)(3) of the Glen Ellyn Zoning Code to Allow for the Construction of an Attached Garage at the Property Located at 265 S. Ott Avenue, Glen Ellyn, Illinois 60137 (Community Development Director Henaghan)
- 18) Adopt Ordinance No. 7198, An Ordinance Granting a Variation from the Glen Ellyn Zoning Code to Allow Accessory Structures to Remain at the Property Located at 551 Geneva Road, Glen Ellyn, Illinois 60137 after the Demolition of the Principal Structure (Community Development Director Henaghan)

H. Other Business

I. Reminders

- 1) Village Board Workshop Monday, June 16 at 7 pm
- 2) Village Board Meeting, Monday, June 23 at 7 pm

J. Adjourn to closed executive session to discuss pending litigation pursuant to 5 ILCS 120/2 (c)(11) without returning to open session

April 23, 2025

To: Glen Ellyn Police Chief Norton

From: Steven T Horvath and Family

Re: The Passing of Steven D Horvath

Chief Norton,

On behalf of my family—many of whom have proudly called Glen Ellyn home for 20 to 45 years—I want to extend our deepest gratitude for the compassion and professionalism shown by your department during the heartbreaking passing of my father, Steven D. Horvath, on April 20, 2025.

Please share this message with your entire team and the Village. The officers who responded to the call began their work with the focus and seriousness that public safety and investigation require. But once the circumstances were confirmed, they shifted seamlessly into a posture of care, empathy, and support. I regret that I can't name each of them, but I recall there were initially two, then four, and ultimately six officers on the scene. Three remained with us throughout, and I know Officer Horan was among the lead responders.

Each officer I thanked responded with the same humility: "There's no need to thank us—this is our job. We're just sorry to have to deliver this news." But I want to say clearly: Yes, it may be your job—but it's also a calling, and not everyone can do it with such grace.

People often think of law enforcement as ticket-writing or traffic stops. But in moments like this, we see the full weight of what it means to serve and protect. These officers faced a tragic family moment on Easter Sunday with strength and humanity. They delivered devastating news and stayed present—not just as professionals, but as people who truly cared.

Their presence made a lasting impression on my family. What they did that day was noble, and I hope each of them knows it did not go unnoticed. Please accept our heartfelt thanks, and know that we will never forget their kindness.

Warmly,
Steven T Horvath



ST. PETRONILLE
CATHOLIC SCHOOL

April 14, 2025

Erica Tierney
Glen Ellyn Police Department
65 S Park Blvd
Glen Ellyn, IL 60137

Dear Erica:

Last month, the St. Petronille School community came together for our annual *Key to the Future* auction. The generosity shown by our guests, remote bidders, sponsors, advertisers, and donors exceeded all expectations – and your contribution played a vital role in the success of this event.

Thank you for your generous gift:

- Police Car Ride to School for one Student

Because of your support, we're able to move forward with strategic initiatives focused on enhancing our curriculum, upgrading our facilities, expanding student services, and – most importantly – improving teacher compensation. This enables us to retain our exceptional educators and better compete for top teaching talent.

Once again, thank you for your thoughtful support. It's people like you who help us fulfill our mission to provide Catholic formation in a Christ-centered environment and make St. Petronille School such a special place for our students and families.

With gratitude,

Eric Schmidt
Principal

Note: For Internal Revenue Service recording, St. Petronille Catholic School, a tax-exempt 501c3 organization, EIN#36-2171112 has provided no goods or services in consideration of this charitable gift.

**Approval of Vouchers
For the Village Board Meeting on May 27, 2025**

EXPENDITURES:

Accounts Payable Warrant 0525-2	\$	622,655.19	
Accounts Payable Warrant 0525-3	\$	1,151,709.10	
	\$	-	
Sub-Total		\$ 1,774,364.29	<u>\$ 1,774,364.29</u>

PAYROLL EXPENDITURES

May 16, 2025

Total ACH+live checks

Net Employee Payroll Checks

\$ 508,218.44 \$ -

Employee & Employer Payroll Deductions:

Net of DD Employee Deductions*	\$	227,026.85	\$	-
2300-2305 IMRF - Employer contribution	\$	22,332.19	\$	-
1000-1100 Social Security/Medicare Tax Withheld - Employer portion	\$	42,898.53	\$	-

Total Payroll

\$ 800,476.01 **\$ -** **\$ 800,476.01**

\$ 2,574,840.30

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
1180 GLEN ELLYN PARK DISTRICT												
ORDINANCE 7178-2025 CHECK DATE: 05/02/2025		05/02/2025		0525-2	39152	30,000.00	30,000.00	05/09/2025	DIR	PD		PANFISH PARK ANNUAL PY
ORDINANCE 7177-2025 CHECK DATE: 05/02/2025		05/02/2025		0525-2	39153	25,000.00	25,000.00	05/09/2025	DIR	PD		MANOR WOODS ANNUAL PYM
922 VILLAGE OF GLEN ELLYN												
110195-0525 CHECK DATE: 05/16/2025		05/01/2025		0525-3	39154	4.37	4.37	05/16/2025	DIR	PD		WATER: 460 PENNSYLVANI
110205-0525 CHECK DATE: 05/16/2025		05/01/2025		0525-3	39155	4.37	4.37	05/16/2025	DIR	PD		WATER: 487 PENNSYLVANI
110275-0525 CHECK DATE: 05/16/2025		05/01/2025		0525-3	39156	4.37	4.37	05/16/2025	DIR	PD		WATER: 509 PENNSYLVANI
110465-0525 CHECK DATE: 05/16/2025		05/01/2025		0525-3	39157	4.37	4.37	05/16/2025	DIR	PD		WATER: 505 CRESCENT IR
110485-0525 CHECK DATE: 05/16/2025		05/01/2025		0525-3	39158	4.34	4.34	05/16/2025	DIR	PD		WATER: 526 N MAIN IRR
120365-0525 CHECK DATE: 05/16/2025		05/01/2025		0525-3	39159	4.37	4.37	05/16/2025	DIR	PD		WATER: 569 PENNSYLVANI
120495-0525 CHECK DATE: 05/16/2025		05/01/2025		0525-3	39160	116.05	116.05	05/16/2025	DIR	PD		WATER: 524 PENNSYLVANI
121350-0525 CHECK DATE: 05/16/2025		05/01/2025		0525-3	39161	37.37	37.37	05/16/2025	DIR	PD		WATER: 800 N MAIN
122670-0525 CHECK DATE: 05/16/2025		05/01/2025		0525-3	39162	29.65	29.65	05/16/2025	DIR	PD		WATER: 557 GENEVA
122675-0525 CHECK DATE: 05/16/2025		05/01/2025		0525-3	39163	2.62	2.62	05/16/2025	DIR	PD		WATER: 557 GENEVA
140250- Links4 CHECK DATE: 05/16/2025		05/01/2025		0525-3	39164	100.07	100.07	05/16/2025	DIR	PD		WATER: 485 WINCHELL
310027-0525 CHECK DATE: 05/16/2025		05/01/2025		0525-3	39165	4.37	4.37	05/16/2025	DIR	PD		WATER: 503 DUANE
310029-0525 CHECK DATE: 05/16/2025		05/01/2025		0525-3	39166	4.37	4.37	05/16/2025	DIR	PD		WATER: 532 HILLSIDE
310031-0525 CHECK DATE: 05/16/2025		05/01/2025		0525-3	39167	4.37	4.37	05/16/2025	DIR	PD		WATER: 548 DUANE ST
310033-0525 CHECK DATE: 05/16/2025		05/01/2025		0525-3	39168	4.37	4.37	05/16/2025	DIR	PD		WATER: 424 FOREST

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
310035-0525 CHECK DATE: 05/16/2025		05/01/2025		0525-3	39169	4.37		4.37	05/16/2025	DIR	PD	WATER: 426 MAIN ST
310037-0525 CHECK DATE: 05/16/2025		05/01/2025		0525-3	39170	4.37		4.37	05/16/2025	DIR	PD	WATER: 444 MAIN ST
315090-0525 CHECK DATE: 05/16/2025		05/01/2025		0525-3	39171	432.38		432.38	05/16/2025	DIR	PD	WATER: 535 DUANE
315091-0525 CHECK DATE: 05/16/2025		05/01/2025		0525-3	39172	75.20		75.20	05/16/2025	DIR	PD	WATER: 539 DUANE
315215-0525 CHECK DATE: 05/16/2025		05/01/2025		0525-3	39173	13.99		13.99	05/16/2025	DIR	PD	WATER: 450 FOREST
410010-0525 CHECK DATE: 05/16/2025		05/01/2025		0525-3	39174	405.37		405.37	05/16/2025	DIR	PD	WATER: 30 S LAMBERT
411170- 0525 CHECK DATE: 05/16/2025		05/01/2025		0525-3	39175	98.08		98.08	05/16/2025	DIR	PD	LINKS WATER: 490 HARDI
413030-0525 CHECK DATE: 05/16/2025		05/01/2025		0525-3	39176	1,117.15		1,117.15	05/16/2025	DIR	PD	LINKS WATER: 485 WINCH
423765-0525 CHECK DATE: 05/16/2025		05/01/2025		0525-3	39177	162.38		162.38	05/16/2025	DIR	PD	WATER: 65 S PARK
423925-0525 CHECK DATE: 05/16/2025		05/01/2025		0525-3	39178	183.50		183.50	05/16/2025	DIR	PD	WATER: 681 TAFT
1180 GLEN ELLYN PARK DISTRICT												
25-001 CHECK DATE: 05/09/2025		04/11/2025		0525-2	39179	250,000.00		250,000.00	05/09/2025	DIR	PD	US BANK SITE IMPROVEME
14226 PROPER TITLE, LLC												
PT25-106804 CHECK DATE: 05/09/2025		05/16/2025		0525-3	39185	248,081.99		248,081.99	05/16/2025	DIR	PD	22W164 BUTTERFIELD RD
9766 HEARTLAND												
4 CC MACHINES CHECK DATE: 05/16/2025		05/16/2025		0525-3	39196	1,196.00		1,196.00	05/16/2025	DIR	PD	4 CC MACHINES
922 VILLAGE OF GLEN ELLYN												
05072025 CHECK DATE: 05/16/2025		05/12/2025		0525-3	39199	2,500.00		2,500.00	05/16/2025	DIR	PD	LINKS LIQUOR LICENSE
14230 BRUBER FINANCIAL SERVICES, INC												
05122025 CHECK DATE: 05/16/2025		05/12/2025		0525-3	39200	1.00		1.00	05/16/2025	DIR	PD	LAMA CC FEES

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
13444 A MAESTRANZI SONS KNIFE SERVICES												
852249		05/01/2025		0525-2	263355	34.00		34.00	05/01/2025	INV	PD	PROFESSIONAL SERVICES
CHECK DATE:		05/09/2025										
2021 A-RELIABLE PRINTING												
30270		03/19/2025		0525-2	263356	168.00		168.00	05/09/2025	INV	PD	#10 ENVELOPES
CHECK DATE:		05/09/2025										
30431		05/01/2025		0525-2	263356	68.00		68.00	05/09/2025	INV	PD	BUSINESS CARDS (SZYMAN
CHECK DATE:		05/09/2025										
30453		04/26/2025		0525-2	263356	55.00		55.00	05/26/2025	INV	PD	BUSINESS CARDS - N. DU
CHECK DATE:		05/09/2025										
30454		04/28/2025		0525-2	263356	123.00		123.00	05/09/2025	INV	PD	BUSINESS CARDS
CHECK DATE:		05/09/2025										
						414.00						
5016 ABBOTT TREE CARE PROFESSIONALS, LLC												
45622	20250016	04/18/2025		0525-2	263357	4,964.53		4,964.53	05/02/2025	INV	PD	YEAR 2 OF 3 TREE REMOV
CHECK DATE:		05/09/2025										
14198 ACME SPORTS, INC.												
101-35896		04/28/2025		0525-2	263358	293.00		293.00	05/28/2025	INV	PD	DUTY HOLSTERS
CHECK DATE:		05/09/2025										
13757 ADVANCED PARTS & SERVICE INC												
275446		04/21/2025		0525-2	263359	364.50		364.50	04/21/2025	INV	PD	EQUIPMENT REPAIR
CHECK DATE:		05/09/2025										
12567 AMAZON.COM SALES, INC.												
1KJ9-4M7L-KT7M		05/01/2025		0525-2	263360	3,046.21		3,046.21	05/06/2025	INV	PD	FOOD&BEVERAGE RESALE,
CHECK DATE:		05/09/2025										
1LD9-FPD1-GVGH		04/11/2025		0525-2	263360	-255.43		-255.43	04/11/2025	CRM	PD	CONDIMENT CADDIES
CHECK DATE:		05/09/2025										
1V6C-7MQY-GR1V		05/01/2025		0525-2	263360	2,080.18		2,080.18	05/09/2025	INV	PD	TONER/HP OFFICE JET/DO
CHECK DATE:		05/09/2025										
1Y9F-149W-JHR3		05/01/2025		0525-2	263360	755.10		755.10	05/31/2025	INV	PD	TAGS, BATTERIES, COFFE
CHECK DATE:		05/09/2025										
						5,626.06						
13113 AMERICAN WELDING & GAS, INC.												
0010824320		04/30/2025		0525-2	263361	52.70		52.70	04/30/2025	INV	PD	CO2 SERVICE
CHECK DATE:		05/09/2025										
14213 APPLIED CONCEPTS, INC												
455953		04/11/2025		0525-2	263362	3,050.00		3,050.00	05/11/2025	INV	PD	DASH MOUNTED RADARS
CHECK DATE:		05/09/2025										

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
13036 RADIATE HOLDINGS,LP												
446987	101-0017500	04/16/2025		0525-2	263363	192.93		192.93	05/09/2025	INV	PD	GEVFC BACKUP INTERNET
CHECK DATE: 05/09/2025												
65 AT&T												
630Z99013104	0425	04/16/2025		0525-2	263364	61.14		61.14	05/09/2025	INV	PD	911 LOCATOR 630Z990131
CHECK DATE: 05/09/2025												
1475933016		04/07/2025		0525-2	263365	1,198.52		1,198.52	05/09/2025	INV	PD	VOGE SECONDARY INTERNE
CHECK DATE: 05/09/2025												
12588 BHFX, LLC												
495925		04/11/2025		0525-2	263366	140.56		140.56	05/02/2025	INV	PD	PRINTING OF PLANS FOR
CHECK DATE: 05/09/2025												
12921 BLA, INC												
23922-25	20230023	03/31/2025		0525-2	263367	4,037.68		4,037.68	05/02/2025	INV	PD	CONSTRUCTION ENGINEERI
CHECK DATE: 05/09/2025												
12241 BRAND IT ON APAREL CO.												
2477	JEZIERSKI	04/24/2025		0525-2	263368	185.00		185.00	05/09/2025	INV	PD	2025 UNIFORMS
CHECK DATE: 05/09/2025												
2520	HUBSKY	04/24/2025		0525-2	263368	136.00		136.00	05/09/2025	INV	PD	2025 UNIFORMS
CHECK DATE: 05/09/2025												
					321.00							
9879 BREAKTHRU BEVERAGE ILLINOIS, LLC												
121241080		05/01/2025		0525-2	263369	571.36		571.36	05/31/2025	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 05/09/2025												
103 BRISTOL HOSE & FITTING												
3575285		04/23/2025		0525-2	263370	613.85		613.85	05/09/2025	INV	PD	HYDRAULIC FITTINGS - I
CHECK DATE: 05/09/2025												
3575594		04/28/2025		0525-2	263370	93.47		93.47	05/09/2025	INV	PD	HYDRAULIC FITTINGS - I
CHECK DATE: 05/09/2025												
3576158		05/02/2025		0525-2	263370	130.35		130.35	05/09/2025	INV	PD	INVENTORY - HYDRAULIC
CHECK DATE: 05/09/2025												
					837.67							
114 CASCO INTERNATIONAL												
2578592		04/16/2025		0525-2	263371	68.00		68.00	05/09/2025	INV	PD	EMPLOYEE INCENTIVE
CHECK DATE: 05/09/2025												
120 CANON SOLUTIONS AMERICA, INC												
40273643		04/23/2025		0525-2	263372	624.75		624.75	05/09/2025	INV	PD	ADMIN COPIER
CHECK DATE: 05/09/2025												

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
128 CARQUEST AUTO PARTS												
8780512138270		05/01/2025		0525-2	263373	21.50		21.50	05/09/2025	INV	PD	WIRE CONDUIT - SHOP SU
CHECK DATE:		05/09/2025										
1811 NICHOLAS CATALANO												
04112025		04/11/2025		0525-2	263374	100.00		100.00	05/09/2025	INV	PD	SCHOOL OF POLICE STAFF
CHECK DATE:		05/09/2025										
04182025		04/18/2025		0525-2	263374	100.00		100.00	05/09/2025	INV	PD	SCHOOL OF POLICE STAFF
CHECK DATE:		05/09/2025										
					200.00							
11883 JUSTIN CHIAPPETTA												
04132025		04/13/2025		0525-2	263375	168.00		168.00	05/09/2025	INV	PD	GMIS CONFERENCE MILEAG
CHECK DATE:		05/09/2025										
5431 CHICAGO METROPOLITAN FIRE PREVENTION CO.												
IN00458279		04/13/2025		0525-2	263376	241.50		241.50	05/02/2025	INV	PD	HISTORY CENTER - FIRE
CHECK DATE:		05/09/2025										
1076 CINTAS CORPORATION NO 2												
4228826251		04/29/2025		0525-2	263377	171.69		171.69	04/29/2025	INV	PD	JANITORIAL RESTOCK
CHECK DATE:		05/09/2025										
59 ARTHUR CLESEN, INC												
18992-00		10/17/2024		0525-2	263378	17,979.00		17,979.00	05/06/2025	INV	PD	FAME & DURENTIS EARLY
CHECK DATE:		05/09/2025										
4115 RON CLESEN'S ORNAMENTAL PLANTS, INC.												
65768		05/05/2025		0525-2	263379	4,469.58		4,469.58	05/15/2025	INV	PD	SUMMER ANNUAL FLOWERS
CHECK DATE:		05/09/2025										
172 COLLEGE OF DUPAGE												
007722271		04/29/2025		0525-2	263380	555.70		555.70	05/09/2025	INV	PD	PUBLIC PERFORMANCE RIG
CHECK DATE:		05/09/2025										
175 COMMONWEALTH EDISON COMPANY												
3867252000 0425		04/19/2025		0525-2	263381	5,884.00		5,884.00	05/06/2025	INV	PD	ELECTRIC
CHECK DATE:		05/09/2025										
4876 CONSTELLATION NEWENERGY, INC.												
BG-316250 0325		03/24/2025		0525-2	263382	5,237.30		5,237.30	04/25/2025	INV	PD	485 WINCHELLL WAY & OT
CHECK DATE:		05/09/2025										
10952 CONSUMERS PACKING COMPANY												

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
423055		04/28/2025		0525-2	263383	2,041.53	2,041.53	04/28/2025	INV	PD	FOOD - RESALE
CHECK DATE: 05/09/2025											
423255		05/01/2025		0525-2	263383	1,732.26	1,732.26	05/01/2025	INV	PD	FOOD - RESSALE
CHECK DATE: 05/09/2025											
8278 JOHN/MARY DOMBROWSKI						3,773.79					
28-1359		05/01/2025		0525-2	263384	25.00	25.00	05/09/2025	INV	PD	VEHICLE STICKER REFUND
CHECK DATE: 05/09/2025											
13307 ROBERT/KATHLEEN DOYLE											
26-06937		05/01/2025		0525-2	263385	17.00	17.00	05/09/2025	INV	PD	VEHICLE STICKER REFUND
CHECK DATE: 05/09/2025											
5827 DUPAGE DODGE CHRYSLER JEEP											
82		05/02/2025		0525-2	263386	174.90	174.90	05/09/2025	INV	PD	SERP BELT, ILDER PULLE
CHECK DATE: 05/09/2025											
256 DUPAGE MAYORS & MANAGERS CONF.											
12376A		04/18/2025		0525-2	263387	90.00	90.00	05/09/2025	INV	PD	CONFERENCE MEETING 04/
CHECK DATE: 05/09/2025											
12755 ECO CLEAN MAINTENANCE, INC.											
13733	20240044	04/25/2025		0525-2	263388	3,329.00	3,329.00	05/02/2025	INV	PD	YEAR 2 OF 3 (OPT) CC G
CHECK DATE: 05/09/2025											
11550 EK KUHN INC											
85624		04/30/2025		0525-2	263389	44.00	44.00	05/30/2025	INV	PD	EMPLOYEE OF THE QUARTE
CHECK DATE: 05/09/2025											
14211 ESA & MARIAM ESOOFJEE											
28-1231		04/28/2025		0525-2	263390	70.00	70.00	05/09/2025	INV	PD	VEHICLE STICKER REFUND
CHECK DATE: 05/09/2025											
291 EUCLID BEVERAGE, LLC											
W-4273036		05/01/2025		0525-2	263391	802.10	802.10	05/01/2025	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 05/09/2025											
11334 EURO USA MIDWEST LLC											
804115-00		04/28/2025		0525-2	263392	386.81	386.81	04/28/2025	INV	PD	FOOD - RESALE
CHECK DATE: 05/09/2025											
804854-00		05/01/2025		0525-2	263392	459.89	459.89	05/01/2025	INV	PD	FOOD - RESALE
CHECK DATE: 05/09/2025											

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
9499 FACTORY CLEANING EQUIPMENT						846.70						
427178		04/29/2025		0525-2	263393	91.35	91.35	05/09/2025	INV	PD		FRONT SQUEEGEE FOR FLO
CHECK DATE:	05/09/2025											
427454		05/02/2025		0525-2	263393	82.90	82.90	05/09/2025	INV	PD		REAR SQUEEGEE FOR FLOO
CHECK DATE:	05/09/2025											
1726 BRIDGESTONE RETAIL OPERATIONS, LLC						174.25						
318412		04/30/2025		0525-2	263394	507.48	507.48	05/09/2025	INV	PD		POLICE VEHICLE TIRES -
CHECK DATE:	05/09/2025											
11585 SCOTT & KRISTIN FISCHER												
27051		05/01/2025		0525-2	263395	3,900.00	3,900.00	05/09/2025	INV	PD		RETT 663 FOREST AVE
CHECK DATE:	05/09/2025											
3324 ACCOLADE ENTERPRISES LLC												
17196		04/25/2025		0525-2	263396	159.92	159.92	05/09/2025	INV	PD		NAME BADGES
CHECK DATE:	05/09/2025											
1864 MARK & LORI GAPINSKI												
25-62		05/01/2025		0525-2	263397	65.00	65.00	05/09/2025	INV	PD		VEHICLE STICKER REFUND
CHECK DATE:	05/09/2025											
10033 G & B SERVICE AND RECOVERY												
25-7047		04/30/2025		0525-2	263398	175.00	175.00	05/30/2025	INV	PD		2015 BMW TOW
CHECK DATE:	05/09/2025											
368 GRACE LUTHERAN CHURCH												
GRACE-1509		05/01/2025		0525-2	263399	360.00	360.00	05/01/2025	INV	PD		CUSTODIAL/TELECOM
CHECK DATE:	05/09/2025											
370 GRAYBAR ELECTRIC COMPANY INC												
9341749578		04/22/2025		0525-2	263400	663.30	663.30	05/02/2025	INV	PD		ELECTRIC PEDESTALS
CHECK DATE:	05/09/2025											
7395 GREEN GRASS INC												
20230214		05/05/2025		0525-2	263401	500.00	500.00	05/09/2025	INV	PD		246 GLENWOOD AVE RESTO
CHECK DATE:	05/09/2025											
5049 GROOT INDUSTRIES INC.												
14382986T107		05/01/2025		0525-2	263402	144,524.96	144,524.96	05/09/2025	INV	PD		FEBRUARY 2025 SERVICES
CHECK DATE:	05/09/2025											

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
14382669T107 CHECK DATE: 05/09/2025 3225 DAVID HEADRICK		05/01/2025		0525-2	263403	1,527.48	1,527.48	05/06/2025	INV	PD		TRASH AND RECYCLING PI
26-4361 CHECK DATE: 05/09/2025 389 HOLSTEIN'S GARAGE		05/01/2025		0525-2	263404	25.00	25.00	05/09/2025	INV	PD		VEHICLE STICKER REFUND
3476 CHECK DATE: 05/09/2025 9748 PT HOLDINGS, LLC		04/30/2025		0525-2	263405	180.00	180.00	05/09/2025	INV	PD		DOT REQUIRED VEHICLE I
0571983 CHECK DATE: 05/09/2025 13048 IDENTITY GRAPHICS, LLC		04/28/2025		0525-2	263406	775.50	775.50	04/28/2025	INV	PD		ICE MACHINE CLEANING
1942 CHECK DATE: 05/09/2025 3892 ILCMA		04/30/2025		0525-2	263407	5,132.53	5,132.53	05/09/2025	INV	PD		BIG BELLY GARBAGE/SPRI
6101 CHECK DATE: 05/09/2025 1546 ILLINOIS DEPT. OF AGRICULTURE		04/18/2025		0525-2	263408	100.00	100.00	05/09/2025	INV	PD		JOB AD
PSAYLOR CHECK DATE: 05/09/2025 12335 ILLINOIS PHLEBOTOMY SERVICES		05/06/2025		0525-2	263409	30.00	30.00	05/06/2025	INV	PD		2025 PEST CONTROL LICE
2282 CHECK DATE: 05/09/2025 445 INTOXIMETERS INC		05/01/2025		0525-2	263410	1,275.00	1,275.00	05/31/2025	INV	PD		PHLEBOTOMY SERVICES
785388 CHECK DATE: 05/09/2025 14212 NICK JOHNSON		04/21/2025		0525-2	263411	355.50	355.50	05/21/2025	INV	PD		TANKS FOR PBT
04252025 CHECK DATE: 05/09/2025 516 GREAT LAKES CONCRETE, LLC		04/25/2025		0525-2	263412	525.00	525.00	05/09/2025	INV	PD		GOLF REFUND
255122 CHECK DATE: 05/09/2025 8984 LANDSCAPE MATERIAL & FIREWOOD SALES, INC		04/15/2025		0525-2	263413	1,105.00	1,105.00	05/02/2025	INV	PD		MARKER POSTS

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
74600		05/01/2025		0525-2	263414	675.00		675.00	05/06/2025	INV	PD	SEMI OF PULVERIZED TOP
CHECK DATE: 05/09/2025												
13839 LEAF CAPITAL FUNDING LLC												
18303612	20240059	04/25/2025		0525-2	263415	3,614.25		3,614.25	05/06/2025	INV	PD	4 YR LEASE AGREEMENT -
CHECK DATE: 05/09/2025												
546 LEN'S ACE HARDWARE, INC.												
117269/3		04/25/2025		0525-2	263416	3.85		3.85	05/02/2025	INV	PD	BOLTS, NUTS & SCREWS
CHECK DATE: 05/09/2025												
117285/3		04/29/2025		0525-2	263416	5.39		5.39	05/09/2025	INV	PD	HOSE SHUTOFF - # 546
CHECK DATE: 05/09/2025												
						9.24						
12820 KEVIN LORENZ												
03-16-25		03/16/2025		0525-2	263417	204.00		204.00	05/09/2025	INV	PD	2025 UNIFORM REIMBURSE
CHECK DATE: 05/09/2025												
14206 MIDWEST ENVIRONMENTAL CONSULTING												
25-00435		04/21/2025		0525-2	263418	2,026.00		2,026.00	05/02/2025	INV	PD	FIRE STATIONS #61 & #6
CHECK DATE: 05/09/2025												
25-00436		04/21/2025		0525-2	263418	1,905.00		1,905.00	05/02/2025	INV	PD	FIRE STATIONS #61 & #6
CHECK DATE: 05/09/2025												
						3,931.00						
11490 MIDWEST IMPORTS, LTD												
379392		04/30/2025		0525-2	263419	286.01		286.01	04/30/2025	INV	PD	FOOD - RESALE
CHECK DATE: 05/09/2025												
13474 MIDWEST MECHANICAL GROUP LLC												
112168952		04/09/2025		0525-2	263420	4,083.59		4,083.59	05/02/2025	INV	PD	CIVIC CENTER-EMERGENCY
CHECK DATE: 05/09/2025												
12353 JAMES MORGAN												
26991		04/25/2025		0525-2	263421	2,295.00		2,295.00	05/09/2025	INV	PD	RETT 421 GREENFIELD AV
CHECK DATE: 05/09/2025												
5841 GENUINE PARTS CO-NAPA												
787580		04/07/2025		0525-2	263422	-1.99		-1.99	05/09/2025	CRM	PD	FUEL FILTER CREDIT
CHECK DATE: 05/09/2025												
788672		04/16/2025		0525-2	263422	-9.97		-9.97	05/09/2025	CRM	PD	PLUG BOOT RETURNED
CHECK DATE: 05/09/2025												
790278		04/29/2025		0525-2	263422	16.02		16.02	05/09/2025	INV	PD	AIR FILTERS - INVENTOR
CHECK DATE: 05/09/2025												
						4.06						
654 NORTHEAST MULTI-REG. TRAINING												

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
376798		04/14/2025		0525-2	263423	4,275.00	4,275.00	05/14/2025	INV	PD		MEMBERSHIP FEES 25-26
CHECK DATE: 05/09/2025												
738 RAY O'HERRON CO. INC.												
2391658		01/31/2025		0525-2	263424	360.85	360.85	03/01/2025	INV	PD		SHIRTS, PANTS, TSHIRTS
CHECK DATE: 05/09/2025												
2402254		03/27/2025		0525-2	263424	130.45	130.45	04/26/2025	INV	PD		NEW STYLE OF DUTY BELT
CHECK DATE: 05/09/2025												
2402268		03/27/2025		0525-2	263424	49.49	49.49	04/26/2025	INV	PD		SLIM JIM, LOCKOUT KIT
CHECK DATE: 05/09/2025												
2403460		04/03/2025		0525-2	263424	971.99	971.99	05/03/2025	INV	PD		ARMOR - NEMCHOCK
CHECK DATE: 05/09/2025												
2404258		04/08/2025		0525-2	263424	653.23	653.23	05/08/2025	INV	PD		ARMOR - WOLLENBERG
CHECK DATE: 05/09/2025												
						2,166.01						
2670 PACE SUBURBAN BUS												
651013		04/15/2025		0525-2	263425	2,518.33	2,518.33	05/09/2025	INV	PD		LOCAL SHARE 02/25
CHECK DATE: 05/09/2025												
14210 JOANIE M PAPPAS												
27-8973		05/02/2025		0525-2	263426	19.00	19.00	05/09/2025	INV	PD		VEHICLE STICKER REFUND
CHECK DATE: 05/09/2025												
5219 PACIFIC COAST LABORATORIES, INC.												
1441		04/21/2025		0525-2	263427	398.00	398.00	05/21/2025	INV	PD		STOCK EAR TIPS EARPIEC
CHECK DATE: 05/09/2025												
700 THE PITNEY BOWES BANK INC												
3107196387		04/17/2025		0525-2	263428	448.05	448.05	05/09/2025	INV	PD		PD POSTAGE MACHINE
CHECK DATE: 05/09/2025												
707 POLICE LAW INSTITUTE												
25058		04/01/2025		0525-2	263429	600.00	600.00	05/01/2025	INV	PD		HAZARDOUS MATERIALS/BL
CHECK DATE: 05/09/2025												
4313 PORTER LEE CORPORATION												
31704		04/08/2025		0525-2	263430	279.85	279.85	05/08/2025	INV	PD		BARCODE LABELS
CHECK DATE: 05/09/2025												
5678 PRIORITY PRODUCTS, INC												
1017407		05/01/2025		0525-2	263431	46.87	46.87	05/09/2025	INV	PD		METRIC CAP SCREWS - HO
CHECK DATE: 05/09/2025												
14209 RALPH H SIMPSON COMPANY												

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
8225251		04/30/2025		0525-2	263432	11,200.00	11,200.00	05/02/2025	INV	PD		(12) PIPE PROTECTORS,
CHECK DATE: 05/09/2025												
8225252		04/30/2025		0525-2	263432	950.00	950.00	05/02/2025	INV	PD		EV PROTECTOR BARS
CHECK DATE: 05/09/2025												
1254 REINDERS, INC.						12,150.00						
6071438-00		05/05/2025		0525-2	263433	70.28	70.28	05/15/2025	INV	PD		BUTTON FOR SIDEWINDER
CHECK DATE: 05/09/2025												
13718 RINGCENTRAL, INC.												
CD_001092800		04/23/2025		0525-2	263434	614.68	614.68	05/09/2025	INV	PD		GEVFC PHONE SYSTEM
CHECK DATE: 05/09/2025												
8894 RUSSO HARDWARE, INC												
SPI21057156		05/01/2025		0525-2	263435	86.09	86.09	05/06/2025	INV	PD		STIHL BRUSH CUTTER BLA
CHECK DATE: 05/09/2025												
6093 SCHAMBERGER BROTHERS, INC												
1000139270		05/02/2025		0525-2	263436	375.85	375.85	05/02/2025	INV	PD		BEVERAGE FOR RESALE
CHECK DATE: 05/09/2025												
9984 SECOND CHANCE CARDIAC SOLUTIONS, INC												
25-003-5883		03/25/2025		0525-2	263437	1,362.14	1,362.14	04/27/2025	INV	PD		AUTOMATED AED, ELECTRO
CHECK DATE: 05/09/2025												
13465 SIMPLOT TURF & HORTICULTURE												
238006346		04/29/2025		0525-2	263438	406.68	406.68	05/06/2025	INV	PD		GRN & WHT DIRECTIONAL
CHECK DATE: 05/09/2025												
12005 CODY SOLLIS												
04112025		04/11/2025		0525-2	263439	40.00	40.00	05/09/2025	INV	PD		INTRO TO FINANCIAL CRI
CHECK DATE: 05/09/2025												
12512 SOUTHEAST LINEN ASSOCIATES, INC.												
1379641		05/01/2025		0525-2	263440	645.83	645.83	05/31/2025	INV	PD		LINEN SERVICE
CHECK DATE: 05/09/2025												
S1121978		05/02/2025		0525-2	263440	108.03	108.03	05/31/2025	INV	PD		LINEN SERVICE
CHECK DATE: 05/09/2025												
						753.86						
10181 SOUTHERN GLAZER'S WINE AND SPIRITS, LLC												
1781858		04/29/2025		0525-2	263441	1,232.57	1,232.57	04/29/2025	INV	PD		BEVERAGE FOR RESALE
CHECK DATE: 05/09/2025												
1787290		05/01/2025		0525-2	263441	1,734.32	1,734.32	05/01/2025	INV	PD		BEVERAGE FOR RESALE
CHECK DATE: 05/09/2025												

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
168 ROGER CLEVELAND GOLF CO, INC						2,966.89						
8355558		03/29/2025		0525-2	263442	200.00	200.00	05/06/2025	INV	PD		MERCHANDISE FOR RESALE
CHECK DATE: 05/09/2025												
8383457		04/11/2025		0525-2	263442	157.13	157.13	05/06/2025	INV	PD		MERCHANDISE FOR RESALE
CHECK DATE: 05/09/2025												
8383458		04/11/2025		0525-2	263442	157.13	157.13	05/06/2025	INV	PD		MERCHANDISE FOR RESALE
CHECK DATE: 05/09/2025												
8386061		04/14/2025		0525-2	263442	936.00	936.00	05/06/2025	INV	PD		MERCHANDISE FOR RESALE
CHECK DATE: 05/09/2025												
8388958		04/15/2025		0525-2	263442	136.00	136.00	05/06/2025	INV	PD		MERCHANDISE FOR RESALE
CHECK DATE: 05/09/2025												
8400657		04/23/2025		0525-2	263442	630.36	630.36	05/06/2025	INV	PD		MERCHANDISE FOR RESALE
CHECK DATE: 05/09/2025												
8401056		04/23/2025		0525-2	263442	191.35	191.35	05/06/2025	INV	PD		MERCHANDISE FOR RESALE
CHECK DATE: 05/09/2025												
8401065		04/23/2025		0525-2	263442	260.70	260.70	05/06/2025	INV	PD		MERCHANDISE FOR RESALE
CHECK DATE: 05/09/2025												
8407588		04/25/2025		0525-2	263442	119.32	119.32	05/06/2025	INV	PD		MERCHANDISE FOR RESALE
CHECK DATE: 05/09/2025												
8410460		04/28/2025		0525-2	263442	4,180.00	4,180.00	05/06/2025	INV	PD		RANGE BALLS FOR DRIVIN
CHECK DATE: 05/09/2025												
						6,967.99						
2687 STAPLES CONTRACT & COMMERCIAL, INC.												
6029528585		04/17/2025		0525-2	263443	133.67	133.67	05/02/2025	INV	PD		CIVIC CENTER LUNCHROOM
CHECK DATE: 05/09/2025												
9084 STATE INDUSTRIAL PRODUCTS CORPORATION												
903759725		04/25/2025		0525-2	263444	1,012.26	1,012.26	05/02/2025	INV	PD		CIVICCENTER-FLOOR CLEA
CHECK DATE: 05/09/2025												
7600 STUEVER & SONS, INC												
490773		04/30/2025		0525-2	263445	190.00	190.00	04/30/2025	INV	PD		DRAFT LINE CLEANING
CHECK DATE: 05/09/2025												
5018 SUBURBAN LABORATORIES, INC.												
GA5000951		01/01/2025		0525-2	263446	4,137.40	4,137.40	05/09/2025	INV	PD		WATER SAMPLES, PREVIOU
CHECK DATE: 05/09/2025												
844 SYSCO FOOD SERV - CHICAGO, INC												
824294281		04/28/2025		0525-2	263447	1,464.37	1,464.37	04/28/2025	INV	PD		FOOD - RESALE, DRY GOO
CHECK DATE: 05/09/2025												
824308591		05/02/2025		0525-2	263447	2,242.18	2,242.18	05/02/2025	INV	PD		FOOD - RESALE, NA BEV.
CHECK DATE: 05/09/2025												
						3,706.55						
8733 T-MOBILE USA												

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
042125		04/21/2025		0525-2	263448	103.41		103.41	05/20/2025	INV	PD	PHONE SERVICES 2020026
CHECK DATE: 05/09/2025												
854 TERRACE SUPPLY COMPANY												
0001068970		04/30/2025		0525-2	263449	4.50		4.50	05/09/2025	INV	PD	CYLINDER RENTAL
CHECK DATE: 05/09/2025												
10558 TESTA PRODUCE, INC												
05930688		04/26/2025		0525-2	263450	609.40		609.40	04/26/2025	INV	PD	FOOD - RESALE
CHECK DATE: 05/09/2025												
05931311		04/28/2025		0525-2	263450	737.30		737.30	04/28/2025	INV	PD	FOOD - RESALE
CHECK DATE: 05/09/2025												
05933690		05/01/2025		0525-2	263450	631.90		631.90	05/01/2025	INV	PD	FOOD - RESALE
CHECK DATE: 05/09/2025												
05934625		05/02/2025		0525-2	263450	355.35		355.35	05/02/2025	INV	PD	FOOD - RESALE
CHECK DATE: 05/09/2025												
05935564		05/03/2025		0525-2	263450	640.35		640.35	05/03/2025	INV	PD	FOOD - RESALE, NA BEV.
CHECK DATE: 05/09/2025												
11602 THE THIRD SYNTHESIS, IND D/B/A					2,974.30							
1058998		04/28/2025		0525-2	263451	280.40		280.40	04/28/2025	INV	PD	FOOD - RESALE
CHECK DATE: 05/09/2025												
12262 THELEN MATERIALS												
445319		04/26/2025		0525-2	263452	713.75		713.75	05/06/2025	INV	PD	SEMI LOAD OF GRADE 9 I
CHECK DATE: 05/09/2025												
865 ACUSHNET COMPANY												
920401465		04/28/2025		0525-2	263453	543.90		543.90	05/06/2025	INV	PD	MERCHANDISE FOR RESALE
CHECK DATE: 05/09/2025												
872 TRAFFIC CONTROL & PROTECTION INC												
12568		04/30/2025		0525-2	263454	872.50		872.50	05/30/2025	INV	PD	18" TRAFFIC CONES
CHECK DATE: 05/09/2025												
10577 CAMPAGNA-TURANO BAKERY, INC												
130033209		04/28/2025		0525-2	263455	73.57		73.57	04/28/2025	INV	PD	FOOD - RESALE
CHECK DATE: 05/09/2025												
130033252		04/29/2025		0525-2	263455	99.12		99.12	04/29/2025	INV	PD	FOOD - RESALE
CHECK DATE: 05/09/2025												
130033313		05/01/2025		0525-2	263455	80.83		80.83	05/01/2025	INV	PD	FOOD - RESALE
CHECK DATE: 05/09/2025												
130033356		05/02/2025		0525-2	263455	11.93		11.93	05/02/2025	INV	PD	FOOD - RESALE
CHECK DATE: 05/09/2025												
130033393		05/03/2025		0525-2	263455	108.36		108.36	05/03/2025	INV	PD	FOOD - RESALE
CHECK DATE: 05/09/2025												

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
11819 UNIFIRST CORPORATION						373.81						
1190208747		04/23/2025		0525-2	263456	75.08	75.08	05/02/2025	INV	PD		RENO CENTER - WEEKLY F
CHECK DATE: 05/09/2025												
1278 UNION PACIFIC RAILROAD COMPANY												
90145090	20200024	04/10/2025		0525-2	263457	3,311.97	3,311.97	05/02/2025	INV	PD		ENGINEERING SERVICES
CHECK DATE: 05/09/2025												
5864 UPRIGHT CONSTRUCTION												
20241640		05/02/2025		0525-2	263458	6,000.00	6,000.00	05/09/2025	INV	PD		240 GENEVA RD RESTORE
CHECK DATE: 05/09/2025												
884 U.S. FOODSERVICE, INC.												
267520		04/28/2025		0525-2	263459	1,910.48	1,910.48	04/28/2025	INV	PD		FOOD - RESALE, NA BEV.
CHECK DATE: 05/09/2025												
2990577		05/01/2025		0525-2	263459	165.00	165.00	05/01/2025	INV	PD		DISHWASHER LEASE
CHECK DATE: 05/09/2025												
387343		04/30/2025		0525-2	263459	51.85	51.85	04/30/2025	INV	PD		FOOD - RESALE
CHECK DATE: 05/09/2025												
421032		05/01/2025		0525-2	263459	2,343.45	2,343.45	05/01/2025	INV	PD		FOOD - RESALE, NA BEV.
CHECK DATE: 05/09/2025												
9719 VERIZON CONNECT NWF INC.						4,470.78						
308000071137		05/01/2025		0525-2	263460	1,143.15	1,143.15	05/09/2025	INV	PD		GPS - AVL - FLEET TRAC
CHECK DATE: 05/09/2025												
915 VERIZON WIRELESS SERVICES LLC												
6109967763		04/01/2025		0525-2	263461	4,981.24	4,981.24	04/25/2025	INV	PD		887125807-00001 0302-0
CHECK DATE: 05/09/2025												
6111179928		04/16/2025		0525-2	263462	620.27	620.27	05/09/2025	INV	PD		580459997-00001 03/17-
CHECK DATE: 05/09/2025												
919 VILLA PARK ELECTRICAL SUPPLY CO, INC												
280634-00		04/21/2025		0525-2	263463	146.88	146.88	05/02/2025	INV	PD		CIVIC CENTER - ELECTRI
CHECK DATE: 05/09/2025												
280909-00		04/28/2025		0525-2	263463	151.45	151.45	05/02/2025	INV	PD		FIRE STA#62 EXTERIOR W
CHECK DATE: 05/09/2025												
1876 VIPOE, INC						298.33						
81612		04/29/2025		0525-2	263464	655.98	655.98	05/29/2025	INV	PD		2 - ARM CHAIRS
CHECK DATE: 05/09/2025												

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
7711 WINDY CITY DISTRIBUTION COMPANY												
100702361		05/01/2025		0525-2	263465	390.14		390.14	05/01/2025	INV	PD	BEVERAGE FOR RESALE
CHECK DATE:		05/09/2025										
13444 A MAESTRANZI SONS KNIFE SERVICES												
856047		05/08/2025		0525-3	263466	35.50		35.50	05/08/2025	INV	PD	PROFESSIONAL SERVICES
CHECK DATE:		05/16/2025										
2021 A-RELIABLE PRINTING												
30481		04/29/2025		0525-3	263467	631.00		631.00	05/16/2025	INV	PD	VOGE COMPRESHENSIVE PL
CHECK DATE:		05/16/2025										
30503		05/05/2025		0525-3	263467	68.00		68.00	05/16/2025	INV	PD	BUSINESS CARDS FOR MAX
CHECK DATE:		05/16/2025										
						699.00						
6455 AARON AUTO GLASS												
W002564		05/09/2025		0525-3	263468	65.00		65.00	05/16/2025	INV	PD	GLASS CHIP REPAIR - UN
CHECK DATE:		05/16/2025										
6368 GROOT RECYCLING & WASTE SERVICES INC												
14443394T095		05/01/2025		0525-3	263469	353.67		353.67	05/31/2025	INV	PD	DOCUMENT SHRED CART, S
CHECK DATE:		05/16/2025										
14198 ACME SPORTS, INC.												
101-36124		05/06/2025		0525-3	263470	341.75		341.75	06/05/2025	INV	PD	MAGPUL SGA STOCK, FORE
CHECK DATE:		05/16/2025										
8119 AECOM TECHNICAL SERVICES INC												
2000995726	20230031	03/11/2025		0525-3	263471	58,233.52		58,233.52	05/02/2025	INV	PD	YR 1 OF MULTI-YEAR CON
CHECK DATE:		05/16/2025										
2001007161	20230031	04/11/2025		0525-3	263471	51,085.98		51,085.98	05/02/2025	INV	PD	YR 1 OF MULTI-YEAR CON
CHECK DATE:		05/16/2025										
						109,319.50						
11942 AL WARREN OIL CO INC												
W1745868		05/08/2025		0525-3	263472	676.12		676.12	05/16/2025	INV	PD	DEF - DIESEL EXHAUST F
CHECK DATE:		05/16/2025										
W1745869	20250045	05/08/2025		0525-3	263472	22,176.50		22,176.50	05/16/2025	INV	PD	UNLEADED GASOLINE
CHECK DATE:		05/16/2025										
						22,852.62						
12567 AMAZON.COM SALES, INC.												
16VT-H6LJ-GTCT		05/01/2025		0525-3	263473	66.39		66.39	05/16/2025	INV	PD	OFFICE SUPPLIES
CHECK DATE:		05/16/2025										
1WYJ-FNPX-KL79		05/01/2025		0525-3	263473	58.26		58.26	05/16/2025	INV	PD	OFFICE SUPPLIES
CHECK DATE:		05/16/2025										

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
13113 AMERICAN WELDING & GAS, INC.						124.65						
0010844307		05/05/2025		0525-3	263474	64.16	64.16	05/05/2025	INV	PD		BULK CO2 REFILL
CHECK DATE: 05/16/2025												
14114 AMERICIAN MATTRESS												
410430 0525		05/06/2025		0525-3	263475	87.34	87.34	05/06/2025	INV	PD		605 ROOSEVELT RD UB RE
CHECK DATE: 05/16/2025												
10850 ANGELO GELATO ITALIANO, INC												
6305		05/09/2025		0525-3	263476	149.00	149.00	05/09/2025	INV	PD		FOOD - RESALE
CHECK DATE: 05/16/2025												
13036 RADIATE HOLDINGS, LP												
445131201-0017529		05/01/2025		0525-3	263477	974.25	974.25	05/16/2025	INV	PD		VILLAGE LINKS FIBER CO
CHECK DATE: 05/16/2025												
65 AT&T												
544265		01/03/2025		0525-3	263478	195.00	195.00	02/02/2025	INV	PD		LEA TRACKING - GEPC240
CHECK DATE: 05/16/2025												
562070		04/28/2025		0525-3	263479	120.00	120.00	05/28/2025	INV	PD		TOWER/AREA SEARCH - GE
CHECK DATE: 05/16/2025												
12485 BEARY LANDSCAPE MANAGEMENT, INC.												
13309	20250018	04/30/2025		0525-3	263480	12,000.00	12,000.00	05/02/2025	INV	PD		YEAR 3 OF 3 FLORAL INS
CHECK DATE: 05/16/2025												
13659 BLACK GOLD SEPTIC CONTRACTORS, INC												
49437		05/08/2025		0525-3	263481	850.00	850.00	05/16/2025	INV	PD		CIVIC CENTER-TRIPLE BA
CHECK DATE: 05/16/2025												
13682 BLUEBEAM, INC												
2339582		05/02/2025		0525-3	263482	440.00	440.00	05/16/2025	INV	PD		COMM DEV BLUEBEAM LICE
CHECK DATE: 05/16/2025												
9879 BREAKTHRU BEVERAGE ILLINOIS, LLC												
121346778		05/08/2025		0525-3	263483	1,648.95	1,648.95	06/07/2025	INV	PD		BEVERAGE FOR RESALE
CHECK DATE: 05/16/2025												
14222 BURGER KING #147												
330650		05/08/2025		0525-3	263484	75.39	75.39	05/08/2025	INV	PD		UTILITY BILL REFUND -
CHECK DATE: 05/16/2025												

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
12903 NICK BURGONI												
05022025		05/02/2025		0525-3	263485	120.00		120.00	05/16/2025	INV	PD	IPSI SPRING 2025
CHECK DATE:		05/16/2025										
5866 CASE LOTS INC.												
451		04/17/2025		0525-3	263486	368.85		368.85	05/02/2025	INV	PD	POLICE DEPT - CUSTODIA
CHECK DATE:		05/16/2025										
484		04/21/2025		0525-3	263486	123.80		123.80	05/02/2025	INV	PD	CIVIC CENTER - CUSTODI
CHECK DATE:		05/16/2025										
595		04/24/2025		0525-3	263486	114.75		114.75	05/02/2025	INV	PD	FIRE STATION #62 - CLE
CHECK DATE:		05/16/2025										
608		04/25/2025		0525-3	263486	76.85		76.85	05/02/2025	INV	PD	FIRE STATION # 61 - CL
CHECK DATE:		05/16/2025										
						684.25						
6043 CHICAGO PARTS & SOUND LLC												
40V0032608		05/06/2025		0525-3	263487	754.74		754.74	05/16/2025	INV	PD	BRAKE REPAIR PARTS - I
CHECK DATE:		05/16/2025										
4747 CHRISTOPHER B. BURKE ENGINEERING, LTD.												
200512	20250009	04/14/2025		0525-3	263488	1,065.00		1,065.00	05/02/2025	INV	PD	ENGINEERING SERVICES C
CHECK DATE:		05/16/2025										
1076 CINTAS CORPORATION NO 2												
4228629991		04/28/2025		0525-3	263489	227.88		227.88	05/28/2025	INV	PD	JANITORIAL RESTOCK
CHECK DATE:		05/16/2025										
4229553507		05/06/2025		0525-3	263490	166.13		166.13	06/06/2025	INV	PD	JANITORIAL RESTOCK
CHECK DATE:		05/16/2025										
4229365012		05/05/2025		0525-3	263491	216.99		216.99	06/05/2025	INV	PD	JANITORIAL RESTOCK
CHECK DATE:		05/16/2025										
13547 COLLEY ELEVATOR CO.												
279117		05/01/2025		0525-3	263492	216.00		216.00	05/02/2025	INV	PD	CIVIC CENTER - ELEVATO
CHECK DATE:		05/16/2025										
9082 COLPO COMMUNICATIONS												
10284		05/12/2025		0525-3	263493	218.00		218.00	05/16/2025	INV	PD	ROOF MOUNT ANTENNAS -#
CHECK DATE:		05/16/2025										
10285		05/12/2025		0525-3	263493	1,576.00		1,576.00	05/16/2025	INV	PD	ANTENNAS - VARIOUS PUB
CHECK DATE:		05/16/2025										
						1,794.00						
175 COMMONWEALTH EDISON COMPANY												
9242011222	0425	04/22/2025		0525-3	263494	73.69		73.69	05/16/2025	INV	PD	90 FINLEY & OE HIGHLAN
CHECK DATE:		05/16/2025										

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
6784246000 0425 CHECK DATE: 05/16/2025		04/14/2025		0525-3	263495	495.92		495.92	05/16/2025	INV	PD	453 FOREST AVE US BANK
7323111222 0425 CHECK DATE: 05/16/2025		04/16/2025		0525-3	263496	1,779.39		1,779.39	05/16/2025	INV	PD	69 NEWTON PUMP STATIO
3391311222 0425 CHECK DATE: 05/16/2025		04/16/2025		0525-3	263497	46.84		46.84	05/16/2025	INV	PD	1105 SURREY LIFT STATI
5882261222 0425 CHECK DATE: 05/16/2025		04/16/2025		0525-3	263498	139.84		139.84	05/16/2025	INV	PD	580 S PARK LIFT STATIO
6610 COMCAST CABLE COMMUNICATIONS, LLC												
0545119 0525 CHECK DATE: 05/16/2025		04/22/2025		0525-3	263499	120.76		120.76	05/16/2025	INV	PD	PD 04/26-05/25/25
4876 CONSTELLATION NEWENERGY, INC.												
7302778-88623 0425 CHECK DATE: 05/16/2025		04/30/2025		0525-3	263500	13,857.28		13,857.28	05/16/2025	INV	PD	STREETLIGHTS CHARGED T
BG-316250 0425 CHECK DATE: 05/16/2025		04/24/2025		0525-3	263501	3,597.38		3,597.38	05/16/2025	INV	PD	485 WINCHELLL WAY & OT
10952 CONSUMERS PACKING COMPANY												
423385 CHECK DATE: 05/16/2025		05/05/2025		0525-3	263502	2,608.05		2,608.05	05/05/2025	INV	PD	FOOD - RESALE
423592 CHECK DATE: 05/16/2025		05/08/2025		0525-3	263502	1,547.98		1,547.98	05/08/2025	INV	PD	FOOD - RESALE
423705 CHECK DATE: 05/16/2025		05/09/2025		0525-3	263502	146.25		146.25	05/09/2025	INV	PD	FOOD - RESALE
					4,302.28							
4459 CORPORATE AWARDS BY DENSONS DIV OF DENSON SHOP INC												
504 CHECK DATE: 05/16/2025		04/24/2025		0525-3	263503	22.65		22.65	05/16/2025	INV	PD	NAME PLATES: SCHLETZ/W
11887 DACRA ADJUDICATION SYSTEMS LLC												
DT 2025-04-003 CHECK DATE: 05/16/2025	20250014	04/30/2025		0525-3	263504	1,850.00		1,850.00	05/29/2025	INV	PD	2025 CONTRACT THROUGH
204 DAILY HERALD												
335134 CHECK DATE: 05/16/2025		05/04/2025		0525-3	263505	147.20		147.20	05/16/2025	INV	PD	HEARINGS & NOTICES
13799 THE DAVENPORT GROUP USA, LTD												
25C05-ILGE CHECK DATE: 05/16/2025	20240036	05/01/2025		0525-3	263506	34,177.50		34,177.50	05/16/2025	INV	PD	COM DEV SOFTWARE PACKA

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
246 DUPAGE COUNTY ANIMAL CARE AND CONTROL												
28723		04/16/2025		0525-3	263507	75.00		75.00	05/16/2025	INV	PD	STRAY HOLDING / EUTHAN
CHECK DATE:		05/16/2025										
261 DUPAGE TOPSOIL, INC.												
058623		04/22/2025		0525-3	263508	370.00		370.00	05/16/2025	INV	PD	TOPSOIL FOR PARKWAY RE
CHECK DATE:		05/16/2025										
058706		04/30/2025		0525-3	263508	370.00		370.00	05/16/2025	INV	PD	TOPSOIL FOR PARKWAY RE
CHECK DATE:		05/16/2025										
						740.00						
13467 EDWARD HOSPITAL												
00199988-00		03/31/2025		0525-3	263509	128.00		128.00	05/09/2025	INV	PD	TESTING FEES
CHECK DATE:		05/16/2025										
11550 EK KUHN INC												
85678		05/06/2025		0525-3	263510	53.50		53.50	06/05/2025	INV	PD	DECALS FOR CREDIT CARD
CHECK DATE:		05/16/2025										
4705 ELMHURST MEMORIAL OCC HEALTH SERVICES												
00198380-00		02/28/2025		0525-3	263511	924.00		924.00	05/09/2025	INV	PD	EMPLOYEE SCREENING TES
CHECK DATE:		05/16/2025										
11334 EURO USA MIDWEST LLC												
805191-00		05/05/2025		0525-3	263512	762.88		762.88	05/05/2025	INV	PD	FOOD - RESALE
CHECK DATE:		05/16/2025										
805595-00		05/09/2025		0525-3	263512	184.00		184.00	05/09/2025	INV	PD	FOOD - RESALE
CHECK DATE:		05/16/2025										
805789-00		05/08/2025		0525-3	263512	765.81		765.81	05/08/2025	INV	PD	FOOD - RESALE
CHECK DATE:		05/16/2025										
805990-00		05/10/2025		0525-3	263512	203.50		203.50	05/10/2025	INV	PD	FOOD - RRESALE
CHECK DATE:		05/16/2025										
						1,916.19						
13368 FEECE OIL COMPANY												
4169056		05/08/2025		0525-3	263513	816.95		816.95	05/13/2025	INV	PD	DIESEL FOR GROUNDS
CHECK DATE:		05/16/2025										
4169060		05/08/2025		0525-3	263513	266.73		266.73	05/13/2025	INV	PD	GASOLINE FOR GROUNDS
CHECK DATE:		05/16/2025										
4169061		05/08/2025		0525-3	263513	940.55		940.55	05/13/2025	INV	PD	GASOLINE FOR RENTAL CA
CHECK DATE:		05/16/2025										
						2,024.23						
12695 FILTERSHINE CHICAGO INC.												
12470652		05/07/2025		0525-3	263514	95.00		95.00	05/07/2025	INV	PD	PROFESSIONAL SERVICES
CHECK DATE:		05/16/2025										

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
10107 FIRST RESPONDERS WELLNESS CENTER, LLC												
25252		04/01/2025		0525-3	263515	5,250.00	5,250.00	05/01/2025	INV	PD		WELLNESS CHECKS
CHECK DATE: 05/16/2025												
5886 G W BERKHEIMER CO, INC												
7927899		04/10/2025		0525-3	263516	243.79	243.79	05/02/2025	INV	PD		HISTORY CENTER- ROOFTO
CHECK DATE: 05/16/2025												
10033 G & B SERVICE AND RECOVERY												
25-7065		05/06/2025		0525-3	263517	175.00	175.00	06/05/2025	INV	PD		2010 HONDA ACCORD TOW
CHECK DATE: 05/16/2025												
929 W.W. GRAINGER INC												
9483537081		04/23/2025		0525-3	263518	1,903.53	1,903.53	05/02/2025	INV	PD		FIRE STATION # 62 - NE
CHECK DATE: 05/16/2025												
9484942058		04/24/2025		0525-3	263518	857.48	857.48	05/02/2025	INV	PD		IN CBD RAMPS TO BRIDGE
CHECK DATE: 05/16/2025												
						2,761.01						
2324 HARRIS MOTOR SPORTS, INC.												
02-400085		05/06/2025		0525-3	263519	186.28	186.28	05/13/2025	INV	PD		STEERING ASSEMBLY AND
CHECK DATE: 05/16/2025												
8086 HUFF & HUFF, INC												
0902212		05/06/2025		0525-3	263520	5,000.00	5,000.00	05/16/2025	INV	PD		PROF SERVICES-22W164 B
CHECK DATE: 05/16/2025												
14156 IHC CONSTRUCTION COMPANIES, LLC												
47416	20250025	04/30/2025		0525-3	263521	281,391.79	281,391.79	05/16/2025	INV	PD		LEAD LINE REPLCEMENT P
CHECK DATE: 05/16/2025												
426 ILLINOIS STATE POLICE												
2024MX1506		05/07/2025		0525-3	263522	800.00	800.00	05/16/2025	INV	PD		GEPC2402237 SERTICH-AR
CHECK DATE: 05/16/2025												
4672 INDUSTRIAL STEAM CLEANING OF CHICAGO, INC												
CHI19709		03/28/2025		0525-3	263523	1,070.00	1,070.00	03/28/2025	INV	PD		PROFESSIONAL SERVICES
CHECK DATE: 05/16/2025												
13958 JCB CHICAGO LLC												
P00654		05/09/2025		0525-3	263524	441.51	441.51	05/16/2025	INV	PD		PM FILTERS FOR UNIT #
CHECK DATE: 05/16/2025												
14220 DIANA KANAS												

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
234880		05/06/2025		0525-3	263525	162.76	162.76	05/06/2025	INV	PD		938 WAVERLY RD UB REFU
CHECK DATE: 05/16/2025												
14218 KIETA FAMILY TRUST												
332090		05/06/2025		0525-3	263526	48.55	48.55	05/06/2025	INV	PD		488 ROOSEVELTRD UB REF
CHECK DATE: 05/16/2025												
546 LEN'S ACE HARDWARE, INC.												
117211/3		04/17/2025		0525-3	263527	34.19	34.19	05/09/2025	INV	PD		PPE HEARING PROTECTION
CHECK DATE: 05/16/2025												
117218/3		04/18/2025		0525-3	263527	10.78	10.78	05/09/2025	INV	PD		BRASS PLUGS FOR LEAD R
CHECK DATE: 05/16/2025												
117307/3		05/01/2025		0525-3	263527	20.67	20.67	05/13/2025	INV	PD		PLUNGER AND REPAIR TAP
CHECK DATE: 05/16/2025												
117311/3		05/01/2025		0525-3	263527	40.24	40.24	05/02/2025	INV	PD		FIRE STA#62-PARTS FOR
CHECK DATE: 05/16/2025												
117313/3		05/01/2025		0525-3	263527	30.79	30.79	05/16/2025	INV	PD		ZIP TIES FOR METERS
CHECK DATE: 05/16/2025												
117322/3		05/02/2025		0525-3	263527	14.38	14.38	05/02/2025	INV	PD		CIVIC CENTER - PLUMBING
CHECK DATE: 05/16/2025												
117323/3		05/02/2025		0525-3	263527	8.99	8.99	05/16/2025	INV	PD		SHOP SUPPLIES - PAINT
CHECK DATE: 05/16/2025												
117333/3		05/05/2025		0525-3	263527	4.46	4.46	05/16/2025	INV	PD		CC - PARTS NEEDED FOR
CHECK DATE: 05/16/2025												
117339/3		05/06/2025		0525-3	263527	14.38	14.38	05/16/2025	INV	PD		CABLE TIES- USB CABLE
CHECK DATE: 05/16/2025												
117345/3		05/06/2025		0525-3	263527	68.23	68.23	05/16/2025	INV	PD		KEYS
CHECK DATE: 05/16/2025												
117346/3		05/06/2025		0525-3	263527	35.99	35.99	05/16/2025	INV	PD		ALUMINIUM ANGLE - UNIT
CHECK DATE: 05/16/2025												
117358/3		05/07/2025		0525-3	263527	17.99	17.99	05/16/2025	INV	PD		STAINLESS STEEL ROD -
CHECK DATE: 05/16/2025												
117365/3		05/08/2025		0525-3	263527	5.72	5.72	05/16/2025	INV	PD		CHAIN - UNIT # 505
CHECK DATE: 05/16/2025												
117369/3		05/08/2025		0525-3	263527	.53	.53	05/16/2025	INV	PD		O-RING - #230
CHECK DATE: 05/16/2025												
13810 MATT LIEWEHR						307.34						
05022025		05/02/2025		0525-3	263528	120.00	120.00	05/16/2025	INV	PD		IPSI SPRING 2025
CHECK DATE: 05/16/2025												
13519 JOHN MARTIN												
1		04/30/2025		0525-3	263529	175.00	175.00	05/02/2025	INV	PD		556 NEWTON REFUND FOR
CHECK DATE: 05/16/2025												
14216 JUDITH MCLAREN												
6902		05/05/2025		0525-3	263530	25.00	25.00	05/16/2025	INV	PD		VEHICLE STICKER REFUND
CHECK DATE: 05/16/2025												

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
595 MENARDS, INC.												
52622		04/09/2025		0525-3	263531	27.95	27.95	05/09/2025	INV	PD		FLASHLIGHT, WRENCHES
CHECK DATE: 05/16/2025												
53659		04/30/2025		0525-3	263531	139.92	139.92	05/02/2025	INV	PD		PD - SAMPLE LOW-VOLTAGE
CHECK DATE: 05/16/2025												
						167.87						
14158 MERIDIAN RAPID DEFENSE GROUP LLC												
INV-S-10316	20250026	04/30/2025		0525-3	263532	119,473.02	119,473.02	05/02/2025	INV	PD		PURCHASE 9 MOBILE BARR
CHECK DATE: 05/16/2025												
2343 MID AMERICAN WATER INC.												
246059A		04/09/2025		0525-3	263533	1,470.00	1,470.00	05/16/2025	INV	PD		METER PARTS, COUPLINGS
CHECK DATE: 05/16/2025												
12440 MIDWEST POWER INDUSTRY, INC												
2153		05/05/2025		0525-3	263534	700.00	700.00	05/16/2025	INV	PD		PUBLIC WORKS ANNUAL PR
CHECK DATE: 05/16/2025												
2154		05/06/2025		0525-3	263534	950.00	950.00	05/16/2025	INV	PD		PD - ANNUAL PREVENTATI
CHECK DATE: 05/16/2025												
2155		05/06/2025		0525-3	263534	550.00	550.00	05/16/2025	INV	PD		FIRE STA# 61 ANNUAL PR
CHECK DATE: 05/16/2025												
2156		05/06/2025		0525-3	263534	550.00	550.00	05/16/2025	INV	PD		FIRE STA#62 ANNUAL PRE
CHECK DATE: 05/16/2025												
2157		05/06/2025		0525-3	263534	850.00	850.00	05/16/2025	INV	PD		CIVIC CENTER ANNUAL PR
CHECK DATE: 05/16/2025												
						3,600.00						
12640 JOSEPH MOLA												
042525 CDL		04/24/2025		0525-3	263535	6.00	6.00	05/09/2025	INV	PD		CDL ENDORSEMENT
CHECK DATE: 05/16/2025												
8205 MUNICIPAL GIS PARTNERS, INC												
8172	20250012	04/30/2025		0525-3	263536	14,027.98	14,027.98	05/09/2025	INV	PD		YEAR 3 OF 3 GIS SERVIC
CHECK DATE: 05/16/2025												
635 NATIONAL ELEVATOR INSPECTION SVCS INC												
RI 25009123		04/14/2025		0525-3	263537	225.00	225.00	05/16/2025	INV	PD		ELEVATOR INSPECTIONS
CHECK DATE: 05/16/2025												
7689 MICHAEL NICKELS												
05022025		05/02/2025		0525-3	263538	120.00	120.00	05/16/2025	INV	PD		IPSI SPRING 2025
CHECK DATE: 05/16/2025												
651 NORTHERN ILLINOIS GAS COMPANY												

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
05-47-62-1000 9 0425 CHECK DATE: 05/16/2025		04/30/2025		0525-3	263539	91.74		91.74	05/16/2025	INV	PD	2 GAS LIGHTS, 609 MIDW
14228 NORTON, CONCORDIA												
28-1377 CHECK DATE: 05/16/2025		05/13/2025		0525-3	263540	70.00		70.00	05/16/2025	INV	PD	VEHICLE STICKER REFUND
14221 CONSTANCE O'GORMAN												
27067 CHECK DATE: 05/16/2025		05/07/2025		0525-3	263541	1,845.00		1,845.00	05/16/2025	INV	PD	RETT 327 TAYLOR AVE
14217 MEREDITH OSIKA												
28-2141 CHECK DATE: 05/16/2025		05/05/2025		0525-3	263542	70.00		70.00	05/16/2025	INV	PD	VEHICLE STICKER REFUND
676 PACKEY WEBB FORD, INC.												
05130 CHECK DATE: 05/16/2025		05/01/2025		0525-3	263543	30,318.70		30,318.70	05/09/2025	INV	PD	PD #014 - NEW VEHICLE
174520 CHECK DATE: 05/16/2025		04/30/2025		0525-3	263543	272.65		272.65	05/16/2025	INV	PD	MIRROR - UNIT # 227
174630 CHECK DATE: 05/16/2025		05/09/2025		0525-3	263543	50.00		50.00	05/16/2025	INV	PD	BRAKE SWITCH - UNIT #
14219 FRANK PEDOTA						30,641.35						
222170 CHECK DATE: 05/16/2025		05/06/2025		0525-3	263544	42.40		42.40	05/06/2025	INV	PD	844 DUANE ST UB REFUND
12858 PEERLESS NETWORK, INC.												
74740 CHECK DATE: 05/16/2025		05/01/2025		0525-3	263545	1,143.94		1,143.94	05/16/2025	INV	PD	VOGE TELECOMMUNICATION
3596 DAVID PETERSEN												
26-8151 CHECK DATE: 05/16/2025		05/13/2025		0525-3	263546	25.00		25.00	05/16/2025	INV	PD	VEHICLE STICKER REFUND
700 THE PITNEY BOWES BANK INC												
1027390224 CHECK DATE: 05/16/2025		05/01/2025		0525-3	263547	132.79		132.79	05/16/2025	INV	PD	CIVIC CENTER POSTAGE M
5678 PRIORITY PRODUCTS, INC												
1018102 CHECK DATE: 05/16/2025		05/07/2025		0525-3	263548	266.61		266.61	05/13/2025	INV	PD	MISC SHOP SUPPLIES (NU
10079 PROGRAM ONE PROFESSIONAL BUILDING SVCS INC												

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
182506		04/30/2025		0525-3	263549	1,266.00		1,266.00	05/02/2025	INV	PD	POLICE STATION - WINDO
CHECK DATE: 05/16/2025												
1254 REINDERS, INC.												
6071996-00		05/12/2025		0525-3	263550	206.96		206.96	05/13/2025	INV	PD	SAND MAX (3201) WHEEL
CHECK DATE: 05/16/2025												
12740 REVELS TURF AND TRACTOR, LLC												
346879		05/12/2025		0525-3	263551	101.82		101.82	05/13/2025	INV	PD	PARTS FOR FAIRWAY MOWE
CHECK DATE: 05/16/2025												
764 ROTARY CLUB OF GLEN ELLYN												
1077		05/04/2025		0525-3	263552	15.00		15.00	05/16/2025	INV	PD	MEMBERSHIP - GUEST FEE
CHECK DATE: 05/16/2025												
8105 SAUBER MANUFACTURING CO												
PSI233047		05/06/2025		0525-3	263553	391.97		391.97	05/16/2025	INV	PD	WHEEL CHOCK AND HOLDER
CHECK DATE: 05/16/2025												
9718 SEBIS DIRECT INC												
118476		05/02/2025		0525-3	263554	845.57		845.57	05/16/2025	INV	PD	APRIL 25 UTILITY BILL
CHECK DATE: 05/16/2025												
12013 SENTINEL EMERGENCY SOLUTIONS												
41757		05/06/2025		0525-3	263555	1,503.84		1,503.84	05/16/2025	INV	PD	DIESEL EMISSION FLUID
CHECK DATE: 05/16/2025												
13465 SIMPLOT TURF & HORTICULTURE												
238005673		12/04/2024		0525-3	263556	20,750.00		20,750.00	05/13/2025	INV	PD	SYNGENTA PLANT PROTECT
CHECK DATE: 05/16/2025												
9897 SITEONE LANDSCAPE SUPPLY HOLDING, LLC												
151730554-001		04/07/2025		0525-3	263557	63.65		63.65	05/09/2025	INV	PD	MULCH FOR PARKWAY REST
CHECK DATE: 05/16/2025												
152162354-001		04/16/2025		0525-3	263557	329.97		329.97	05/09/2025	INV	PD	SEED & STARTER FOR PAR
CHECK DATE: 05/16/2025												
152903146-001		05/01/2025		0525-3	263557	340.29		340.29	05/02/2025	INV	PD	PRKWY REST SUPPLIES, F
CHECK DATE: 05/16/2025												
					733.91							
14223 SAM SOLWISCH												
05022025		05/02/2025		0525-3	263558	120.00		120.00	05/16/2025	INV	PD	IPSI SPRING 2025
CHECK DATE: 05/16/2025												
12512 SOUTHEAST LINEN ASSOCIATES, INC.												

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
1380460		05/09/2025		0525-3	263559	729.16		729.16	06/09/2025	INV	PD	LINEN SERVICE
CHECK DATE: 05/16/2025												
10181 SOUTHERN GLAZER'S WINE AND SPIRITS, LLC												
1796614		05/08/2025		0525-3	263560	1,802.93		1,802.93	05/08/2025	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 05/16/2025												
9084 STATE INDUSTRIAL PRODUCTS CORPORATION												
903759723		04/25/2025		0525-3	263561	984.57		984.57	05/02/2025	INV	PD	PUBLIC WORKS - CLEANIN
CHECK DATE: 05/16/2025												
903759724		04/25/2025		0525-3	263561	959.10		959.10	05/02/2025	INV	PD	POLICE DEPT - CLEANING
CHECK DATE: 05/16/2025												
						1,943.67						
5018 SUBURBAN LABORATORIES, INC.												
GA5002519		05/02/2025		0525-3	263562	1,653.60		1,653.60	05/16/2025	INV	PD	WATER SAMPLES
CHECK DATE: 05/16/2025												
5733 SUTTON FORD INC.												
276129P	20250029	05/08/2025		0525-3	263563	64,195.00		64,195.00	05/16/2025	INV	PD	FORESTRY CHIPPER TRUCK
CHECK DATE: 05/16/2025												
844 SYSCO FOOD SERV - CHICAGO, INC												
824316924		05/05/2025		0525-3	263564	2,637.32		2,637.32	05/05/2025	INV	PD	FOOD - RESALE, NA BEV.
CHECK DATE: 05/16/2025												
824317959		05/06/2025		0525-3	263564	-48.59		-48.59	05/06/2025	CRM	PD	FOOD - RESALE
CHECK DATE: 05/16/2025												
						2,588.73						
10558 TESTA PRODUCE, INC												
00416493		05/10/2025		0525-3	263565	-57.75		-57.75	05/10/2025	CRM	PD	FOOD - RESALE
CHECK DATE: 05/16/2025												
05936255		05/05/2025		0525-3	263565	733.25		733.25	05/05/2025	INV	PD	FOOD - RESALE
CHECK DATE: 05/16/2025												
05937583		05/07/2025		0525-3	263565	478.35		478.35	05/07/2025	INV	PD	FOOD - RESALE
CHECK DATE: 05/16/2025												
05938946		05/08/2025		0525-3	263565	474.55		474.55	05/08/2025	INV	PD	FOOD - RESALE
CHECK DATE: 05/16/2025												
05940027		05/09/2025		0525-3	263565	17.35		17.35	05/09/2025	INV	PD	FOOD - RESALE
CHECK DATE: 05/16/2025												
05940041		05/09/2025		0525-3	263565	657.20		657.20	05/09/2025	INV	PD	FOOD - RESALE
CHECK DATE: 05/16/2025												
05940056		05/09/2025		0525-3	263565	31.80		31.80	05/09/2025	INV	PD	FOOD - RESALE
CHECK DATE: 05/16/2025												
05940992		05/10/2025		0525-3	263565	423.70		423.70	05/10/2025	INV	PD	FOOD - RESALE
CHECK DATE: 05/16/2025												
						2,758.45						
11602 THE THIRD SYNTHESIS, IND D/B/A												

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
1061270 CHECK DATE: 05/16/2025		05/10/2025		0525-3	263566	789.80		789.80	05/10/2025	INV	PD	FOOD - RESALE
948 WEST PUBLISHING CORPORATION												
851859634 CHECK DATE: 05/16/2025		05/01/2025		0525-3	263567	561.84		561.84	05/16/2025	INV	PD	ONLINE/SOFTWARE SUBSCR
10876 THYSSENKRUPP ELEVATOR CORPORATION												
3008483730 CHECK DATE: 05/16/2025		05/01/2025		0525-3	263568	688.12		688.12	05/02/2025	INV	PD	PD - ELEVATOR MAINT SE
872 TRAFFIC CONTROL & PROTECTION INC												
12411 CHECK DATE: 05/16/2025		04/23/2025		0525-3	263569	16,531.50		16,531.50	05/02/2025	INV	PD	MESSAGE BOARD
10019 TRANSUNION RISK AND ALTERNATIVE												
258788-202504-01 CHECK DATE: 05/16/2025		05/01/2025		0525-3	263570	221.40		221.40	06/14/2025	INV	PD	MONTHLY SUBSCRIPTION
8195 TREE TOWNS REPROGRAPHICS, INC												
0000318540 CHECK DATE: 05/16/2025		04/25/2025		0525-3	263571	222.00		222.00	05/16/2025	INV	PD	HISTORIC PRESERVATION
10577 CAMPAGNA-TURANO BAKERY, INC												
130033426 CHECK DATE: 05/16/2025		05/05/2025		0525-3	263572	77.98		77.98	05/05/2025	INV	PD	FOOD - RESALE
130033465 CHECK DATE: 05/16/2025		05/06/2025		0525-3	263572	211.11		211.11	05/06/2025	INV	PD	FOOD - RESALE
130033522 CHECK DATE: 05/16/2025		05/08/2025		0525-3	263572	134.02		134.02	05/08/2025	INV	PD	FOOD = RESALE
130033567 CHECK DATE: 05/16/2025		05/09/2025		0525-3	263572	107.33		107.33	05/09/2025	INV	PD	FOOD - RESALE
130033596 CHECK DATE: 05/16/2025		05/10/2025		0525-3	263572	330.87		330.87	05/10/2025	INV	PD	FOOD - RESALE
					861.31							
11819 UNIFIRST CORPORATION												
1190197617 CHECK DATE: 05/16/2025		03/05/2025		0525-3	263573	142.67		142.67	05/16/2025	INV	PD	RENO-WEEKLY FLOOR MATS
1190210493 CHECK DATE: 05/16/2025		04/30/2025		0525-3	263573	75.08		75.08	05/02/2025	INV	PD	RENO CENTER - WEEKLY F
5190003962 CHECK DATE: 05/16/2025		03/07/2025		0525-3	263573	-89.16		-89.16	03/07/2025	CRM	PD	CREDIT MEMO FOR INVOIC
					128.59							
884 U.S. FOODSERVICE, INC.												

VILLAGE OF GLEN ELLYN



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
553771		05/05/2025		0525-3	263574	3,687.81	3,687.81	05/05/2025	INV	PD		FOOD - RESALE, NA BEV.
CHECK DATE: 05/16/2025												
663440		05/07/2025		0525-3	263574	69.04	69.04	05/07/2025	INV	PD		FOOD - RESALE
CHECK DATE: 05/16/2025												
698425		05/08/2025		0525-3	263574	2,437.22	2,437.22	05/08/2025	INV	PD		FOOD - RESALE, NA BEV.
CHECK DATE: 05/16/2025												
5356 UTILITY SERVICE COMPANY, INC.						6,194.07						
624203	20250044	04/04/2025		0525-3	263575	56,907.80	56,907.80	05/16/2025	INV	PD		YR 2 NEWTON TOWER MAIN
CHECK DATE: 05/16/2025												
13612 UTILITY TRANSPORT SERVICE, INC												
INV-083435	20250004	04/16/2025		0525-3	263576	2,859.90	2,859.90	05/16/2025	INV	PD		YEAR 2 OF 3 MATERIAL H
CHECK DATE: 05/16/2025												
INV-083508	20250004	04/21/2025		0525-3	263576	3,431.89	3,431.89	05/16/2025	INV	PD		YEAR 2 OF 3 MATERIAL H
CHECK DATE: 05/16/2025												
11956 VETERAN'S TOWING & RECOVERY						6,291.79						
19224		05/06/2025		0525-3	263577	220.00	220.00	06/05/2025	INV	PD		2015 CHEVROLET IMPALA
CHECK DATE: 05/16/2025												
29611		05/06/2025		0525-3	263577	220.00	220.00	06/05/2025	INV	PD		BLK ACURA TOW
CHECK DATE: 05/16/2025												
11026 WALKER PARKING CONSULTANTS/ENGINEERS, INC						440.00						
310090853002		04/24/2025		0525-3	263578	4,000.00	4,000.00	05/02/2025	INV	PD		CIVIC CENTER GARAGE -
CHECK DATE: 05/16/2025												
9008 WATER PRODUCTS COMPANY OF AURORA, INC												
0328839		05/06/2025		0525-3	263579	583.00	583.00	05/16/2025	INV	PD		RISER RING FOR MANHOLE
CHECK DATE: 05/16/2025												
935 WATER RESOURCES INC.												
38089		05/06/2025		0525-3	263580	4,742.40	4,742.40	05/16/2025	INV	PD		MIU WIRES, REGISTER AD
CHECK DATE: 05/16/2025												
7711 WINDY CITY DISTRIBUTION COMPANY												
100708066		05/08/2025		0525-3	263581	1,218.51	1,218.51	05/08/2025	INV	PD		BEVERAGE FOR RESALE
CHECK DATE: 05/16/2025												
14042 NANCY YATZKAN												
26-4793		05/09/2025		0525-3	263582	25.00	25.00	05/16/2025	INV	PD		REIMBURSEMENT - VEHICL
CHECK DATE: 05/16/2025												
975 ZIEBELL WATER SERVICE PRODUCTS INC												



VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
268685-000		03/05/2025		0525-3	263583	1,306.00	1,306.00	05/09/2025	INV	PD	WATER MAIN & HYRANT RE
CHECK DATE: 05/16/2025											
365 INVOICES						1,774,364.29					

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



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

Meeting 5/27/2025 7:00 PM
Department: Administration
Department Head: Mark Franz
Category: Ordinance
Prepared By: Meredith Hannah

AGENDA ITEM (ID
2025-425)

DOC ID: 2025-425

Adopt Ordinance 7189-VC, An Ordinance to Amend Title 3 ("Business Regulations"), Chapter 19 ("Liquor Control Code"), Section 3-19-12 ("Restriction on Number of Licenses") of the Glen Ellyn Village Code (Village Attorney Stephanides)

Statement of the Issue:

The Village has received a liquor license application from Cater 2 All Inc., d/b/a Lee n' Eddies Catering, 682 Roosevelt Road A, for a Class J (Catering) Liquor License.

Analysis:

In order for Lee n' Eddies Catering to obtain a liquor license, Title 3 (Business Regulations), Chapter 19 (Liquor Control Code), Section 3-19-12 (Restriction on Number of Licenses) of the Village Code must be amended. The specific amendments are set forth below and are contained in the attached ordinance.

3-19-12. Restriction on number of licenses.

for

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

* * * *

Class J ~~None (0) permitted~~ No more than one (1)

* * * *

Each liquor license application is reviewed independently and processed accordingly. Any additions or reductions in the number of Village liquor licenses require the Village Board to adopt an ordinance. Both the Village Attorney and the Liquor Commissioner have reviewed the application and are in agreement with the amendment and the issuance of the liquor license to the applicant.

Budget Impact:

The applicant has paid the \$500 application fee. In addition, the fee for a J Liquor License is \$350 annually. The business also pays food and beverage sales tax revenue to the Village.

Contribution to Strategic Plan

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

Action Requested:

Adopt the Ordinance.

Attachments:

1. Liquor License Ordinance



Village of Glen Ellyn

Ordinance No. xxxx-VC

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

**Adopted by the
Village President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois
This 27th Day of May, 2025.**

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

Ordinance No. xxxx-VC

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

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

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

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

WHEREAS, the Village’s Board of Trustees deem it to be in the best interest of the Village to periodically review and update the Liquor Control Code of the Village and to amend the number of permitted liquor licenses in various classifications; and

WHEREAS, the Board of Trustees have determined that it is in the best interest of the Village to amend the number of Class J permitted liquor licenses to one (1) as set forth in this Ordinance.

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

NOW THEREFORE BE IT ORDAINED by the 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. Findings and Conclusions Incorporated. The findings of fact and conclusions set forth above are hereby adopted by the 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 3 (“Business Regulations”), Chapter 19 (“Liquor Control Code”), Section 3-19-12 (“Restriction on Number of Licenses”) of the Glen Ellyn Village Code is amended by deleting the overstricken language and adding the underlined language to read as follows:

3-19-12. Restriction on number of licenses.

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

	*	*	*	*
Class J	None (0) permitted <u>No more than one (1)</u>			
	*	*	*	*

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Passed by the Village President and Board of Trustees of the Village of Glen Ellyn,
Illinois this 27th day of May, 2025.

Voting	Ayes	Nays	Abstain	Absent
Desai Bhagwakar				
Christiansen				
Kalinich				
Simon				
Szymanski				
Thompson				
Burket (in case of a tie)				

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

James Burket, Village President

Caren Cosby, Village Clerk



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

Meeting 5/27/2025 7:00 PM
Department: Administration
Department Head: Paul Stephanides
Category: Ordinance
Prepared By: Paul Stephanides

**AGENDA ITEM (ID
2025-272)**

DOC ID: 2025-272

Adopt Ordinance 7190-VC, An Ordinance Amending Title 1 ("Administrative"), Chapter 7 ("Officers and Employees"), Section 1-7-1 ("Village Manager (formerly Village Administrator)") and Section 1-10-8 ("Change Orders") of the Glen Ellyn Village Code (Village Attorney Stephanides)

Statement of the Issue:

Section 1-10-2 of the Glen Ellyn Village Code ("Village Code") provides that purchases and contracts in excess of \$35,000 must be approved by the Village Board, while Section 1-7-1 of the Village Code limits the Village Manager's authority to purchases less than \$20,000. The proposed Ordinance eliminates this inconsistency.

Analysis:

Periodically, staff identify sections of the Village's Municipal Code that conflict and aim to create alignment within the code. The Village Attorney has drafted an Ordinance to address this identified conflict as well as clarify the threshold for settling claims against the Village consistent with the Village Manager's purchasing authority. The following modifications are recommended:

1. Section 1-10-2 of the Glen Ellyn Village Code ("Village Code") provides that "purchases and contracts in excess of \$35,000" are required to "be approved by a majority affirmative vote of the Board of Trustees then holding office." Section 1-7-1 of the Village Code is inconsistent with Section 1-10-2 in that it provides that the Village Manager has authority to enter into contracts to "purchase an item of personal property for the Village" when such item is "purchased for less than \$20,000" and contains other provisions limiting the authority to trade-in and purchase a replacement item to items valued at less than \$20,000.
2. Section 1-10-8 of the Village Code is also inconsistent with Section 1-10-2 in that it limits the Village Manager's authority regarding change orders to contracts which are "less than \$35,000" rather than \$35,000 or less. It is the intent of the Ordinance to make Sections 1-7-1 and 1-10-2 of the Village Code consistent with Section 1-10-2 of the Village Code pursuant to the Village's home rule authority.
3. Section 1-7-1 of the Village Code does not explicitly authorize the Village Manager to investigate, negotiate, compromise, settle, or pay any claims, suits, disputes, and actions brought in the name of

the Village or against the Village or its officers, officials, agents, or employees which do not exceed \$35,000. The Ordinance contains an amendment to Section 1-7-1 to give the Village Manager this authority in consultation with the Village Attorney and to enter into a settlement or make a payment for an amount that does not exceed \$35,000.

These changes would create consistency within the code and ensure that the code is applied to all aspects of purchasing authorization.

Budget Impact:

N/A

Contribution to Strategic Plan

Strategic Issue: Financial sustainability; Strategic Initiative: Maintain financial stability and create a financial decision-making framework; Action Step: Eliminate inconsistencies in the Village Code.

Action Requested:

Adopt the Ordinance.

Attachments:

1. Ordinance



Village Of Glen Ellyn

Ordinance No. 7190-VC

An Ordinance Amending Title 1 (“Administrative”), Chapter 7 (“Officers and Employees”), Section 1-7-1 (“Village Manager (formerly Village Administrator)”) And Section 1-10-8 (“Change Orders”) of the Glen Ellyn Village Code

**Adopted by the
Village President and the Board of Trustees
of the Village of Glen Ellyn
DuPage County, Illinois
This 27th Day of May, 2025.**

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

Ordinance No. 7190-VC

An Ordinance Amending Title 1 (“Administrative”), Chapter 7 (“Officers and Employees”), Section 1-7-1 (“Village Manager (formerly Village Administrator)”) and Section 1-10-8 (“Change Orders”) of the Glen Ellyn Village Code

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, Section 1-10-2 of the Glen Ellyn Village (“Village Code”) provides that “purchases and contracts in excess of \$35,000” are required to “be approved by a majority affirmative vote of the Board of Trustees then holding office;” and

WHEREAS, Section 1-7-1 of the Village Code is inconsistent with Section 1-10-2 in that it provides that the Village Manager has authority to enter into contracts to “purchase an item of personal property for the Village” when such item is “purchased for less than \$20,000” and contains other provisions limiting the authority to trade-in and purchase a replacement item to items valued at less than \$20,000; and

WHEREAS, Section 1-10-8 of the Village Code is also inconsistent with Section 1-10-2 in that it limits the Village Manager’s authority regarding change orders to contracts which are “less than \$35,000” rather than \$35,000 or less; and

WHEREAS, Section 1-7-1 does not explicitly provide the Village Manager with authority to investigate, negotiate, compromise, settle, or pay any claims, suits, disputes, and actions brought in the name of the Village or against the Village or its officers, officials, agents, or employees which do not exceed \$35,000 in consultation with the Village Attorney, and enter into a settlement

or making such a payment for an amount that does not exceed \$35,000; and

WHEREAS, it is the intent of this Ordinance to make Sections 1-7-1 and 1-10-2 of the Village Code consistent with Section 1-10-2 of the Village Code, and to authorize the Village Manager, in consultation with the Village Attorney, with the authority to enter into settlements or make payments that do not exceed \$35,000 pursuant to the Village's home rule authority.

NOW, THEREFORE, BE IT ORDAINED BY THE 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. Village Code Amended. Title 1 ("Administrative"), Chapter 7 ("Officers and Employees") of the Glen Ellyn Village Code is amended to add the underlined language and delete the overstricken language to read as follows:

1-7-1. Village Manager (formerly Village Administrator).

* * * *

(N) *Purchase and sale or trade in of personal property*: The Village Manager shall have authority to:

1. Sell or purchase an item of personal property for the Village within the scope of the budget approved by the corporate authorities when such item of personal property is either sold or purchased for ~~less than \$20,000.00~~ \$35,000.00 or less;
2. Trade in an item of personal property of the Village when the trade in value of such item of personal property is ~~less than \$20,000.00~~ \$35,000.00 or less; and
3. Both trade in and purchase a replacement item of personal property for the Village when the trade in value and purchase price, less the value of the trade in, are individually ~~each less than \$20,000.00~~ \$35,000.00 or less.

* * * *

(P) The Village Manager shall have the authority to investigate, negotiate, compromise, settle or pay any claims, suits, disputes and actions brought in the name of the Village or against the Village or its officers, officials, agents, or employees for sums which in the aggregate from any one incident or occurrence, do not exceed thirty-five thousand dollars (\$35,000.00). Prior to entering into such a settlement or making such a payment, the Village Manager shall consult with the Village Attorney. The Village Manager shall secure any releases, covenants or other documentation as may be necessary or appropriate to evidence any such settlement or payment of a claim and the release of any further actions, claims, suits or damages brought in the name of the Village or against the Village or its officers, officials, agents or employees arising out of the same occurrence.

Section 3. Village Code Amended. Title 1 (“Administrative”), Chapter 7 (“Officers and Employees”) of the Glen Ellyn Village Code is amended to add the underlined language and delete the overstricken language to read as follows:

1-10-8. Change orders.

The Village Manager is authorized to approve any change order to a Village contract which is ~~less than~~ \$35,000.00 or less. Any change order in excess of \$35,000.00 shall be submitted to the Village Board as an agenda item for the Board's approval. The Village Manager is also authorized to execute change orders above \$35,000.00 in instances where the change order falls within a contract contingency authorized by the Village Board.

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 Village President and Board of Trustees of the Village of Glen Ellyn, Illinois,
this 27th day of May, 2025.

Voting	Ayes	Nays	Abstain	Absent
Desai Bhagwakar				
Christiansen				
Kalinich				
Simon				
Szymanski				
Thompson				
Burket (in case of a tie)				

Approved by the Village President of the Village of Glen Ellyn, Illinois, this __ day of
May, 2025.

James Burket, Village President

ATTEST

Caren Cosby, Village Clerk



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

Meeting 5/27/2025 7:00 PM
Department: Public Works - Internal Services
Department Head: Dave Buckley
Category: Contract
Prepared By: Victor Sabaliauskas

**AGENDA ITEM (ID
2025-431)**

DOC ID: 2025-431

Adopt Resolution No. 25-34, A Resolution Approving an Independent Contractor Agreement with C. Acitelli Heating & Piping Contractors, Inc. for the Civic Center HVAC Improvements Project in the Not-to-Exceed Amount of \$183,000.00 to be Expensed to the Facilities Maintenance Reserve Fund and Authorizing the Agreement's Execution (Public Works Director Buckley)

Statement of the Issue:

This memorandum serves to provide staff's recommendation that the Village Board adopt a Resolution approving an Independent Contractor Agreement with C. Acitelli Heating & Piping Contractors, Inc. for the Civic Center HVAC Improvements Project in the not-to-exceed amount of \$183,000.00 to be expensed to the Facilities Reserve Fund and authorize the Agreement's execution.

Analysis:

The Facilities Maintenance Division of the Public Works Department maintains the heating and cooling equipment for the 2nd floor cafeteria and Clayton Room, and the 2nd floor Administration area at the Civic Center. The cafeteria and the Clayton Room share one air handling unit (AHU) and one rooftop air conditioning condensing unit (ACCU) that provides heating and cooling in those spaces. The AHU and ACCU have outlived their useful service life and are due for replacement. Valves on the heating side of the AHU frequently become stuck open creating excessive heat in the Clayton Room, which subsequently creates colder conditions in the cafeteria. The AHU resides in a small mechanical closet in the cafeteria, and this closet does not currently have a fire sprinkler head and is not tied to the fire alarm system. Installation of a new sprinkler head and new fire alarm components for the new AHU (smoke and heat detectors) was not initially identified as part of this project, however, these items are required by building code and would be installed as part of this project. The existing AHU for the Clayton Room and lunchroom are currently not tied into the Building Automation System (BAS). The new AHU being proposed would be integrated into the BAS allowing Facilities Maintenance staff to monitor the conditions of the space more closely. Replacement of the AHU and ACCU was planned for and included in the 2025 Capital plan.

There is an office space on the 2nd floor of the Civic Center in the Administration area that is currently occupied by two IT Dept. staff members. This space was previously used as a copy and

storage room and never had any ventilation or heating and cooling. This office experiences poor ventilation, lack of heat, and inadequate cooling, creating uncomfortable conditions for the occupants. Existing nearby ductwork above the ceiling in the hallway outside this office can be modified to accept a new variable air volume (VAV) system that can be tied into the existing BAS which controls the other office VAVs on the 2nd floor. These modifications would provide the ventilation and heating and cooling required for this space. By adding a new VAV unit, the occupants would have climate control in the space.

Staff issued a Request for Proposals (RFP) for this project on April 7, 2025. The RFP was advertised in the Daily Herald and also posted on the Village web page. A pre-proposal meeting was held on April 16, 2025, and ten (10) companies attended the meeting. Proposals were due on Friday, May 9th. A total of seven (7) proposals were received. Based on the pricing submitted, positive references, and confirmation of the scope of work with the mechanical contractor, staff recommend that the Village Board approves the independent contractor agreement with C. Acitelli Heating & Piping Contractors, Inc. to complete the needed HVAC work at the Civic Center. Pending approval and execution of the contract, staff anticipate that work would commence in mid-June and be completed by September 30, 2025.

Budget Impact:

If approved, the independent contractor agreement with C. Acitelli Heating & Piping Contractors, Inc. for this project would not exceed \$183,000.00, which reflects the total cost set forth in their proposal. The 2025 Facilities Maintenance Reserve Fund includes a combined total of \$70,000.00 in account number 45000-570105 to replace the A/C unit for the Clayton Room and lunchroom (\$35,000), and to add new HVAC to the IT office (\$35,000). \$11,650.00 has already been spent from this account for mechanical engineering services to design the HVAC improvements leaving a balance of \$58,350.00 in this account. \$124,650 of additional funds are needed to cover the difference. The Proposal Summary is included with this Agenda Item.

The 2025 Facilities Maintenance Reserve Fund also includes \$35,000.00 in account number 45000-570145 to replace the mechanical air handling unit (MAU) for the vehicle and equipment wash bay at the Public Works building. A new MAU is no longer required for this area as two ceiling-mounted space heaters were installed in the wash bay approximately six years ago and sufficiently heat the space. This project would be permanently canceled, and the funds could be used to cover the needed additional funding for the Civic Center HVAC improvements.

The 2025 Facilities Maintenance Reserve Fund also includes \$100,000.00 in account number 45000-570170 for roof and siding repair and replacement at the Churchill Woods Facility (salt and equipment storage garage on St. Charles Road). Staff is proposing to defer this project to 2026 as a full Facility Condition Assessment (FCA) of that building is currently underway and will contain additional repair and replacement recommendations of various mechanical, electrical, plumbing and structural components. Staff would propose funds for the 2026 budget to complete any needed repairs and replacements recommended in the FCA including the roof and siding repairs. \$89,650 of the \$100,000 allocated in the 2025 Facilities Maintenance Reserve Fund for roof and siding repair and replacement at the Churchill Woods Facility could be used to cover the needed additional funding for the Civic Center HVAC improvements.

Contribution to Strategic Plan

Strategic Priority: Infrastructure; Initiative: Facility Improvements; Action: Consider restructuring Facilities Division and assessing all Village facilities and develop a comprehensive facility plan and maintenance/ replacement schedule.

Action Requested:

Adopt the Resolution.

Attachments:

1. Resolution - Civic Center HVAC Improvements
2. ICA - Acitelli - Civic Center HVAC Improvements
3. Attachment - Acitelli Proposal - Civic Center HVAC Improvements - 5.27.25
4. Attachment - Proposal Summary - Civic Center HVAC Improvements - 5.27.25



Village of Glen Ellyn

Resolution No. 25-XX

**A Resolution Approving an Independent Contractor Agreement
with C. Acitelli Heating & Piping Contractors, Inc. for the Civic
Center HVAC Improvements Project for the
Not-to-Exceed Amount of \$183,000.00 to be Expensed
to the Facilities Maintenance Reserve Fund and
Authorizing the Agreement's Execution**

**Adopted by the
Village President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois
This 27th Day of May, 2025.**

Resolution No. 25-XX

A Resolution Approving an Independent Contractor Agreement with C. Acitelli Heating & Piping Contractors, Inc. for the Civic Center HVAC Improvements Project for the Not-to-Exceed Amount of \$183,000.00 to be Expensed to the Facilities Maintenance Reserve Fund and Authorizing the Agreement's Execution

BE IT RESOLVED by the 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 Independent Contractor Agreement with C. Acitelli Heating & Piping Contractors, Inc. ("Agreement") for the Civic Center HVAC Improvements Project for the not-to-exceed amount of \$183,000.00 ("Project") to be expensed to the Facilities Maintenance Reserve Fund is approved and the Village Manager is authorized to execute the Agreement in substantially the form attached subject to the review and approval of the Village Attorney.

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

Adopted by the Village President and Board of Trustees of the Village of Glen Ellyn, Illinois, this 27th day of May, 2025.

Voting	Ayes	Nays	Abstain	Absent
Desai Bhagwakar				
Simon				
Thompson				
Kalinich				
Szymanski				
Christiansen				
Burket				

Approved by the Village President of the Village of Glen Ellyn, Illinois this 27th day of May, 2025.

James Burket, Village President

ATTEST

Caren Cosby, Village Clerk



INDEPENDENT CONTRACTOR AGREEMENT

THIS INDEPENDENT CONTRACTOR AGREEMENT (hereinafter referred to as the "Contract" or "Agreement") is entered into on the _____ day of _____, 2025, by and between the Village of Glen Ellyn, an Illinois home rule municipal corporation (hereinafter referred to as the "Village"), and C. Acitelli Heating & Piping Contractors, Inc., an Illinois corporation (hereinafter referred to as the "Contractor") (the parties to this Agreement may also be referred to as a "Party" or collectively as the "Parties").

WHEREAS, the Contractor submitted a Proposal dated May 9, 2025, a copy of which is attached hereto and incorporated herein by reference (hereinafter referred to as the "Proposal"), to complete HVAC work for Civic Center located at 535 Duane Street, Glen Ellyn, Illinois 60137 (hereinafter referred to as the "Work"); and

WHEREAS, the Contractor represented in its Proposal that it has the necessary personnel, experience, and competence to promptly complete the Work; and

WHEREAS, Contractor shall perform the Work pursuant to the terms and conditions of this Contract.

NOW, THEREFORE, in consideration of the premises and the mutual promises contained in this Contract, and other good and valuable consideration received and to be received, it is mutually agreed by and between the Parties as follows:

1. RECITALS INCORPORATED

The above recitals are incorporated herein as though fully set forth.

2. SCOPE OF WORK

The Contractor shall perform the Work in accordance with its Proposal in an amount not to exceed \$183,000.00 ("Contract Price"). The Contractor shall complete the Work in accordance with any applicable manufacturers' warranties and in accordance with the Contractor's Proposal, the Village's Request for Proposals, and this Contract, all of which together shall constitute the "Contract Documents." The Contractor hereby represents

and warrants that it has the skill and experience necessary to complete the Work in a good and workmanlike manner. The Contractor further represents and warrants that the Work will be completed in a good and workmanlike manner in accordance with the Contract Documents, and that the Work will be free from defects.

The Contractor shall achieve completion of the Work in a timely manner pursuant to the Contract Documents ("Contract Time"). The Contract Time is of the essence. The Contractor shall have no claim for damages, for compensation more than the Contract Price, or for a delay or extension of the Contract Time based upon conditions found at, or in the vicinity of, the site.

3. DESIGNATED REPRESENTATIVES

The Contractor designates Charles Acitelli, Jr. to act as its designated representative with respect to the Work to be performed under this Contract who shall have the power and authority to make or grant or do all things, certificates, requests, demands, approvals, consents, notices, and other actions required that are ministerial in nature or described in this Agreement for and on behalf of Contractor and with the effect of binding the Contractor. The Village is entitled to rely on the full power and authority of the person executing this Contract on behalf of the Contractor as having been properly and legally given by the Contractor. The Contractor shall have the right to change its designated representative by providing the Village with written notice of such change which notice shall be sent in accordance with Section 13 of this Agreement.

The Public Works Director or the Director's designee shall be deemed the Village's authorized representative for purposes of this Agreement, unless applicable law requires action by the Corporate Authorities, and shall have the power and authority to make or grant or do those things, certificates, requests, demands, approvals, consents, 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 this Contract. The Contractor is entitled to rely on the full power and authority of the person executing this Agreement on behalf of the Village as having been properly and legally given by the Village. The Village shall have the right to change its authorized representative by providing the Contractor with written notice of such change which notice shall be sent in accordance with Section 13 of this Agreement.

4. TERM OF CONTRACT

The Contractor shall perform the Work pursuant to this Contract beginning on the effective date as defined herein and ending at 11:59 P.M. on September 30, 2025 or on the date that the Work is completed as determined by the Village. The Contractor shall invoice the Village for the Work provided pursuant to this Contract at the rates set forth in its Proposal.

5. PAYMENT SCHEDULE

The Contractor shall, as a condition precedent to its right to receive any payment, submit to the Village an application for payment and such receipts, vouchers, and other documents as may be necessary to establish the Contractor's payment for all labor and material 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 Work performed hereunder. Such documents shall include, where relevant, the following forms, copies of which are attached hereto:

- (i) Contractor's sworn statement;
- (ii) Contractor's partial or final waiver of lien;
- (iii) Subcontractor's sworn statement(s); and
- (iv) Subcontractor's partial or final waiver of lien.

Payment by the Village shall be conditioned upon an inspection by the Village of the Work completed and submission of required waivers by the Contractor. Payment by the Village shall in no way constitute a waiver of, or relieve the Contractor from, any defects in the Work. All payments shall be made in accordance with the Illinois Local Government Prompt Payment Act, 50 ILCS 505/1 *et seq.* Final payment for any Work performed by the Contractor pursuant to an invoice by the Contractor shall be made by the Village to the Contractor when the Contractor has fully performed the Work and the Work has been approved by the Village and submission of required waivers and paperwork by Contractor. Approval of the Work and issuance of the final payment by the Village shall not constitute a waiver of, or release the Contractor from, any defects in the Work.

The Village shall have the right to withhold from any payment due hereunder such amount as may reasonably appear necessary to compensate the Village for any actual or prospective loss due to Work which is defective or does not conform to the Contract Documents; damage for which the Contractor is liable hereunder; liens or claims of liens; claims of third parties, subcontractors, or material men; or any failure of the Contractor to perform any of its obligations under this Contract. The Village may apply any money withheld or due Contractor hereunder to reimburse itself for all costs, expenses, losses, damages, liabilities, suits, judgments, awards, and attorney's fees incurred, suffered, or sustained by the Village and chargeable to the Contractor.

6. TERMINATION

The Village may terminate this Contract for cause, which includes but is not necessarily limited to, the Contractor's failure to perform the Work pursuant to this Contract. The Village shall provide the Contractor with five (5) days' written notice of a termination for cause pursuant to the provisions of Section 13 below. The Village may also terminate this Contract when it determines the same to be in its best interests by giving fourteen (14) days' written notice to the Contractor pursuant to the provisions of Section 13 below. In such event, the Village shall pay to the Contractor all amounts due for the Work

performed up to the date of termination.

7. DEFAULT/THE VILLAGE'S REMEDIES.

If it should appear at any time prior to payment for the Work provided pursuant to this Contract that the Contractor has failed or refused to prosecute, and is in default, or has delayed in the prosecution of, the Work to be provided pursuant to this Contract with diligence at a rate that assures completion of the Work in full compliance with the requirements of this Contract, or has attempted to assign this Contract or the Contractor's rights under this Contract, either in whole or in part, or has falsely made any representation or warranty, 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, or has reasonably commenced to cure any such Event of Default within fifteen (15) business days after the Contractor's receipt of written notice of such Event of Default, then the Village 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:

(A) The Village may require the Contractor, within such reasonable time as may be fixed by the Village, to complete or correct all or any part of the Work that is defective, damaged, flawed, unsuitable, nonconforming, or incomplete and to take any or all other action necessary to bring the Contractor and the Work into compliance with this Contract.

(B) The Village may accept the defective, damaged, flawed, unsuitable, nonconforming, incomplete, or dilatory Work or part thereof and make an equitable reduction.

(C) The Village may terminate this Contract without liability for further payment of amounts due or to become due under this Contract except for amounts due for Work properly performed prior to termination.

(D) The Village may withhold any payment from the Contractor, whether previously approved, or may recover from the Contractor all costs, including attorneys' fees and administrative expenses, incurred by the Village as the result of any Event of Default or because of actions taken by the Village in response to any Event of Default.

(E) The Village may recover any damages suffered by the Village because of the Contractor's Event of Default.

(F) In addition to the above, if the Contractor fails to complete any required Work pursuant to this Contract, the Village shall be entitled to liquidated damages in the amount of five hundred dollars (\$500.00) per day for each day the Work remains uncompleted. This amount is not a penalty, and the Parties agree to said amount given

the difficulties associated with determining or calculating damages to the Village in the event the required Work is not completed on time.

8. COMPLIANCE WITH APPLICABLE LAWS

The Contractor shall comply with all applicable laws, regulations, and rules promulgated by any federal, state, county, municipal and/or other governmental unit, or regulatory body now in effect during the performance of the Work. By way of example only and not as a limitation, the following are included within the scope of the laws, regulations and rules with which the Contractor must comply: all forms of workers' compensation laws, of the Illinois Human Rights Act, 775 ILCS 5/1-101 *et seq.*, all terms of the equal employment opportunity rules and regulations of the Illinois Department of Human Rights, statutes relating to contracts let by units of government, and all applicable civil rights and anti-discrimination laws and regulations.

The Contractor shall have a written sexual harassment policy that shall include, at a minimum, the following information as required by section 2-105 of the Illinois Human Rights Act, 775 ILCS 5/2-105: (i) the illegality of sexual harassment; (ii) the definition of sexual harassment under State law; (iii) a description of sexual harassment, utilizing examples; (iv) the Contractor's internal complaint process including penalties; (v) the legal recourse, investigative, and complaint process available through the Illinois Department of Human Rights and the Illinois Human Rights Commission; (vi) directions on how to contact the Illinois Department of Human Rights and the Illinois Human Rights Commission; and (vii) protection against retaliation as provided by the Illinois Human rights Act.

9. INDEMNIFICATION

To the fullest extent permitted by law, the Contractor shall waive any right of contribution against the Village and shall indemnify and hold harmless the Village and its officers, officials, employees, volunteers and agents from and against all claims, damages, losses and expenses, including, but not limited to, legal fees (attorney's and paralegal's fees, expert fees and court costs) arising out of or resulting from the performance of the Contractor's Work, provided that any such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or injury to or destruction of property, other than the Work itself, including the loss of use resulting therefrom, or is attributable to misuse or improper use of trademark or copyright-protected material or otherwise protected intellectual property, to the extent it is caused in whole or in part by any wrongful or negligent act or omission of the Contractor, any subcontractor, anyone directly or indirectly employed by any of them or anyone for whose acts any of them may be liable. Such obligation shall not be construed to negate, abridge, or otherwise reduce any other right to indemnity which the Village and its officers, officials, employees, volunteers, and agents would otherwise have. The Contractor shall similarly protect, indemnify, and hold and save harmless, the Village and its officers, officials, employees,

volunteers, and agents against and from all claims, costs, causes, actions, and expenses, including, but not limited to, legal fees incurred by reason of the Contractor's breach of any of its obligations under, or the Contractor's default of, any provisions of this Contract. The indemnification obligations under this Section shall not be limited in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for the Contractor or any subcontractor under workers' compensation or disability benefit acts or employee benefit acts.

10. INSURANCE

The Contractor shall, at the Contractor's expense, secure and maintain in effect throughout the duration of this Contract, insurance of the following kinds and limits set forth in this Section. The Contractor shall furnish "Certificates of Insurance" to the Village before beginning the Work pursuant to this Contract. All insurance policies shall be written with insurance companies licensed to do business in the State of Illinois and having a rating of at least A according to the latest edition of the Best's Key Rating Guide; and shall include a provision preventing cancellation of the insurance policy unless thirty (30) days prior written notice is given to the Village. This provision shall also be stated on each Certificate of Insurance: "Should any of the above described policies be canceled before the expiration date, the issuing company shall mail thirty (30) days written notice to the certificate holder named to the left."

The limits of liability for the insurance required shall provide coverage for not less than the following amounts, or greater where required by law:

(A) Commercial General Liability:

- i. Coverage to include Broad Form Property Damage, Contractual and Personal Injury.
- ii. Limits:

General Aggregate	\$ 2,000,000.00
Each Occurrence	\$ 1,000,000.00
Personal Injury	\$ 1,000,000.00
- iii. Coverage for all claims arising out of the Contractor's operations or premises and anyone directly or indirectly employed by the Contractor.

(B) Workers' Compensation:

- i. Workers' compensation insurance shall be provided in accordance with the provisions of the laws of the State of Illinois, including occupational disease provisions, for all employees who perform the Work pursuant to this Contract, and if work is subcontracted pursuant to the provisions of this Contract, the Contractor shall require each subcontractor similarly to provide worker's compensation insurance. In case employees engaged in hazardous

work under this Contract are not protected under the Worker's Compensation Act, the Contractor shall provide, and shall cause each subcontractor to provide, adequate and suitable insurance for the protection of employees not otherwise provided.

(C) **Comprehensive Automobile Liability:**

i. Comprehensive Automobile Liability coverage shall include all owned, hired, non-owned vehicles, and/or trailers and other equipment required to be licensed, covering personal injury, bodily injury, and property damage.

ii. Limits:
Combined Single Limit \$1,000,000.00

(D) **Umbrella:**

i. Limits:
Each Occurrence/Aggregate \$2,000,000.00

(E) The Village and its officers, officials, employees, agents, and volunteers shall be named as additional insureds on all insurance policies set forth herein except workers' compensation. The Contractor shall be responsible for the payment of any deductibles for said insurance policies. The coverage shall contain no special limitations on the scope of protection afforded to the Village and its officers, employees, agents, and volunteers.

(F) The Contractor understands and agrees that any insurance protection required by this Contract or otherwise provided by the Contractor, shall in no way limit the responsibility to indemnify, keep and save harmless, and defend the Village, its officers, officials, employees, agents, and volunteers as herein provided. The Contractor waives and shall have its insurers waive, its rights of subrogation against the Village, its officers, officials, employees, agents, and volunteers.

11. GUARANTY

The Contractor warrants and guarantees that its Work provided for the Project to be performed under this Contract, and all workmanship, materials, equipment, and supplies performed, furnished, used, or installed under this Contract, performed, furnished, used, or installed under this Contract, shall be free from defects and flaws in workmanship or design; shall strictly conform to the requirements of this Contract; and shall be fit and sufficient for the purposes expressed in, or reasonably inferred from, this Contract. The Contractor further warrants and guarantees that the strength of all parts of all manufactured materials,

equipment, and supplies shall be adequate and as specified and that the performance requirements of this Contract shall be fulfilled.

The Contractor shall, at no expense to the Village, correct any failure to fulfill the above guaranty that may appear at any time. In any event, the guaranty herein expressed shall not be sole and exclusive and is additional to any other guaranty or warranty expressed or implied.

12. AFFIDAVIT OR CERTIFICATE

The Contractor shall furnish any affidavit or certificate in connection with the Work covered by this Contract as required by law.

13. NOTICES

Any notice required to be given by this Contract shall be deemed sufficient if made in writing and sent by certified mail, return receipt requested, by personal service, or by email transmission to the persons and addresses indicated below or to such addresses and persons as either Party hereto shall notify the other party of in writing pursuant to the provisions of this Section:

To the Village:

Public Works Director
Village of Glen Ellyn
30 S. Lambert Road
Glen Ellyn, Illinois 60137
Email: dbuckley@glenellyn.org

To Contractor:

Charles Acitelli, Jr., President
813 S. Villa Avenue
Villa Park, Illinois 60181
Email: Charlie@acitelli.com

Mailing of such notice as and when above provided shall be equivalent to personal notice and shall be deemed to have been given at the time of mailing.

Notice by email transmission shall be effective as of date and time of transmission, provided that the notice transmitted shall be sent on business days during business hours (9:00 a.m. to 5:00 p.m. Chicago time). In the event email notice is transmitted during non-business hours, the effective date and time of notice is the first hour of the first business day after transmission.

14. AUTHORITY TO EXECUTE

The individuals executing this Contract on behalf of the Contractor 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 Contract.

15. EFFECTIVE DATE

The effective date of this Contract as reflected above and below shall be the last date of its execution by one of the Parties as set forth below.

16. ENTIRE CONTRACT; APPROVAL OF SUBCONTRACTORS

This Contract, including the documents incorporated by reference herein, sets forth the entire Contract of the Parties with respect to the accomplishment of the Work. No right or interest in this Contract shall be assigned, in whole or in part, by either Party without the prior written consent of the other Party. The Village reserves the right to approve the use of subcontractors to complete any portion of the Work and to approve any applicable contract between the Contractor and a proposed subcontractor to perform any of the Work. This Contract shall be binding upon the Parties and upon their respective heirs, executors, administrators, personal representatives, successors, and assigns, except as herein provided.

17. INDEPENDENT CONTRACTOR

The Contractor shall have the full control of the ways and means of performing the Work referred to above and that the Contractor and its employees, representatives or subcontractors are not employees of the Village, it being specifically agreed that the Contractor bears the relationship of an independent contractor to the Village. The Contractor shall solely be responsible for the payment of all salaries, benefits, and costs of supplying personnel for the Work.

18. GOVERNING LAW AND VENUE

This Contract shall be governed by the laws of the State of Illinois both as to interpretation and performance. Venue for any action pursuant to this Contract shall be in the Circuit Court of DuPage County, Illinois.

19. AMENDMENTS AND MODIFICATIONS

This Contract may be modified or amended from time-to-time provided, however, that no such amendment or modification shall be effective unless reduced to writing and duly authorized and signed by the authorized representative of the Village and the authorized representative of the Contractor.

20. NON-WAIVER OF RIGHTS

No failure of either Party to exercise any power given to it hereunder or to insist upon strict compliance by the other Party with its obligations hereunder, and no custom or practice of the Parties at variance with the terms hereof, nor any payment under this Contract shall constitute a waiver of either Party's right to demand exact compliance with the terms hereof.

21. CONFLICT

In case of a conflict between any provision(s) of the Contractor's Proposal and this Contract, this Contract shall control to the extent of such conflict.

22. HEADINGS AND TITLES

The headings and titles provided in this Contract are for convenience only and shall not be deemed a part of this Contract.

23. COOPERATION OF THE PARTIES

The Village and the Contractor shall cooperate in the provision of the Work to be provided by Contractor pursuant to this Contract and in compliance with applicable laws, including, but not limited to, the Illinois Freedom of Information Act, 5 ILCS 140/1 *et seq.* ("FOIA"), and the provision of any documents and information pursuant to a FOIA request. The Contractor shall provide all responsive documents to the Village pursuant to a FOIA request at no cost to the Village.

24. COUNTERPARTS; FACSIMILE OR PDF SIGNATURES

This Contract may be executed in counterparts, each of which shall be considered an original and together shall be one and the same Contract. A facsimile or pdf/email copy of this Contract and any signatures thereon will be considered for all purposes as an original.

25. PREVAILING WAGES

The Contractor and any applicable subcontractor shall pay prevailing wages as established by the Illinois Department of Labor and determined by the Village for each craft or type of work needed to execute the contract in accordance with the Illinois Prevailing Wage Act, 820 ILCS 130/0.01 *et seq.* ("Act"). The Contractor shall prominently post the current schedule of prevailing wages at the work site(s) and shall notify immediately in writing all its subcontractors of all changes in the schedule of prevailing wages. Any increases in costs to Contractor due to changes in the prevailing rate of wage during the terms of any

Contract shall be at the sole expense of the Contractor and not at the expense of the Village and shall not result in an increase to the Contract Price. The Contractor shall be solely responsible to maintain accurate records as required by the Act and shall submit certified payroll records to the Village evidencing its compliance with the Act on no less than a monthly basis as required by the Act. The Contractor shall be solely liable for paying the difference between prevailing wages and any wages received by laborers, workmen and/or mechanics engaged in the Work for the Project.

The Contractor shall indemnify, hold harmless, and defend the Village, its officers, officials, employees, agents and volunteers ("Indemnified Parties") against all regulatory actions, complaints, damages, claims, suits, liabilities, liens, judgments, costs and expenses, including reasonable attorney's fees, which may in any way arise from or accrue against the Indemnified Parties as a consequence of noncompliance with the Act or which may in any way result therefrom, including a complaint by the Illinois Department of Labor under Section 4(a-3) of the Act, 820 ILCS 130/4(a-3) that any or all of the Indemnified Parties violated the Act by failing to give proper notice to the Contractor or any other party performing work on the Public Improvements that not less than the prevailing rate of wages shall be paid to all laborers, workers and mechanics performing work on the Project, including interest, penalties or fines under Section 4(a-3). The indemnification obligations of this section on the part of the Contractor shall survive the termination or expiration of this Agreement. In any such claim, complaint or action against the Indemnified Parties, the Contractor shall, at its own expense, appear, defend and pay all charges of reasonable attorney's fees and all reasonable costs and other reasonable expenses arising therefrom or incurred in connection therewith, and, if any judgment or award shall be rendered against the Indemnified Parties in any such action, the Contractor shall at its own expense, satisfy and discharge such judgment or award.

26. CERTIFIED PAYROLL

Contractor shall be solely responsible to maintain accurate records reflecting its payroll for its employees who perform any of the Work for the Village pursuant to this Contract and shall submit certified payroll records to the Village's Director of Public Works at any time during the term of this Contract. The Contractor shall provide said certified payroll records within seven (7) days upon the request of the Director of Public Works.

27. STANDARD OF CARE

The Contractor shall ensure that the Services are provided, performed, and completed in accordance with all applicable statutes, ordinances, rules, and regulations, including, but not limited to, 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, color, religion, sex, national origin, ancestry, age, order of protection status, marital status, physical or mental disability, military status, sexual orientation, citizenship status, or unfavorable discharge from military service 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.* The Contractor shall also comply with all conditions of any federal, state, or local grant received by the Village or the Contractor with respect to this Agreement.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK –
SIGNATURE PAGE FOLLOWS]**

IN WITNESS WHEREOF, the Parties hereto have caused this Contract to be signed by their duly authorized representatives on the days and dates set forth below.

VILLAGE OF GLEN ELLYN

**C. ACITELLI HEATING & PIPING
CONTRACTORS, INC.**

By: Mark Franz
Its: Village Manager

By:
Its:

Date: _____, 2025

Date: _____, 2025

ATTEST

ATTEST

By: Caren Cosby
Its: Village Clerk

By:
Its:

Date: _____, 2025

Date: _____, 2025

Section III. Proposal Form

The Village of Glen Ellyn is seeking the best overall price to complete the work. The undersigned proposes to furnish all materials, labor, and equipment necessary to perform the work as specified in the specifications herein:

TOTAL LUMP SUM COST TO COMPLETE HVAC WORK FOR CAFETERIA AND CLAYTON ROOM:

\$ 157,000 One hundred fifty-seven thousand and ⁰⁰/₁₀₀

TOTAL LUMP SUM COST TO COMPLETE HVAC WORK FOR 2ND FLOOR IT OFFICE:

\$ 26,000 Twenty-six thousand and ⁰⁰/₁₀₀

Propose any alternate costs associated with alternate methods, recommendations and applications:

ALTERNATE COSTS and DESCRIPTION OF ALTERNATES:

\$ N/A

Description (if applicable):

Company Name: C. Acitelli Heating & Piping Contractors, Inc.

Company Contact Name: Charlie Acitelli

Contact Information: Phone 630-832-4645

E-mail Charlie@acitelli.com

Signature of Company Contact: 

Printed Name of Company Contact: Charles Acitelli, Jr.

Section IV. Proposal Evaluation

Proposals will be evaluated by Village Staff. Evaluation will be based on criteria outlined herein which may be outweighed by the Village in a manner it deems appropriate. All proposals will be evaluated using the same criteria and weighting. The Village reserves the right during the term of the agreement to request additional services in addition to those specified in the Proposal Form with payment for those additional services to be mutually agreed upon between the Village and the contractor. The criteria used will be:

- A. **Responsiveness to RFP**
The Village will consider all the materials submitted to determine whether the contractor's proposal is in compliance with this RFP.
- B. **Ability to Perform Required Services**
The Village will consider all the material submitted by each contractor, and other relevant material it may otherwise obtain, to determine whether the contractor is capable of and has a history of successfully completing projects of this type.
- C. **Experience and Relevant Knowledge**
The Village will assess the experience and relevant knowledge of the contractor.
- D. **Cost Proposal**
The Village will evaluate the overall cost-effective approach to providing the services requested in this RFP.
- E. **Optional Interviews and/or Site Visits**
The Village may, at its sole option, conduct interviews and/or site visits as part of the final selection process. Teleconferencing is an acceptable option.
- F. **Other criteria**
Other criteria as determined by the Village.



ATTACHMENT I. RESPONDENT CERTIFICATION

PROPOSAL SIGNATURE: _____

State of IL

County of DuPage

Charles Acitelli, Jr.

TYPE NAME OF SIGNED

being first duly sworn on oath deposes and says that the Respondent on the above proposal is organized as indicated below and that all statements herein made on behalf of such Respondent and that this deponent is authorized to make them, and also deposes and says that he has examined and carefully prepared their proposal from the Contract Exhibits and Specifications and has checked the same in detail before submitting this proposal or proposal; that the statements contained herein are true and correct.

Signature of Respondent authorizes the Village of Glen Ellyn to verify references of business and credit at its option.

Signature of Respondent shall also be acknowledged before a Notary Public or other person authorized by law to execute such acknowledgments.

Dated 5/9/2025

C. Acitelli Heating & Piping Contractors, Inc.

Organization Name

(Seal - If Corporation)

By _____

Authorized Signature

813 S Villa Avenue, Villa Park, IL 60181

Address

688-832-4645

Telephone

Subscribed and sworn to before me this 9th day of May, 2025.

In the state of IL

Notary Public

My Commission Expires: 8/5/27

(Fill Out Applicable Paragraph Below)

(a) Corporation

The Respondent is a corporation, which operates under the legal name of C. Acitelli Heating & Piping Contractors, Inc.

and is organized and existing under the laws of the State of Illinois

OFFICIAL SEAL
ANTHONY C ACITELLI

Notary Public - Illinois
Commission No. 899071

My Commission Expires August 05, 2027

The full names of its Officers are:

President Charles Acitelli, Jr.
Secretary Rhonda A Acitelli
Treasurer _____

The corporation does have a corporate seal. (In the event that this proposal is executed by a person other than the President, attach hereto a certified copy of that section of Corporate By-Laws or other authorization by the Corporation which permits the person to execute the offer for the corporation.)

(b) Partnership

Name, signature, and addresses of all Partner

The partnership does business under the legal name of _____
_____ which name is registered with the office of _____
_____ in the county of _____
in the state of _____.

(c) Sole Proprietor

The Respondent is a Sole Proprietor whose full name is _____.
If the Respondent is operating under a trade name said trade name is _____
_____ which name is registered with the office of _____
_____ in the county of _____ in the state of _____.

Signed _____
Sole Proprietor



ATTACHMENT II. RESPONDENT NON-COLLUSION CERTIFICATION

C. Acitelli Heating & Piping Contractors, Inc. _____, as part of its proposal on a contract for
(name of Respondent)

Village of Glen Ellyn Civic Center HVAC Improvements, referred to in whole as the "Civic Center HVAC Improvements Project", hereby certifies that said Respondent is not barred from proposing on the aforementioned contract as a result of a violation of either Section 33E-3 or 33E-4 of the Illinois Compiled Statutes, 720 ILCS 5/33E-3 and 720 ILCS 5/33E-4.

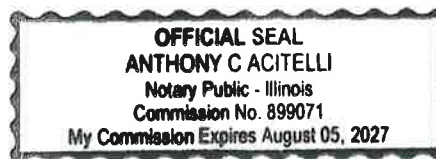
By submission of the proposal, each contractor and, in the case of a joint proposal, each party to the joint proposal, certifies as to their own organization, that, in connection with the proposal:

- a) The prices in the proposal have been arrived at independently, without consultation, communication, or agreement, for the purpose of restricting competition, as to any matter relating to the prices with any other contractor or with any competitor;
- b) Unless otherwise required by law, the prices quoted in the proposal have not knowingly been directly or indirectly disclosed to any other contractor or to any competitor prior to opening; and
- c) No attempt has been made or will be made by the proposer to induce any other person or firm to submit or withhold a proposal for the purpose of restricting competition. Also, each contractor shall submit a certification regarding compliance with Article 33 E-11 of the Illinois Criminal Code of 1961 [720 ILCS 5/33E-11].

By:  _____
(Authorized Agent of Respondent)

Subscribed and sworn to
before me this 9th day
of May, 2025.


(Notary Public)



Failure to complete and return this form may be considered sufficient reason for rejection of the proposal.



ATTACHMENT III. TAX COMPLIANCE AFFIDAVIT

Charles Acitelli, Jr., being first duly sworn, deposes and says:

that he/she is President of
(partner, officer, owner, etc.)

C. Acitelli Heating & Piping Contractors, Inc.
(proposer selected)

The individual or entity making the foregoing proposal or proposal certifies that he/she is not barred from entering into an agreement with the Village of Glen Ellyn because of any delinquency in the payment of any tax administered by the Department of Revenue unless the individual or entity is contesting, in accordance with the procedures established by the appropriate revenue act, liability for the tax or the amount of the tax. The individual or entity making the proposal or proposal understands that making a false statement regarding delinquency in taxes is a Class A Misdemeanor and, in addition, voids the agreement and allows the municipality to recover all amounts paid to the individual or entity under the agreement in civil action.

By: 
Its: _____
Charles Acitelli, Jr., President
(name of proposer if the proposer is an individual)
(name of partner if the proposer is a partnership)
(name of officer if the proposer is a corporation)

The above statement must be subscribed and sworn to before a notary public.

Subscribed and sworn to before me this 9th day of May, 2025.


Notary Public's Signature



Failure to complete and return this form may be considered sufficient reason for rejection of the proposal.



ATTACHMENT IV. ORGANIZATION OF PROPOSING FIRM

Please fill out the applicable section:

A. Corporation:

The Contractor is a corporation, legally named C. Acitelli Heating & Piping Contractors, Inc. and is organized and existing in good standing under the laws of the State of Illinois. The full names of its Officers are:

President Charles Acitelli, Jr.

Secretary Rhonda A Acitelli

Treasurer _____

Registered Agent Name and Address: Charles Acitelli, Jr.

The corporation has a corporate seal. (In the event that this proposal is executed by a person other than the President, attach hereto a certified copy of that section of Corporate By-Laws or other authorization by the Corporation that permits the person to execute the offer for the corporation.)

B. Sole Proprietor:

The Contractor is a Sole Proprietor. If the Contractor does business under an Assumed Name, the Assumed Name is _____, which is registered with the DuPage County Clerk. The Contractor is otherwise in compliance with the Assumed Business Name Act, 805 ILCS 405/0.01, et. seq.

C. Partnership:

The Contractor is a Partnership which operates under the name _____

The following are the names, addresses and signatures of all partners:

_____	_____
_____	_____
Signature	Signature

(Attach additional sheets if necessary.) If so, check here _____. If the partnership does business under an assumed name, the assumed name must be registered with the DuPage County Clerk and the partnership is otherwise in compliance with the Assumed Business Name Act, 805 ILCS 405/0.01, et. seq.

D. Affiliates: The name and address of any affiliated entity of the business, including a description of the affiliation: _____

Signature of Owner



ATTACHMENT V. RESPONDENT REFERENCES

Contractors shall furnish at least four (4) entities that have used the Contractor for similar services within the last three (3) years.

REFERENCE 1:

NAME OF ENTITY:	See attached reference list
ADDRESS:	
CONTACT:	
PHONE AND E-MAIL ADDRESS:	
WORK PERFORMED:	

REFERENCE 2:

NAME OF ENTITY:	
ADDRESS:	
CONTACT:	
PHONE AND E-MAIL ADDRESS:	
WORK PERFORMED:	

REFERENCE 3:

NAME OF ENTITY:	
ADDRESS:	
CONTACT:	
PHONE AND E-MAIL ADDRESS:	
WORK PERFORMED:	

REFERENCE 4:

NAME OF ENTITY:	
ADDRESS:	
CONTACT:	
PHONE AND E-MAIL ADDRESS:	
WORK PERFORMED:	

REFERENCE 5 (OPTIONAL):

NAME OF ENTITY:	
ADDRESS:	
CONTACT:	
PHONE AND E-MAIL ADDRESS:	
WORK PERFORMED:	

REFERENCE 6 (OPTIONAL):

NAME OF ENTITY:	
ADDRESS:	
CONTACT:	
PHONE AND E-MAIL ADDRESS:	
WORK PERFORMED:	



TO BE COMPLETED UPON CONTRACT AWARD

ATTACHMENT VI: PERFORMANCE BOND & COMPLETION BOND

KNOW ALL MEN BY THESE PRESENTS, that _____ as
PRINCIPAL, and _____
as SURETY, are held and firmly bound unto the **Village of Glen Ellyn** in the full and just sum of
_____ Dollars (\$ _____), lawful money of the UNITED STATES
OF AMERICA for the payment of which sum of money well and truly to be made, we bind
ourselves, heirs, executors, administrators, successors and assigns, jointly and severally, firmly
by these presents.

WHEREAS, the Principal has entered into a certain written Contract dated, the
day of _____ 2025, with the Village of Glen Ellyn for the "Civic
Center HVAC Improvements Project" as described in the foregoing Contract and Articles of
Agreement.

NOW THE CONDITIONS OF THIS OBLIGATION ARE SUCH that if the said Principal shall in all
respects well and truly keep and perform the said Contract, and shall pay all sums of money due
or to become due, for any labor, materials, apparatus, fixtures or equipment furnished for the
purpose of constructing the Work provided in said Contract, and shall remove and replace any
defects in workmanship or materials which may be apparent or may develop within a period of
one (1) year from the date of final acceptance, then this obligation shall be null and void; otherwise
it shall remain in full force and effect.

And the said Surety, for value received, hereby stipulates and agrees that no change, extension
of time, alteration or addition to the terms of the contract or to the Work to be performed there
under or the specifications accompanying the same shall in any way affect its obligation on this
bond, and it does hereby waive notice of any such change, extension of time, alteration or addition
to the terms of the contract or to the Work or to the specifications.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this
_____ day of _____, 2025.

(SEAL)

(SEAL)

By: _____
(Principal)

Witness:

(If individual or Firm)

Attest:

(If Corporation)

(SEAL)



ATTACHMENT VII: CONFLICT OF INTEREST

C. Acitelli Heating & Piping Contractors, Inc. _____, hereby certifies that is has conducted an investigation into whether an actual or potential conflict the Village of Glen Ellyn.

Contractor further certifies that it has disclosed any such actual or potential conflict of interest and acknowledges if contractor has not disclosed any actual or potential conflict of interest, the Village may disqualify the proposal.

(Name of authorized representative)

The above statements must be subscribed and sworn to before a notary public.

Subscribed and sworn to this 9th day of May 2025.



(Name of authorized representative)

Failure to complete and return this form may be considered sufficient reason for rejection of the proposal.



ATTACHMENT VIII: DISQUALIFICATIONS OF CERTAIN CONTRACTORS

No person or business entity shall be awarded a contract or subcontract, for a stated period of time, from the date of conviction or entry of a plea or admission of guilt, if the person or business entity,

(A) has been convicted of an act committed, within the State of Illinois or any state within the United States, of bribery or attempting to bribe an officer or employee in the State of Illinois, or any State in the United States in that officer's or employee's official capacity;

(B) has been convicted of an act committed, within the State of Illinois or any state within the United States, of proposal rigging or attempting to rig proposals as defined in the federal Sherman Anti-Trust Act and Clayton Act;

(C) has been convicted of proposal rigging or attempting to rig proposals under the laws of the State of Illinois, or any state in the United States;

(D) has been convicted of an act committed, within the State of Illinois or any state in the United States, of price-fixing or attempting to fix prices as defined by the Sherman Anti-Trust Act and Clayton Act 15 U.S.C. Sec. 1 *et seq.*;

(E) has been convicted of price-fixing or attempting to fix prices under the laws of the State of Illinois, or any state in the United States;

(F) has been convicted of defrauding or attempting to defraud any unit of state or local government or school district within the State of Illinois or in any state in the United States;

(G) has made an admission of guilt of such conduct as set forth in subsection (A) through (F) above which admission is a matter of record, whether or not such person or business entity was subject to prosecution for the offense or offenses admitted to;

(H) has entered a plea of nolo contendere to charges of bribery, price fixing, proposal rigging, proposal rotating, or fraud; as set forth in subparagraphs (A) through (F) above.

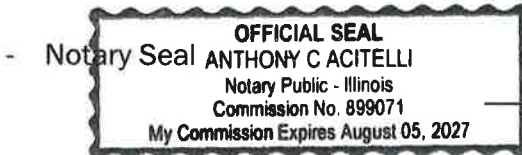
Business entity, as used herein, means a corporation, partnership, trust, association, unincorporated business or individually owned business.



Signature of Authorized Representative

The above statements must be subscribed and sworn to before a notary public.

Subscribed and Sworn to this 9th day of May, 2025.





Notary Public

Failure to complete and return this form may be considered sufficient reason for rejection of the proposal.

C. Acitelli Heating Piping Contractors, Inc.
List of References

(Current Jobs)

PROJECT & LOCATION	ARCHITECT	CONTRACT WITH	AMOUNT	AWARD DATE	FOR REFERENCE
Woodridge SD 68 Summer 2024 Renovations	Wight & Company 2500 N Frontage Road Darien, IL 60561	International Contractors, Inc. 1 Mid America Plaza, 7th Floor Oakbrook Terrace, IL 60181	\$ 179,000.00	10/24/23	Jason Wasser <jwasser@icibuilds.com> D 630-941-6857
Lincoln-Way Pioneer Grove 601 Willow Street Frankfort, IL 60423	DLA Architects, Ltd. 2 Pierce Place, Suite 1300 Itasca, IL 60143	Lincoln-Way Area Special Education District 843	\$ 444,000.00	8/28/23	Brian Scully <b.scully@dl-a-td.com> 847-742-4063
Triton College Tower & Pumps Replacement Building F&G 2000 N Fifth Avenue River Grove, IL 60171	ARCON Associates, Inc. 2050 S Finley Road, Suite 40 Lombard, IL 60148	Triton College 2000 N Fifth Ave River Grove, IL 60171	\$ 437,800.00	8/10/23	Jessica Potempa <jmpotempa@arconassoc.com> 630-495-1900 x 261
Crystal Lake City Hall HVAC Upgrades 100 W Woodstock Street Crystal Lake, IL 60014	Wold Architects and Engineers 220 N Smith Street, Suite 310 Palatine, IL 60067	City of Crystal Lake 100 W Woodstock St Crystal Lake, IL 60014	\$ 2,115,000.00	9/20/23	Matt Verdun <mverdun@woldae.com> 847-241-6100
Naperville CUSD 203 Mech Elec Improvements Various Locations	20/10 Engineer Group LLC 1216 Tower Road Schaumburg, IL 60173	Naperville CUSD 203 203 W Hillside Road Naperville, IL 60540	\$ 579,000.00	6/4/23	Keith Christian <keith@2010engineering.com> 847-882-2010
Family Aquatic Center HVAC Project 1450 Forest Gate Road Oak Brook, IL 60523	Kluber, Inc. 41 W Benton Aurora, IL 60506	Oak Brook Park District 1450 Forest Gate Road	\$ 766,770.00	2/20/23	Charlie Johnsos <cjohnsos@kluberinc.com> 630-446-1213

C. Acitelli Heating Piping Contractors, Inc.
List of References

(Completed Jobs)

PROJECT & LOCATION	ARCHITECT	CONTRACT WITH	AMOUNT	SUBSTANTIAL COMPLETION	FOR REFERENCE
Mill Creek Boiler Replacement N900 Brundige Road Geneva, IL 60134	Cashman Stahler Group 1910 S Highland Ave, Suite 310 Lombard, IL 60148	Geneva CUSD 304 227 N Fourth Street Geneva, IL 60134	\$ 1,038,000.00	8/4/2023	Steve Cashman <cashman@cashmanstahler.com> 630-887-6408
Western Avenue Boiler Replacement 1500 Western Avenue Geneva, IL 60134	Cashman Stahler Group 1910 S Highland Ave, Suite 310 Lombard, IL 60148	Geneva CUSD 304 227 N Fourth Street Geneva, IL 60134	\$ 2,018,850.00	8/4/2023	Steve Cashman <cashman@cashmanstahler.com> 630-887-6408
Bellwood Public Library Interior Renovations 600 Bohland Avenue Bellwood, IL 60104	Product Architecture + Design 811 W Evergreen Ave, Suite 405 Chicago, IL 60642	Frederick Quinn Corporation 102 S Church Street Addison, IL 60101	\$ 67,244.00	5/23/2023	John Eallonardo <jeallonardo@fqinncorp.com> 630-675-4710
Oswego CUSD 308 Misc. Cooling Tower and Structural Work Bednarck JHS 3025 Heggs Road	Kluber, Inc. 41 W Benton Street Aurora, IL 60506	Community Unit SD 308 4175 Route 71 Oswego, IL 60543	\$ 447,960.00	5/22/2023	Charli Johnsos <cjohnsos@kluberinc.com> 630-446-1213
Oak Park River Forest Pool Remediation 201 N Scoville Ave Oak Park, IL 60302	FGM Architects, Inc. 1211 W 22nd St, Suite 700 Oak Brook, IL 60523	Pepper Construction Company 411 Lake Zurich Road Barrington, IL 60010	\$ 245,540.00	10/20/2022	Pepper Construction Company 411 Lake Zurich Road Barrington, IL 60010

Document A310™ – 2010

Conforms with The American Institute of Architects AIA Document 310

Bid Bond

CONTRACTOR:

(Name, legal status and address)

C. Acitelli Heating & Piping Contractors, Inc.
813 So. Villa Avenue
Villa Park, IL 60181

OWNER:

(Name, legal status and address)

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

SURETY:

(Name, legal status and principal place of business)

The Cincinnati Insurance Company
P.O. Box 145496

Cincinnati, OH 45250-5496

Mailing Address for Notices

same as above

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

BOND AMOUNT: \$ 10% Ten Percent of Amount Bid

PROJECT:

(Name, location or address, and Project number, if any)

HVAC Improvements #2025.04.07

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

Signed and sealed this 9th day of May, 2025

(Witness)

(Witness) Cassandra Stone

C. Acitelli Heating & Piping Contractors, Inc.

(Principal)

(Seal)

By:

(Title) Charles Acitelli Mr. President

The Cincinnati Insurance Company

(Surety)

(Seal)

By:

(Title) William T. Krumm Attorney-in-Fact



State of Illinois
County of Cook

SURETY ACKNOWLEDGEMENT (ATTORNEY-IN-FACT)

I, Georgene Chrisoula Dernekxis **Notary Public of** Cook **County, in the State of** Illinois ,
do hereby certify that William T. Krumm **Attorney-in-Fact, of the** The Cincinnati Insurance
Company **who is personally known to me to be the same person whose**
name is subscribed to the foregoing instrument, appeared before me this day in person, and
acknowledged that he signed, sealed and delivered said instrument, for and on behalf of the
The Cincinnati Insurance Company **for the uses and purposes therein set forth.**

Given under my hand and notarial seal at my office in the City of Rolling Meadows **in**
said County, this 9th **day of** May , 2025 .



Notary Public

A handwritten signature in black ink, appearing to read 'Georgene Dernekxis', is written over a horizontal line.

Georgene Chrisoula Dernekxis

My Commission expires: September 18, 2028

THE CINCINNATI INSURANCE COMPANY
THE CINCINNATI CASUALTY COMPANY

Fairfield, Ohio

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That THE CINCINNATI INSURANCE COMPANY and THE CINCINNATI CASUALTY COMPANY, corporations organized under the laws of the State of Ohio, and having their principal offices in the City of Fairfield, Ohio (herein collectively called the "Companies"), do hereby constitute and appoint **William T. Krumm** its true and legal Attorney-in-Fact to sign and deliver on behalf of the Companies as Surety, at any place within the United States, the following surety bond:

Surety Bond Number: Bid Bond
Principal: C. Acitelli Heating & Piping Contractors, Inc.
Obligee: Village of Glen Ellyn

This appointment is made under and by authority of the following resolutions adopted by the Boards of Directors of The Cincinnati Insurance Company and The Cincinnati Casualty Company, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the President or any Senior Vice President be hereby authorized, and empowered to appoint Attorneys-in-Fact of the Company to execute any and all bonds, policies, undertakings, or other like instruments on behalf of the Corporation, and may authorize any officer or any such Attorney-in-Fact to affix the corporate seal; and may with or without cause modify or revoke any such appointment or authority. 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.

RESOLVED, that the signature of the President or any Senior Vice President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Secretary or Assistant Vice-President and the Seal of the Company may be affixed by facsimile to any certificate of any such power and any such power of certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certified by certificate so executed and sealed shall, with respect to any bond or undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS WHEREOF, the Companies have caused these presents to be sealed with their corporate seals, duly attested by their President or any Senior Vice President this 16th day of March, 2021.



STATE OF OHIO)SS:
COUNTY OF BUTLER)

THE CINCINNATI INSURANCE COMPANY
THE CINCINNATI CASUALTY COMPANY

Stephen A. Ventre

On this 16th day of March, 2021 before me came the above-named President or Senior Vice President of The Cincinnati Insurance Company and The Cincinnati Casualty Company, to me personally known to be the officer described herein, and acknowledged that the seals affixed to the preceding instrument are the corporate seals of said Companies and the corporate seals and the signature of the officer were duly affixed and subscribed to said instrument by the authority and direction of said corporations.



Keith Collett
Keith Collett, Attorney at Law
Notary Public - State of Ohio

My commission has no expiration date.
Section 147.03 O.R.C.

I, the undersigned Secretary or Assistant Vice-President of The Cincinnati Insurance Company and The Cincinnati Casualty Company, hereby certify that the above is the Original Power of Attorney issued by said Companies, and do hereby further certify that the said Power of Attorney is still in full force and effect.

Given under my hand and seal of said Companies at Fairfield, Ohio, this 9th day of May, 2025.



Ed H

Owner: Village of Glen Ellyn
Project Name: Civic Center HVAC Improvements
Proposal Due Date: Friday, May 9th, 2025 @ 10:00 a.m.
Project Manager: Vic Sabaliauskas, Facilities Superintendent

PROPOSAL SUMMARY			OVERALL TOTAL COST
Contractor	Lump Sum Cost for HVAC Work in Clayton Room and Cafeteria	Lump Sum Cost for HVAC Work in 2nd Floor IT Office	
C. Acitelli Heating & Piping Contractors, Inc. Charlie Acitelli charlie@acitelli.com 630-832-4645	\$157,000.00	\$26,000.00	\$183,000.00
F.E. Moran, Inc. June M. Tucker june.tucker@femoran.com 847-498-4800	\$184,905.00	\$23,900.00	\$208,805.00
MG Mechanical Contracting LLC Kim H. Gibson estimating@mgmechanical.net 815-334-9450	\$177,000.00	\$32,000.00	\$209,000.00
The Stone Group Kate Watt kate.watt@thestone.group 708-203-4877	\$170,018.00	\$49,644.00	\$219,662.00
Helm Mechanical Dave Schramm hdunn@helmgroupp.com 630-891-3400	\$192,500.00	\$35,500.00	\$228,000.00
Amber Mechanical Contractors, Inc. William J. Beukema Jr. wbeukemajr@ambermech.com 708-597-9700	\$219,430.00	\$18,790.00	\$238,220.00
Voris Mechanical, Inc. Kimberly A. Voris kvoris@vorismechanical.com 630-469-7800	\$277,800.00	\$33,500.00	\$311,300.00



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

Meeting 5/27/2025 7:00 PM
Department: Administration
Department Head:
Category: Resolution
Prepared By: Paul Stephanides

**AGENDA ITEM (ID
2025-437)**

DOC ID: 2025-437

Adopt Resolution No. 25-35, A Resolution Authorizing and Directing the Village Manager to Execute and Submit a Petition for Annexation on Behalf of the Village of Glen Ellyn for the Property Owned by the Village Located at 22W164 Butterfield Road, Glen Ellyn, Illinois 60137 (Village Attorney Stephanides)

Statement of the Issue:

The Village of Glen Ellyn ("Village") recently acquired the property located at 22W164 Butterfield Road, Glen Ellyn, Illinois 60137 ("Property"). This item authorizes and directs the Village Manager to execute a Petition for Annexation on behalf of the Village to incorporate the property into the Village's corporate limits.

Analysis:

The Village acquired the Property on May 9, 2025. The Property has been vacant and in disrepair for several years. The Village purchased the Property at a reasonable cost in order to bring it into repair. The Property is currently located in unincorporated DuPage County and this item will authorize and direct the Village Manager to execute a Petition for Annexation on behalf of the Village in order to bring the Property into the Village's corporate limits.

Budget Impact:

N/A

Contribution to Strategic Plan

Strategic Priority: Development; Initiative: successful growth, development, annexation, and business retention.

Action Requested:

Adopt the Resolution.

Attachments:

1. Resolution - Annexation Petition
2. Petition for Annexation



Village of Glen Ellyn

Resolution No. 25-XX

**A Resolution Authorizing and Directing the Village Manager
to Execute and Submit a Petition for Annexation on Behalf of the
Village of Glen Ellyn for the Property Owned by the Village
Located at 22W164 Butterfield Road, Glen Ellyn, Illinois 60137**

**Adopted by the
Village President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois
This 27th Day of May, 2025.**

Resolution No. 25-XX

**A Resolution Authorizing and Directing the Village Manager to Execute and Submit a
Petition for Annexation on Behalf of the Village of Glen Ellyn for the Property Owned by
the Village Located at 22W164 Butterfield Road, Glen Ellyn, Illinois 60137**

BE IT RESOLVED by the 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 Village Manager is authorized and directed to execute a Petition for Annexation on behalf of the Village for the property owned by the Village located at 22W164 Butterfield Road, Glen Ellyn, Illinois 60137 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 27th day of May, 2025.

Voting	Ayes	Nays	Abstain	Absent
Desai Bhagwakar				
Christiansen				
Kalinich				
Simon				
Szymanski				
Thompson				
Burket (in case of a tie)				

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

James Burket, Village President

ATTEST

Caren Cosby, Village Clerk

**PETITION FOR ANNEXATION
VILLAGE OF GLEN ELLYN, ILLINOIS**

TO THE GLEN ELLYN VILLAGE BOARD:

The Petitioner, the Village of Glen Ellyn, on oath state as follows:

1. That the undersigned is the sole owner of record of all the property described in Attachment A and commonly known as 22W164 Butterfield Road, Glen Ellyn, Illinois 60137 and P.I.N. 15-26-400-035 (Subject Realty).
2. That this petition is executed by all the owners 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, states that the undersigned has read the foregoing Petition for Annexation, have knowledge of the matters contained herein, and that said matters are true and correct to the best of the Petitioner's knowledge.

Owner of Record of Subject Property:

VILLAGE OF GLEN ELLYN

Signature: _____

Print Name: Mark Franz

Title: Village Manager

Date: _____

ATTACHMENT A

LEGAL DESCRIPTION OF PROPERTY

LOT 12 IN BUTTERFIELD ESTATES BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 21, 1955 AS DOCUMENT 753824 IN DUPAGE COUNTY, ILLINOIS.

Property Address: 22W164 Butterfield Road, Glen Ellyn, Illinois 60137

P.I.N.: 15-26-400-035



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

Meeting 5/27/2025 7:00 PM
Department: Finance
Department Head: Patrick Brankin
Category: Ordinance
Prepared By: Patrick Brankin

**AGENDA ITEM (ID
2025-438)**

DOC ID: 2025-438

Adopt Ordinance No. 7191, An Ordinance Amending the Budget of the Village of Glen Ellyn for the Fiscal Year Ended December 31, 2024 (Finance Director Brankin)

Statement of the Issue:

As part of the year end closing process, each fiscal year it is necessary for the Village Board to approve a budget amendment ordinance for any funds that have exceeded the current approved budget.

Analysis:

Forfeiture Fund

The forfeiture program has strict regulations which do not allow for budgeting anticipated receipts. Typically, the Village utilizes available funds for allowable program expenditures and amends the budget to reflect actual activity. During 2024, federal forfeiture funds were utilized for body-worn cameras, K-9 support, a utility terrain vehicle, and an evidence camera, while state forfeiture funds were utilized for camera and night vision equipment.

Police Pension Fund

Sworn police officers who leave the department without enough accumulated service credit to receive pension benefits may either have their pension contributions refunded to them or transferred to another police pension or other pension system such as the Illinois State Employees Retirement System (SERS). Each year, the Village includes an estimate of these refunds and transfers in the annual budget. In 2025, the actual refunds and transfers issued by the Glen Ellyn Police Pension Fund exceeded the estimated amount by approximately \$52,000, causing the Police Pension Fund to exceed its budget as a whole.

Budget Impact:

As listed on attachment A.

Contribution to Strategic Plan

Strategic Priority: Financial Stability, Initiative: Maintain financial stability and create a financial decision-making framework

Action Requested:

Adopt the Ordinance.

Attachments:

1. Year End Amendment Ordinance 2025
2. Attachment A



Village of Glen Ellyn

Ordinance No. _____

**An Ordinance Amending the Budget of the Village of Glen Ellyn
for the Fiscal Year Ended December 31, 2024**

**Adopted by the
Village President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois
This 27th Day of May, 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 _____, 20____.

Ordinance No. _____

**An Ordinance Amending the Budget of the Village of Glen Ellyn
for the Fiscal Year Ended December 31, 2024**

WHEREAS, the Board of Trustees of the Village of Glen Ellyn on November 27, 2023, passed the annual budget for the Village of Glen Ellyn for Fiscal Year 2024 (January 1, 2024 - December 31, 2024) containing amounts estimated for payment of CURRENT obligations; and

WHEREAS, certain expenditures have been identified that were necessary for Fiscal Year 2024;

WHEREAS, cash reserves or other revenues are available to be utilized to satisfy these expenditures;

NOW, THEREFORE, BE IT ORDAINED by the 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, 2024, is hereby amended as set forth in Attachment A, attached hereto and incorporated herein by reference.

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.

[Remainder of Page Intentionally Left Blank]

Passed by the Village President and Board of Trustees of the Village of Glen Ellyn,
Illinois this 27th day of May, 2025.

Voting	Ayes	Nays	Abstain	Absent
Desai Bhagwakar				
Christiansen				
Kalinich				
Simon				
Szymanski				
Thompson				
Burket (in case of a tie)				

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

James Burket, Village President

ATTEST

Caren Cosby, Village Clerk

ATTACHMENT A
Budget Amendments
Fiscal Year 2024

Account			Account Name	Current Budget	Amendment	Revised Budget
Forfeiture Fund						
2700	480125		Federal Drug Forfeiture Revenues	-	81,200	81,200
2700	480130		Article 36 Seized Revenues	-	13,300	13,300
				-	94,500	94,500
27200	520936		Seized Property Expenses	-	10,900	10,900
27200	520931		Federal Drug Forfeiture	-	14,800	14,800
27200	580110		Equipment/Capital Outlay	-	94,900	94,900
				-	120,600	120,600
Forfeiture Fund Subtotal:					(26,100)	
Police Pension Fund						
90000	521220		Employee Contribution Refund	100,000	52,000	152,000
				100,000	52,000	152,000
Police Pension Fund Subtotal:					52,000	



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

Meeting 5/27/2025 7:00 PM
Department: Administration
Department Head: Paul Stephanides
Category: Resolution
Prepared By: Paul Stephanides

**AGENDA ITEM (ID
2025-443)**

DOC ID: 2025-443

Adopt Resolution No. 25-36, A Resolution Accepting the Public Improvements and a Bill of Sale Associated with the Cumnor Subdivision Located at 945 Fairway Court and 501 Cumnor Avenue (Village Attorney Stephanides)

Statement of the Issue:

The Cumnor Subdivision ("Subdivision") located at 945 Fairway Court is a single-family residential development located within the Village's R2 Residential Zoning District. The Subdivision consists of two residential lots. All the public improvements required to be constructed by the Subdivision have been completed and are ready for acceptance by the Village.

Analysis:

On August 27, 2018, the Village Board adopted Ordinance No. 6627, "An Ordinance Approving an Annexation Agreement for the Property Located at 0N201 Cumnor Avenue, Glen Ellyn, IL, 60137" in which the developer, Nitti Development, LLC – Fairway, LLC ("Developer"), was required to construct certain public improvements including storm sewers, sidewalks, and parkway trees ("Public Improvements") for the Subdivision. The Annexation Agreement for the Subdivision was recorded with the DuPage County Records of Deeds as Document R2019-015571 and the Final Plat of Subdivision was recorded as document R2020-120600. The development is located at 945 Fairway Court and 501 Cumnor Avenue.

The Developer has requested the Village accept the Public Improvements that have been completed and a Bill of Sale for the improvements. The final as-built drawings have been submitted for the improvements and have been approved by the Village Engineer. The improvements include a storm sewer system, public sidewalks and parkway trees.

Budget Impact:

N/A

Contribution to Strategic Plan

Strategic Priority: Development; Initiative: successful growth, development, annexation and business retention.

Action Requested:

Adopt the Resolution.

Attachments:

1. Cumnor Subdivision Resolution
2. Bill of Sale



Village of Glen Ellyn

Resolution No. 25-36

**A Resolution Accepting the Public Improvements and
A Bill of Sale Associated with the Cumnor Subdivision
Located at 945 Fairway Court and 501 Cumnor Avenue**

**Adopted by the
President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois
This 27th Day of May, 2025.**

Resolution No. 25-36

A Resolution Accepting the Public Improvements and A Bill of Sale Associated with the Cumnor Subdivision Located at 945 Fairway Court and 501 Cumnor Avenue

WHEREAS, on August 27, 2018, the Village President and Board of Trustees of the Village of Glen Ellyn (“Village”) adopted Ordinance No. 6627, “An Ordinance Approving an Annexation Agreement for the Property Located at 0N201 Cumnor Avenue, Glen Ellyn, IL, 60137” in which the developer, Nitti Development, LLC – Fairway, LLC (“Developer”), was required to construct certain public improvements including storm sewers, sidewalks, and parkway trees (“Public Improvements”) for the subdivision to be located at 945 Fairway Court and 501 Cumnor Avenue, Glen Ellyn, Illinois to be known as the Cumnor Subdivision (“Subdivision”); and

WHEREAS, the Final Plat of Subdivision was recorded as document R2020-120600 with the DuPage County Recorder of Deeds; and

WHEREAS, the Developer has requested that the Village accept the above-referenced Public Improvements which have been completed for the Subdivision; and

WHEREAS, "as-built" plans have been received which set forth the location, dimensions, materials, and other information required by the Village Engineer to establish that the construction of the Public Improvements have been completed and may be transferred to the Village free and clear of all liens and encumbrances; and

WHEREAS, the Village Engineer has determined that all public improvements required to be constructed or installed in connection with the development have been fully completed and approved; and

WHEREAS, the Developer will transfer and deliver the Public Improvements pursuant to

the Bill of Sale attached hereto and incorporated herein by reference by which it will sell, convey, and transfer to the Village the Public Improvements referenced therein constructed by the Developer; and

WHEREAS, as the required Public Improvements have been completed and certified by the Village Engineer, the Village President and Board of Trustees deem it to be in the best interest of the Village to approve and accept the public improvements; and

WHEREAS, performance security in the amount of ten percent (10%) of the actual cost of the public improvements has been posted by the Developer in the form of a letter to credit to ensure the satisfactory performance of the Public Improvements as required by Section 11-5-2 (“Maintenance of Improvements Until Acceptance”) of the Village Code for one year following their acceptance.

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

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

Section 2. Approval and Acceptance of Public Improvements. The Village President and Board of Trustees hereby approve and accept the Public Improvements as installed by Nitti Development, LLC – Fairway, LLC at and in the vicinity of 945 Fairway Court and 501 Cumnor Avenue pursuant to the Bill of Sale attached hereto.

Section 3. Severability and Repeal of Inconsistent Ordinances, Resolutions and Motions. If any section, paragraph, clause, or provision of this Resolution shall be held invalid,

the invalidity thereof shall not affect any of the other provisions of this Resolution. All ordinances, resolutions and motions in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. Effective Date. This Resolution shall be in full force and effect upon its passage and approval as provided by law.

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this 27th day of May, 2025.

Voting	Ayes	Nays	Abstain	Absent
Desai Bhagwakar				
Christiansen				
Kalinich				
Simon				
Szymanski				
Thompson				
Burket (in case of a tie)				

Approved by the Village President of the Village of Glen Ellyn, Illinois, this ___ day of May, 2025.

James Burket, Village President

ATTEST

Caren Cosby, Village Clerk

BILL OF SALE

The undersigned, Nitti Development, LLC – Fairway, LLC (hereinafter referred to as the “Seller”), an Illinois limited liability company having its principal place of business at 132 N. York Street, Suite 2F, Elmhurst, Illinois, in consideration of One Dollar (\$1.00), receipt whereof is hereby acknowledged, does hereby sell, assign, transfer, and set over to buyer, the Village of Glen Ellyn (hereinafter referred to as the “Village”), an Illinois home rule municipal corporation, the following described personal property that is part of the development commonly known as Cumnor Subdivision (“Subdivision”) located at 945 Fairway Court and 501 Cumnor Avenue, Glen Ellyn, Illinois, as developed by the Seller in the Village of Glen Ellyn (hereinafter referred to as the “Public Improvements”), to wit:

The items below were identified as Public Improvements for the Subdivision in the Annexation Agreement for the Subdivision, approved pursuant to Village of Glen Ellyn Ordinance No. 6627 and recorded as Document R2019-015571 with the DuPage County Recorder of Deeds and were required to be constructed pursuant to the Final Plat of Subdivision approved administratively on October 5, 2020 and recorded as Document R2020-120600 with the DuPage County Recorder of Deeds:

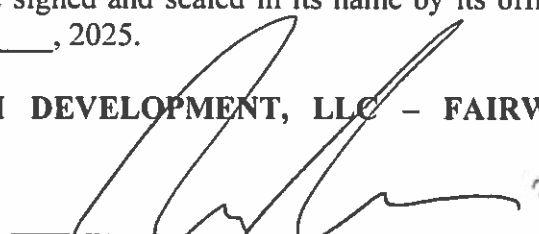
1. The storm sewer system, including, but not limited to, storm sewer lines, laterals, catch basins, inlets, manholes, frames, grates, and all structures appurtenant thereto; and
2. All public sidewalks and parkway trees.

The Seller assigns to the Village all outstanding warranties and guaranties by any of its contactors and/or subcontractors with respect to the Public Improvements conveyed pursuant to this Bill of Sale.

The Seller hereby represents and warrants to the Village that: (a) the Seller is the absolute owner of said Public Improvements; (b) said Public Improvements are free and clear of all liens, charges and encumbrances; and (c) that Seller has full right, power and authority to sell said Public Improvements and to make this Bill of Sale to be signed and sealed in its name by its officers thereunto duly authorized the 14 day of May, 2025.

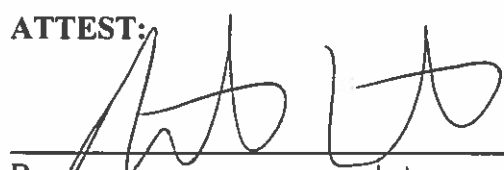
NITTI DEVELOPMENT, LLC – FAIRWAY, LLC

By:


Nicola Nitti, Managing Member

ATTEST:

By:


Its: Amatore Lombile



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

Meeting 5/27/2025 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Ordinance
Prepared By: Daniel Harper

**AGENDA ITEM (ID
2025-449)**

DOC ID: 2025-449

Adopt Ordinance No. 7192, An Ordinance Granting Variations from the Glen Ellyn Zoning Code for the Resurfacing of the Existing Parking Lot and the Reconstruction of the Existing Median Between the Parking Lot and Crescent Boulevard at the Property located at 455 Crescent Boulevard, Glen Ellyn, Illinois 60137 (Community Development Director Henaghan)

Statement of the Issue:

The Village of Glen Ellyn (Village) has applied for the following zoning variations to be approved to allow for reduced parking stall lengths and a reduced number of landscape islands in what is commonly known as the Crescent/Glenwood Public Parking Lot for the resurfacing of the parking lot and the reconstruction of the existing median between the parking lot and Crescent Boulevard:

1. A variation from Section 10-5-8(H) to allow zero (0) landscape islands for every twenty (20) consecutive parking spaces in a row in lieu of the required five (5) landscape islands; and
2. A variation from Section 10-5-9(I) to allow parking spaces to be seventeen feet (17'-0") in length in lieu of the required nineteen feet (19'-0") in length.

Analysis:

The Village will be resurfacing and reconstructing what is commonly known as the Crescent/Glenwood Public Parking Lot located at the southeast corner of Crescent Boulevard and Prospect Avenue. The parking lot condition has deteriorated since its last major rehabilitation in 1997 and has been identified for resurfacing by the Village. The parking lot was originally constructed in 1957 with largely the existing dimensions of the current parking spaces provided.

The site currently has one-hundred and twenty-three (123) parking spaces in both 90-degree and 45-degree angled configurations. The proposed parking lot design will have one-hundred and twenty-four (124) parking spaces all in 90-degree angled configurations.

The application was considered at a public hearing by the Plan Commission at its April 24, 2025, meeting and the Plan Commission voted to recommend approval by a unanimous vote of six (6) in favor and zero (0) against. The staff report from the April 24, 2025 Plan Commission meeting can be viewed [here](#).

Budget Impact:

The project is included in the 2025 Capital Improvements Budget.

Contribution to Strategic Plan

Strategic Priority: Infrastructure; Initiative: Improve commercial district infrastructure to support business retention and growth by investing in streetscape improvements, wayfinding signage, and other beautification efforts.

Action Requested:

Adopt the Ordinance.

Attachments:

1. Ordinance Crescent-Glenwood Parking Lot



Village of Glen Ellyn

Ordinance No. xxxx

**An Ordinance Granting Variations from the Glen Ellyn Zoning Code
for the Resurfacing of the Existing Parking Lot and the Reconstruction of the
Existing Median Between the Parking Lot and Crescent Boulevard
at the Property located at 455 Crescent Boulevard, Glen Ellyn, Illinois 60137**

**Adopted by the
Village President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois
This 27th Day of May, 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 May, 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 Variations from the Glen Ellyn Zoning Code
to Accommodate the Resurfacing of the Existing Parking Lot and the Reconstruction of the
Existing Median Between the Parking Lot and Crescent Boulevard
at the Property located at 455 Crescent Boulevard, Glen Ellyn, Illinois 60137**

WHEREAS, the Village of Glen Ellyn (“Village”) applied for the following variations from the Village’s Zoning Code to allow for the resurfacing of the existing parking lot and the reconstruction of the existing median between the parking lot and Crescent Boulevard at the property located at 455 Crescent Boulevard, Glen Ellyn, Illinois 60137 (“Application”):

1. A variation from Section 10-5-8(H) to allow zero (0) landscape islands for every twenty (20) consecutive parking spaces in a row in lieu of the required five (5) landscape islands; and
2. A variation from Section 10-5-9(I) to allow parking spaces to be seventeen feet (17’-0”) in length in lieu of the required nineteen feet (19’-0”) in length;

WHEREAS, the property that is the subject of the application 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 April 24, 2025 to consider the Application; and

WHEREAS, based upon the evidence, testimony, and exhibits presented at the public hearing on April 25, 2025, the Village’s Plan Commission adopted Findings of Fact and Recommendations dated April 24, 2025, which is attached hereto and incorporated herein as Exhibit B; and

WHEREAS, the Village President and Board of Trustees have reviewed the evidence, exhibits, and materials presented at the April 24, 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 zoning variations reflected in this Ordinance be approved by a vote of six (6) in favor and zero (0) against upon the close of the public hearing held on April 24, 2025, as reflected in the minutes of the public hearing, incorporated herein by reference as though fully set forth; and

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

NOW THEREFORE, BE IT ORDAINED by the 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 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 April 24, 2025.

Section 4. Issuance of Building Permits. The Village's Building and Zoning Official is authorized and directed to issue building permits for the Subject Property consistent with the 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 5. Recording of Ordinance. The Village Clerk is hereby authorized to record this Ordinance, including all exhibits, in the Office of the DuPage County Recorder.

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

Section 7. Severability and Repeal of Inconsistent Ordinances. If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance. All ordinances in conflict herewith are

hereby repealed to the extent of such conflict.

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

Passed by the Village President and Board of Trustees of the Village of Glen Ellyn, Illinois this 27th day of May, 2025.

Voting	Ayes	Nays	Abstain	Absent
Desai Bhagwakar				
Christiansen				
Kalinich				
Simon				
Szymanski				
Thompson				
Burket (in case of a tie)				

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

James Burket, Village President

ATTEST

Caren Cosby, Village Clerk

EXHIBIT A

Legal Description

LOT 1 IN BLOCK 7 AND THAT PART OF 2 IN BLOCK 8 IN COUNTY CLERK'S SECOND ASSESSMENT DIVISION, IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT NO. 88052

AND

THAT PART OF GLENWOOD AVENUE LYING BETWEEN AND ADJOINING BLOCKS 7 AND 8 IN COUNTY CLERK'S SECOND ASSESSMENT DIVISION, IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT NO. 88052, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-316-008

EXHIBIT B

Village President James Burket and Board of Trustees
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, Illinois 60137

Re: Application of Village of Glen Ellyn regarding 455 Crescent Boulevard for Variations from the Zoning Code.

Dear Village President James Burket and Board of Trustees:

The Village of Glen Ellyn (“Applicant”) filed an application pursuant to Section 10-10-12 of the Glen Ellyn Zoning Code requesting the variations set forth below to allow for the resurfacing of the existing parking lot located at 455 Crescent Boulevard, Glen Ellyn, Illinois 60137 (“Subject Property”).

The Applicant specifically seeks variations from the following sections of the Glen Ellyn Zoning Code:

3. A variation from Section 10-5-8(H) to allow zero (0) landscape islands for every twenty (20) consecutive parking spaces in a row in lieu of the required five (5) landscape islands.
4. A variation from Section 10-5-9(I) to allow parking spaces to be seventeen feet (17’-0”) in length in lieu of the required nineteen feet (19’-0”) in length.

A public hearing was held on the application by the Plan Commission on April 24, 2025 at 7:00 p.m. The notice and time and place of said public hearing was duly published on April 7, 2024, in the *Daily Herald*, a newspaper of general circulation in the Village.

Findings of Fact

The Subject Property

The Subject Property is one zoning lot with a cumulative area comprising approximately 1.06 acres located south of Crescent Boulevard and is commonly known as 455 Crescent Boulevard. The Subject Property is currently zoned C5B Central Service Subdistrict.

The Subject Property is surrounded by the following uses: to the North, Mixed-Use which is C5A Retail Core Subdistrict and C5B Central Service subdistrict; to the South, Union Pacific Railroad, which is zoned Cr Conservation Recreation District; to the East, Medical Office, which is zoned C5A Retail Core Subdistrict; to the West, Medical Office, which is zoned C5B Central Service Subdistrict.

The Project

The Applicant proposes to resurface and reconstruct what is commonly known as the Crescent/Glenwood public parking lot located on the southeast corner of Crescent Boulevard and Proposed Avenue. The existing parking lot condition has deteriorated since its last major rehabilitation in 1997 and has been identified for resurfacing by the Village. The parking lot was originally constructed in 1957 with largely the existing dimensions of the currently parking spaces provided.

The site currently has one-hundred and twenty-three (123) parking spaces in both 90-degree and 45-degree angled configurations. The proposed parking lot design will have one-hundred and twenty-four (124) parking spaces all at 90-degree angled configurations.

Village of Glen Ellyn Comprehensive Plan

The Village's 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 the property as Parking in the Future Land Use Plan. 2023 Village of Glen Ellyn Comprehensive Plan at page 12.

The Comprehensive Plan recommends that the Village "Improve existing surface lots with lighting, landscaping, perimeter screening, and pavement markings so that they are more fully utilized" 2023 Village of Glen Ellyn Comprehensive Plan at page 25.

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 Section 10-10-12 of the Village's Zoning Code:

The Applicant seeks zoning variations pursuant to Sections 10-10-12 of the Village's Zoning Code to resurface and reconstruct what is commonly known as the Crescent/Glenwood public parking lot located at 455 Crescent Boulevard, Glen Ellyn, Illinois 60137 ("Subject Property").

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 Zoning Variances;
- b. Location and Zoning Map;
- c. Signing and Pavement Marking Plan;
- d. Landscape Plan;
- e. Lighting Plan

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 variations 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 parking lot improvements meets the above standards because the parking lot is curved and irregular in shape and limits the ability of the parking lot to meet the minimum parking space length

dimensions and that the improvement would not be detrimental to the public welfare or injurious to other property or improvements to 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 Plan Commission hereby recommends to the Village President and Board of Trustees that the following zoning variations be granted by a vote of six (6) in favor and zero (0) against:

1. A variation from Section 10-5-8(H) to allow zero (0) landscape islands for every twenty (20) consecutive parking spaces in a row in lieu of the required five (5) landscape islands; and
2. A variation from Section 10-5-9(I) to allow parking spaces to be seventeen feet (17'-0") in length in lieu of the required nineteen feet (19'-0") in length.

This report adopted by a 6-0 vote of the Village of Glen Ellyn Plan Commission this 24th day of April 2025.



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

Meeting 5/27/2025 7:00 PM
Department: Public Works - Internal Services
Department Head: Dave Buckley
Category: Contract
Prepared By: John Hubsby

**AGENDA ITEM (ID
2025-456)**

DOC ID: 2025-456

Adopt Resolution No. 25-37, A Resolution Approving an Agreement with JLJ Contracting, Inc. for the Civic Center Garage 2025 Maintenance Repairs Project in the Not-to-Exceed Amount of \$86,068 including a 10% Contingency to be Expensed to the Parking Fund and Authorizing the Agreement's Execution (Public Works Director Buckley)

Statement of the Issue:

Following an established ten-year asset management plan, Village staff is requesting approval of funding to perform the identified scope of work for repairs and maintenance to the Civic Center Garage.

Analysis:

The Civic Center Garage is a precast, five (5) level structure that contains two hundred and seventy-seven (277) parking spaces and opened in May of 2021. The structure is intended to be a long-term asset, providing parking for Village staff, the public, and other applicable groups. An initial condition assessment of the structure was performed in 2022 and an asset management plan (AMP) was provided in early 2023 that outlined a ten (10) year maintenance plan. Each spring, an inspection is performed by an engineering consultant to identify any needed repairs and outline any preventative maintenance items to develop a scope of work for the year. Repairs could include items like addressing cracking in the precast concrete of the floor and walls or replacement of expansion joints. Maintenance can cover items like the application of sealant to constructing joints and concrete surfaces or work on electrical and mechanical systems.

Budget Impact:

The Parking Fund (53000-520970) included a \$75,000 budget estimate for the work to be done in 2025. A bid was prepared and distributed by Walker Consultants after they performed the annual inspection to define the scope of work. There were five (5) bids received with the low bid coming from JLJ Contracting at \$78,260. Adding in a ten percent (10%) contingency, the total for the project this year would be \$86,086. There are sufficient dollars in the Parking Fund to cover the amount. JLJ was the company that performed the first year of maintenance in 2023 and completed that work on time and on budget. This year's total is higher due to the concrete sealant being put down, comprising almost sixty percent (60%) of the total cost. This treatment is only required intermittently and the application of that sealant is in the ideal window given the age of the structure.

Contribution to Strategic Plan

Strategic Priority: Infrastructure; Action: Executive the Capital Improvement Plan (CIP) including IT improvements, facility improvements, and equipment replacement

Action Requested:

Adopt the Resolution.

Attachments:

1. Resolution - JLJ Contracting
2. Agreement w/JLJ
3. Glen Ellyn Bid Review Letter
4. 2025 CC Garage Scope of Work



Village of Glen Ellyn

Resolution No. 25-XX

**A Resolution Approving an Agreement with JLJ Contracting,
Inc. for the Civic Center Garage 2025 Maintenance
Repairs Project for the Not-to-Exceed Amount of
\$86,086 Including a 10% Contingency to be Expensed to the
Parking Fund and Authorizing the Agreement's Execution**

**Adopted by the
Village President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois
This 27th Day of May, 2025.**

Resolution No. 25-XX

A Resolution Approving an Agreement with JLJ Contracting, Inc. for the Civic Center Garage 2025 Maintenance Repairs Project for the Not-to-Exceed Amount of \$86,086.00 Including a 10% Contingency to be Expensed to the Parking Fund and Authorizing its Execution

BE IT RESOLVED by the 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 Agreement with JLJ Contracting, Inc. (“Agreement”) for the Civic Center Garage 2025 Maintenance Repairs Project for the total not-to-exceed amount of \$86,086.00 including a 10% contingency to be expensed to the Parking Fund is approved and the Village Manager is authorized to execute the Agreement in substantially the form attached subject to the review and approval of the Village Attorney.

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

Adopted by the Village President and Board of Trustees of the Village of Glen Ellyn, Illinois, this 27th day of May, 2025.

Voting	Ayes	Nays	Abstain	Absent
Desai Bhagwakar				
Simon				
Thompson				
Kalinich				
Szymanski				
Christiansen				
Burket				

Approved by the Village President of the Village of Glen Ellyn, Illinois this 27th day of May, 2025.

James Burket, Village President

ATTEST

Caren Cosby, Village Clerk

 AIA® Document A101® – 2017**Standard Form of Agreement Between Owner and Contractor** where the basis of payment is a Stipulated Sum

AGREEMENT made as of the twentieth day of May in the year 2025
(In words, indicate day, month and year.)

BETWEEN the Owner:
(Name, legal status, address and other information)

Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137
Attn: John Hubskey
jhubskey@glenellyn.org

and the Contractor:
(Name, legal status, address and other information)

JLJ Contracting, Inc.
2748 S 21st Ave
Broadview, IL 60155
Attn: John Orban
(708) 343-3340

for the following Project:
(Name, location and detailed description)

Village of Glen Ellyn
Civic Center Parking Garage
2025 Maintenance Repairs

The Architect:
(Name, legal status, address and other information)

Walker Consultants
2895 Greenspoint Parkway
Suite 600
Hoffman Estates, IL 60169
Attn: John Morgan
JMorgan@walkerconsultants.com
The Owner and Contractor agree as follows.

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

The parties should complete A101®–2017, Exhibit A, Insurance and Bonds, contemporaneously with this Agreement. AIA Document A201®–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

Init.

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User Notes:

TABLE OF ARTICLES

1	THE CONTRACT DOCUMENTS
2	THE WORK OF THIS CONTRACT
3	DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
4	CONTRACT SUM
5	PAYMENTS
6	DISPUTE RESOLUTION
7	TERMINATION OR SUSPENSION
8	MISCELLANEOUS PROVISIONS
9	ENUMERATION OF CONTRACT DOCUMENTS

EXHIBIT A INSURANCE AND BONDS

ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary, and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement, and Modifications issued after execution of this Agreement, all of which form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral. An enumeration of the Contract Documents, other than a Modification, appears in Article 9.

ARTICLE 2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others.

ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 3.1 The date of commencement of the Work shall be:

(Check one of the following boxes.)

- ☒ The date of this Agreement.
- ☐ A date set forth in a notice to proceed issued by the Owner.
- ☐ Established as follows:
(Insert a date or a means to determine the date of commencement of the Work.)

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of this Agreement.

§ 3.2 The Contract Time shall be measured from the date of commencement of the Work.

§ 3.3 Substantial Completion

§ 3.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Contractor shall achieve Substantial Completion of the entire Work:

(Check one of the following boxes and complete the necessary information.)

Init.

/

[] Not later than () calendar days from the date of commencement of the Work.

[X] By the following date: June 25, 2025

§ 3.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Contractor shall achieve Substantial Completion of such portions by the following dates:

Portion of Work
N/A

Substantial Completion Date

§ 3.3.3 If the Contractor fails to achieve Substantial Completion as provided in this Section 3.3, liquidated damages, if any, shall be assessed as set forth in Section 4.5.

ARTICLE 4 CONTRACT SUM

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be seventy eight thousand two hundred sixty dollars and zero cents (\$78,260), subject to additions and deductions as provided in the Contract Documents.

§ 4.2 Alternates

§ 4.2.1 Alternates, if any, included in the Contract Sum:

Item
N/A

Price

§ 4.2.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Agreement. Upon acceptance, the Owner shall issue a Modification to this Agreement.
(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item
N/A

Price

Conditions for Acceptance

§ 4.3 Allowances, if any, included in the Contract Sum:
(Identify each allowance.)

Item
N/A

Price

§ 4.4 Unit prices, if any:

(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item

Units and Limitations

Price per Unit (\$0.00)

Exhibit A – Village of Glen Ellyn
Civic Center Parking Garage Bid Form

§ 4.5 Liquidated damages, if any:

(Insert terms and conditions for liquidated damages, if any.)

N/A

§ 4.6 Other:

(Insert provisions for bonus or other incentives, if any, that might result in a change to the Contract Sum.)

N/A

ARTICLE 5 PAYMENTS

§ 5.1 Progress Payments

§ 5.1.1 Based upon Applications for Payment submitted to the Architect by the Contractor and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

§ 5.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month.

§ 5.1.3 Provided that an Application for Payment is received by the Architect not later than the 5th day of a month, the Owner shall make payment of the amount certified to the Contractor not later than the 15th day of the next month. If an Application for Payment is received by the Architect after the application date fixed above, payment of the amount certified shall be made by the Owner not later than sixty(60) days after the Architect receives the Application for Payment.

(Federal, state or local laws may require payment within a certain period of time.)

§ 5.1.4 Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work. The schedule of values shall be prepared in such form, and supported by such data to substantiate its accuracy, as the Architect may require. This schedule of values shall be used as a basis for reviewing the Contractor's Applications for Payment.

§ 5.1.5 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

§ 5.1.6 In accordance with AIA Document A201™–2017, General Conditions of the Contract for Construction, and subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

§ 5.1.6.1 The amount of each progress payment shall first include:

- .1 That portion of the Contract Sum properly allocable to completed Work;
- .2 That portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction, or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing; and
- .3 That portion of Construction Change Directives that the Architect determines, in the Architect's professional judgment, to be reasonably justified.

§ 5.1.6.2 The amount of each progress payment shall then be reduced by:

- .1 The aggregate of any amounts previously paid by the Owner;
- .2 The amount, if any, for Work that remains uncorrected and for which the Architect has previously withheld a Certificate for Payment as provided in Article 9 of AIA Document A201–2017;
- .3 Any amount for which the Contractor does not intend to pay a Subcontractor or material supplier, unless the Work has been performed by others the Contractor intends to pay;
- .4 For Work performed or defects discovered since the last payment application, any amount for which the Architect may withhold payment, or nullify a Certificate of Payment in whole or in part, as provided in Article 9 of AIA Document A201–2017; and
- .5 Retainage withheld pursuant to Section 5.1.7.

§ 5.1.7 Retainage

§ 5.1.7.1 For each progress payment made prior to Substantial Completion of the Work, the Owner may withhold the following amount, as retainage, from the payment otherwise due:

(Insert a percentage or amount to be withheld as retainage from each Application for Payment. The amount of retainage may be limited by governing law.)

10% Ten Percent

§ 5.1.7.1.1 The following items are not subject to retainage:

Init.

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User Notes:

(Insert any items not subject to the withholding of retainage, such as general conditions, insurance, etc.)

N/A

§ 5.1.7.2 Reduction or limitation of retainage, if any, shall be as follows:

(If the retainage established in Section 5.1.7.1 is to be modified prior to Substantial Completion of the entire Work, including modifications for Substantial Completion of portions of the Work as provided in Section 3.3.2, insert provisions for such modifications.)

N/A

§ 5.1.7.3 Except as set forth in this Section 5.1.7.3, upon Substantial Completion of the Work, the Contractor may submit an Application for Payment that includes the retainage withheld from prior Applications for Payment pursuant to this Section 5.1.7. The Application for Payment submitted at Substantial Completion shall not include retainage as follows:

(Insert any other conditions for release of retainage upon Substantial Completion.)

N/A

§ 5.1.8 If final completion of the Work is materially delayed through no fault of the Contractor, the Owner shall pay the Contractor any additional amounts in accordance with Article 9 of AIA Document A201–2017.

§ 5.1.9 Except with the Owner’s prior approval, the Contractor shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the site.

§ 5.2 Final Payment

§ 5.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

- .1 the Contractor has fully performed the Contract except for the Contractor’s responsibility to correct Work as provided in Article 12 of AIA Document A201–2017, and to satisfy other requirements, if any, which extend beyond final payment; and
- .2 a final Certificate for Payment has been issued by the Architect.

§ 5.2.2 The Owner’s final payment to the Contractor shall be made no later than 30 days after the issuance of the Architect’s final Certificate for Payment, or as follows:

N/A

§ 5.3 Interest

Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.

(Insert rate of interest agreed upon, if any.)

0% Zero Percent

ARTICLE 6 DISPUTE RESOLUTION

§ 6.1 Initial Decision Maker

The Architect will serve as the Initial Decision Maker pursuant to Article 15 of AIA Document A201–2017, unless the parties appoint below another individual, not a party to this Agreement, to serve as the Initial Decision Maker.

(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)

N/A

§ 6.2 Binding Dispute Resolution

For any Claim subject to, but not resolved by, mediation pursuant to Article 15 of AIA Document A201–2017, the method of binding dispute resolution shall be as follows:

Init.

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User Notes:

(Check the appropriate box.)

- ☒ Arbitration pursuant to Section 15.4 of AIA Document A201–2017
- ☐ Litigation in a court of competent jurisdiction
- ☐ Other (*Specify*)

If the Owner and Contractor do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.

ARTICLE 7 TERMINATION OR SUSPENSION

§ 7.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A201–2017.

§ 7.1.1 If the Contract is terminated for the Owner’s convenience in accordance with Article 14 of AIA Document A201–2017, then the Owner shall pay the Contractor a termination fee as follows:

(Insert the amount of, or method for determining, the fee, if any, payable to the Contractor following a termination for the Owner’s convenience.)

N/A

§ 7.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201–2017.

ARTICLE 8 MISCELLANEOUS PROVISIONS

§ 8.1 Where reference is made in this Agreement to a provision of AIA Document A201–2017 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 8.2 The Owner’s representative:

(Name, address, email address, and other information)

John Hubskey
jhubskey@glenellyn.com
City of Glen Ellyn
30 South Lambert Road
Glen Ellyn, IL 60137

§ 8.3 The Contractor’s representative:

(Name, address, email address, and other information)

John Orban
(708) 343-3340
JLJ Contracting, Inc.
2748 S 21st Ave
Broadview, IL 60155

§ 8.4 Neither the Owner’s nor the Contractor’s representative shall be changed without ten days’ prior notice to the other party.

§ 8.5 Insurance and Bonds

§ 8.5.1 The Owner and the Contractor shall purchase and maintain insurance as set forth in AIA Document A101™–2017, Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum, Exhibit A, Insurance and Bonds, and elsewhere in the Contract Documents.

Init.

§ 8.5.2 The Contractor shall provide bonds as set forth in AIA Document A101™–2017 Exhibit A, and elsewhere in the Contract Documents.

§ 8.6 Notice in electronic format, pursuant to Article 1 of AIA Document A201–2017, may be given in accordance with a building information modeling exhibit, if completed, or as otherwise set forth below:
(If other than in accordance with a building information modeling exhibit, insert requirements for delivering notice in electronic format such as name, title, and email address of the recipient and whether and how the system will be required to generate a read receipt for the transmission.)

N/A

§ 8.7 Other provisions:

N/A

ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS

§ 9.1 This Agreement is comprised of the following documents:

- .1 AIA Document A101™–2017, Standard Form of Agreement Between Owner and Contractor
- .2 AIA Document A201™–2017, General Conditions of the Contract for Construction
- .3 Building information modeling exhibit, dated as indicated below:
(Insert the date of the building information modeling exhibit incorporated into this Agreement.)

.4 Drawings

Number	Title	Date
See Exhibit C	Drawings	5/14/25

.5 Specifications

Section	Title	Date	Pages
See Exhibit B	Specifications	5/14/25	1-168

.6 Addenda, if any:

Number	Date	Pages
--------	------	-------

Portions of Addenda relating to bidding or proposal requirements are not part of the Contract Documents unless the bidding or proposal requirements are also enumerated in this Article 9.

- .7 Other Exhibits:
(Check all boxes that apply and include appropriate information identifying the exhibit where required.)

☐ AIA Document E204™–2017, Sustainable Projects Exhibit, dated as indicated below:
(Insert the date of the E204-2017 incorporated into this Agreement.)

☐ The Sustainability Plan:

Title	Date	Pages
-------	------	-------

☐ Supplementary and other Conditions of the Contract:



.8	Other documents, if any, listed below: <i>(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201™–2017 provides that the advertisement or invitation to bid, Instructions to Bidders, sample forms, the Contractor’s bid or proposal, portions of Addenda relating to bidding or proposal requirements, and other information furnished by the Owner in anticipation of receiving bids or proposals, are not part of the Contract Documents unless enumerated in this Agreement. Any such documents should be listed here only if intended to be part of the Contract Documents.)</i>
----	---

This Agreement entered into as of the day and year first written above.

OWNER <i>(Signature)</i>
Mark Franz, Village Manager
<i>(Row deleted)</i>

CONTRACTOR <i>(Signature)</i>
John Orban, President

Additions and Deletions Report for AIA® Document A101® – 2017

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 15:31:23 ET on 05/20/2025.

PAGE 1

AGREEMENT made as of the twentieth day of May in the year 2025

...

Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137
Attn: John Hubsy
jhubsy@glenellyn.org

...

JLJ Contracting, Inc.
2748 S 21st Ave
Broadview, IL 60155
Attn: John Orban
(708) 343-3340

...

Village of Glen Ellyn
Civic Center Parking Garage
2025 Maintenance Repairs

...

Walker Consultants
2895 Greenspoint Parkway
Suite 600
Hoffman Estates, IL 60169
Attn: John Morgan
JMorgan@walkerconsultants.com

PAGE 2

☐ ☒ The date of this Agreement.

PAGE 3

☐ ☒ By the following date: June 25, 2025

...

N/A

...

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be (\$—), seventy eight thousand two hundred sixty dollars and zero cents (\$78,260), subject to additions and deductions as provided in the Contract Documents.

...

N/A

...

N/A

...

N/A

...

Exhibit A – Village of Glen Ellyn
Civic Center Parking Garage Bid Form

...

N/A

...

N/A

PAGE 4

§ 5.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

month.

§ 5.1.3 Provided that an Application for Payment is received by the Architect not later than the 5th day of a month, the Owner shall make payment of the amount certified to the Contractor not later than the 15th day of the next month. If an Application for Payment is received by the Architect after the application date fixed above, payment of the amount certified shall be made by the Owner not later than (~~—~~) sixty(60) days after the Architect receives the Application for Payment.

...

10% Ten Percent

PAGE 5

N/A

...

N/A

...

N/A

...

N/A

...

%—0% Zero Percent

...

N/A

PAGE 6

[—]—[X] Arbitration pursuant to Section 15.4 of AIA Document A201–2017

...

N/A

...

John Hubsby

...

City of Glen Ellyn
30 South Lambert Road
Glen Ellyn, IL 60137

...

John Orban
(708) 343-3340
JLJ Contracting, Inc.
2748 S 21st Ave
Broadview, IL 60155

PAGE 7

N/A

...

N/A

...

- .2** AIA Document A101™—2017, Exhibit A, Insurance and Bonds
.3 AIA Document A201™—2017, General Conditions of the Contract for Construction
.4 .3 Building information modeling exhibit, dated as indicated below:

...

.5 .4 Drawings

...

See Exhibit C

Drawings

5/14/25

~~.6~~ .5 Specifications

...

See Exhibit B

Specifications

5/14/25

1-168

~~.7~~ .6 Addenda, if any:

...

~~.8~~ .7 Other Exhibits:

PAGE 8

~~.9~~ .8 Other documents, if any, listed below:

This Agreement entered into as of the day and year first written above.

OWNER (Signature)

John Hubsby, Assistant Director

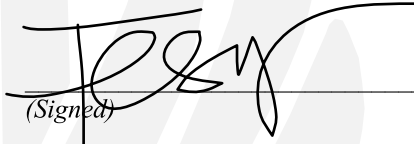
CONTRACTOR (Signature)

John Orban, President

Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, Tess Fisher, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 15:31:23 ET on 05/20/2025 under Order No. 4104248325 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A101™ – 2017, Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum, other than those additions and deletions shown in the associated Additions and Deletions Report.


(Signed)

Office Manager
(Title)

5/20/25
(Dated)



2895 Greenspoint Parkway, Suite 600
Hoffman Estates, IL 60169
847.697.2640

May 2, 2025

Mr. John Hubsby
Assistant Public Works Director
Village of Glen Ellyn
30 S. Lambert Road
Glen Ellyn, IL 60137

Re: *Bid Review for Glen Ellyn Civic Center Parking Structure*
2025 Maintenance Repairs
Glen Ellyn, Illinois
Walker Project No. 31-009085.30

Dear Mr. Hubsby:

We have reviewed the five bids that were submitted for the above-referenced project. Bids were received from the following five contractors: JLI Contracting Inc. (JLI), Western Specialty Contractors (Western), Ramirez Group, J. Gill and Company, and Golf Construction. We have determined that JLI has submitted the lowest qualified bid for the scope of work.

A summary of the received bids is as follows:

Contractor	Total Bid Amount
JLI Contracting Inc.	\$78,260.00
Western Specialty Contractors	\$86,888.00
Ramirez Group	\$88,800.00
J. Gill and Company	\$103,600.00
Golf Construction	\$106,496.00

The two lowest bids received were within the normal competitive range for a project of this size and type. Our review did not identify significant, obvious mathematical errors or discrepancies that should disqualify the low bidder, JLI. While comparing the two lowest bidders JLI and Western, the primary cost savings are occurring from the following items: general requirements, pressure washing the slab on ground, and painting work items. The two lowest bidders have previously demonstrated their ability to perform this type of work, therefore we recommend accepting the low bidder, JLI, for this project. A more detailed bid summary for each item is included at the end of this letter.



Additionally, we recommend a 10% Owner controlled contingency be reserved for other conditions or repair quantity increases that may be revealed in the repair process for a restoration project of this type. Therefore, we recommend that a construction contingency of approximately \$7,826.00 be included in the budget. This contingency is Owner controlled; therefore, the use of this money will not be allowed without expressed written consent from ownership through the change order process established in the construction documents.

We appreciate the opportunity to assist you with this project. Please do not hesitate to call if you have any questions.

Please see the attached bid breakdown for the three contractor bids received in Table 1.

Sincerely,

Walker Consultants, Inc., a Michigan corporation,
d/b/a Walker Consultants Engineering, Inc.

A handwritten signature in black ink, appearing to read "John S. Morgan, III".

John S. Morgan, III
Restoration Consultant

A handwritten signature in blue ink, appearing to read "Benjamin Gray".

Benjamin Gray
Restoration Engineer

Attachment Detailed Bid Summary

Table 1. Base Bid Summary for Glen Ellyn Civic Center Parking Structure 2025 Maintenance Repairs

Village of Glen Ellyn Civic Center Parking Garage - 2025 Maintenance Repairs
Walker Project Number 31-009085.30Construction Documents
May-25

41.2 LIST OF UNIT PRICES

BID TABULATION				JLJ Contracting, Inc.		Western Specialty Contractors		Ramirez Group		J. Gill and Company		Golf Construction	
WI#	DESCRIPTIONS	UNITS	QUANTITY	Unit Cost	Extension	Unit Cost	Extension	Unit Cost	Extension	Unit Cost	Extension	Unit Cost	Extension
Civic Center Parking Garage													
1.0 GENERAL REQUIREMENTS													
1.1	General Requirements	L.S.	1	6,755.00	\$ 6,755.00	9,210.00	\$ 9,210.00	6,000.00	\$ 6,000.00	9,400.00	\$ 9,400.00	30,000.00	\$ 30,000.00
1.2	Concrete Formwork												
1.3	Concrete Shores and Reshores												
1.4	Concrete Reinforcement												
1.5	Temporary Signage												
PART II: CONCRETE FLOOR/CEILING SURFACES													
2.0 FLOOR SURFACE PREPARATION													
2.1	Pressure Wash SOG	L.S.	1	2,500.00	\$ 2,500.00	4,350.00	\$ 4,350.00	2,990.00	\$ 2,990.00	5,222.00	\$ 5,222.00	2,500.00	\$ 2,500.00
3.0 CONCRETE FLOOR REPAIR													
3.11	Floor Repair - SOG	S.F.	6	75.00	\$ 450.00	142.00	\$ 852.00	80.00	\$ 480.00	300.00	\$ 1,800.00	250.00	\$ 1,500.00
7.0 CONCRETE WALL REPAIR													
7.1	Wall Repair	S.F.	35	185.00	\$ 6,475.00	180.00	\$ 6,300.00	95.00	\$ 3,325.00	150.00	\$ 5,250.00	175.00	\$ 6,125.00
8.0 PRECAST TEE BEAM REPAIR													
8.4	Tee Flange Repair	S.F.	5	200.00	\$ 1,000.00	223.00	\$ 1,115.00	175.00	\$ 875.00	750.00	\$ 3,750.00	200.00	\$ 1,000.00
11.0 CRACK AND JOINT REPAIR													
11.1	Seal Random Floor Cracks	L.F.	80	12.00	\$ 960.00	10.50	\$ 840.00	14.00	\$ 1,120.00	10.00	\$ 800.00	13.00	\$ 1,040.00
11.2	Construction Joint Sealant	L.F.	10	12.00	\$ 120.00	36.00	\$ 360.00	15.00	\$ 150.00	50.00	\$ 500.00	50.00	\$ 500.00
11.3	Vertical Joint Sealant	L.F.	10	15.00	\$ 150.00	24.00	\$ 240.00	15.00	\$ 150.00	50.00	\$ 500.00	50.00	\$ 500.00
11.4	Tee-to-Tee Joint Sealant	L.F.	210	14.00	\$ 2,940.00	14.00	\$ 2,940.00	16.00	\$ 3,360.00	14.00	\$ 2,940.00	20.00	\$ 4,200.00
11.7	Cove Sealant	L.F.	80	12.00	\$ 960.00	14.00	\$ 1,120.00	15.00	\$ 1,200.00	15.00	\$ 1,200.00	25.00	\$ 2,000.00
11.10	Reseal Pipe Penetration	EA.	6	15.00	\$ 90.00	103.00	\$ 618.00	55.00	\$ 330.00	165.00	\$ 990.00	100.00	\$ 600.00
11.11	Door Threshold Waterproofing	L.S.	2	500.00	\$ 1,000.00	630.00	\$ 1,260.00	325.00	\$ 650.00	500.00	\$ 1,000.00	1,225.00	\$ 2,450.00
15.0 PROTECTIVE SEALER													
15.1	Silane Sealer	S.F.	82200	0.55	\$ 45,210.00	0.53	\$ 43,566.00	0.60	\$ 49,320.00	0.59	\$ 48,498.00	0.48	\$ 39,456.00
37.3	Replace Door Hardware	EA.	1	850.00	\$ 850.00	2,400.00	\$ 2,400.00	500.00	\$ 500.00	500.00	\$ 500.00	1,050.00	\$ 1,050.00
37.4	Replace Hinge at Gate	L.S.	1	500.00	\$ 500.00	812.00	\$ 812.00	500.00	\$ 500.00	350.00	\$ 350.00	1,075.00	\$ 1,075.00
45.0 PAINTING													
45.1	Paint Traffic Markings	L.S.	1	6,500.00	\$ 6,500.00	7,650.00	\$ 7,650.00	12,500.00	\$ 12,500.00	17,200.00	\$ 17,200.00	10,000.00	\$ 10,000.00
45.5	Clean and Paint Precast Connection	EA.	5	150	\$ 750.00	350	\$ 1,750.00	300	\$ 1,500.00	250	\$ 1,250.00	150	\$ 750.00
45.6	Clean and Paint Bollard	EA.	7	150	\$ 1,050.00	215	\$ 1,505.00	550	\$ 3,850.00	350	\$ 2,450.00	250	\$ 1,750.00
Village of Glen Ellyn Civic Center Parking Garage - 2025 Maintenance Repairs				SUBTOTALS		\$ 78,260.00		\$ 86,888.00		\$ 88,800.00		\$ 103,600.00	

SPECIFICATIONS FOR

**VILLAGE OF GLEN ELLYN
CIVIC CENTER PARKING GARAGE
2025 MAINTENANCE REPAIRS**

APRIL 25, 2025 – ADDENDUM #1

WALKER PROJECT NO. 31-009085.30

GLEN ELLYN, ILLINOIS



WALKER
CONSULTANTS

Name of Bidder: _____

SECTION 00 43 10 – PROCUREMENT FORM SUPPLEMENTS

41.1 LIST OF PRICES

State Unit Prices on the following form:

GLEN ELLYN CIVIC CENTER PARKING GARAGE

WORK ITEM	DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	EXTENSION
1.0	GENERAL REQUIREMENTS				
1.1	General Requirements	L.S.	1		
1.2	Concrete Formwork				
1.3	Concrete Shores and Reshores				
1.4	Concrete Reinforcement				
1.5	Temporary Signage				
2.0	FLOOR SURFACE PREPARATION				
2.1	Pressure Wash SOG	L.S.	1		
3.0	CONCRETE FLOOR REPAIR				
3.11	Floor Repair - SOG	S.F.	6		
7.0	PRECAST TEE BEAM REPAIR				
7.1	Wall Repair	S.F.	35		
8.0	PRECAST TEE BEAM REPAIR				
8.4	Tee Flange Repair	S.F.	5		
11.0	CRACK AND JOINT REPAIR				
11.1	Rout and Seal Random Floor Cracks	L.F.	80		
11.2	Construction Joint Sealant	L.F.	10		
11.3	Vertical Joint Sealant	L.F.	10		
11.4	Tee-to-Tee Joint Sealant	L.F.	210		
11.7	Cove Sealant	L.F.	80		
11.10	Reseal Pipe Penetration	EA.	6		

VILLAGE OF GLEN ELLYN
CIVIC CENTER PARKING GARAGE
 2025 Maintenance Repairs
 Project Number 31-009085.30

Construction Documents
 April 2025

Name of Bidder: _____

WORK ITEM	DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	EXTENSION
11.11	Door Threshold Waterproofing	L.S.	2		
15.0	PROTECTIVE SEALER				
15.1	Silane Sealer	S.F.	82,200		
37.0	DOORS, FRAMES AND HARDWARE				
37.3	Replace Door Hardware	EA.	1		
37.4	Replace Hinge at Gate	L.S.	1		
45.0	PAINTING				
45.1	Paint Traffic Markings	L.S.	1		
45.5	Clean and Paint Precast Connection	EA.	5		
45.6	Clean and Paint Bollard	EA.	7		
	GRAND TOTAL				\$ _____

Abbreviations:

L.S. = Lump Sum
 L.F. = Lineal Foot
 S.F. = Square Foot
 EA. = Each



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

Meeting 5/27/2025 7:00 PM
Department: Public Works - Internal Services
Department Head: Dave Buckley
Category: Purchase
Prepared By: Rick Patsch

**AGENDA ITEM (ID
2025-457)**

DOC ID: 2025-457

Pursuant to Section 1-10-7 of the Glen Ellyn Village Code, Approve the Purchase of One Ford Police Interceptor Utility from Currie Motors Fleet in the Amount of \$49,461 through the Suburban Purchasing Cooperative Competitive Bidding Procedures to be Expensed to the Fiscal Year 2025 Equipment Services Capital Outlay - Vehicles Fund (Public Works Director Buckley)

Statement of the Issue:

The Glen Ellyn Police Department had a vehicle involved in a motor vehicle accident. This vehicle was deemed a total loss and now needs to be replaced.

Analysis:

On April 9, 2025, an officer operating patrol car #003 was involved in a traffic accident with another vehicle. The patrol car incurred heavy front-end damage with full airbag deployment. This car was inspected by a third-party group through our insurance. This vehicle was deemed a total loss and needs to be replaced. The Suburban Purchasing Cooperative (SPC) is a joint purchasing program sponsored by the DuPage Mayors & Managers Conference and represents 135 municipalities and townships in the Chicagoland region. The SPC has created specifications that mirror our specs, and they have completed the required competitive bidding process. The Village receives low bid pricing due to high volume group purchasing. The Village also saves on the time and costs to administer this process.

VENDOR	MAKE/MODEL	CONTRACT PRICE
Currie Motors	2025 Ford Police Interceptor Utility	\$49,461

Budget Impact:

This vehicle is not part of the current fiscal year 2025 Equipment Services Capital Outlay budget, as the vehicle is in the second of its four-year life cycle. The total cost of the vehicle is \$49,461, which will be expensed to the FY25 Equipment Services Capital Outlay - Vehicles Fund 65000-570155.

The Village's insurance will pay \$35,352. The Village's out-of-pocket cost for the vehicle is \$14,019, which is less than the two years of accumulated replacement funding (\$28,336). The savings of \$14,227 will remain in the fund and contribute to future Police vehicle purchases.

Contribution to Strategic Plan

Strategic Priority: Infrastructure; Initiative: Executive the Capital Improvement Plan (CIP) including IT improvements, facility improvements, and equipment replacement.

Action Requested:

Adopt the Motion.

Attachments:

1. PD Car #003



**2025 Ford Utility Interceptor
Contract #204**

\$47,615.00

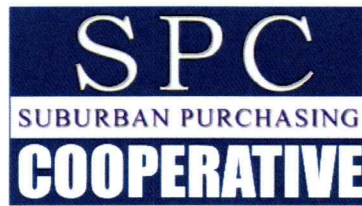


Currie Motors Fleet

Nice People to do Business With!

Order Cut-Off: TBD

2025 Model Year is Allocation Based upon Sales History and Subject to Commodity Restrictions



2025 Ford Utility Interceptor

\$47,615.00

Standard Features

MECHANICAL ● 3.3L Police-Calibrated V6 Direct-Injection Hybrid Engine System –Standard ● AWD Drivetrain Transmission – 10-speed automatic, police calibrated ● Lithium-Ion Battery Pack ● Brakes – Police calibrated high-performance regenerative braking system (Hybrid Only) ● 4-Wheel heavy-duty disc w/heavy-duty front and rear calipers ● Brake Rotors – large mass for high thermal capacity and calipers with large swept area. ● Electric Power-Assist Steering (EPAS) – Heavy-Duty ● DC/DC converter – 220-Amp ● Cooling System – Heavy-duty, Engine oil cooler and transmission oil cooler ● Engine Idle Hour Meter ● Powertrain mounts – Heavy-Duty ● Class III Trailer Hitch Receiver and (2) recovery hooks ● Class III Trailer Tow Lighting Package ● Wheels— Heavy-duty steel, vented with center cap— Full size spare tire w/TPMS ● 50-State Emissions System ● H8 AGM Battery ● **Engine Idle Control** ● Manual Police Pursuit Mode

EXTERIOR ● Antenna, Roof-mounted ● Cladding – Lower body-side cladding ● Door Handles – Black ● Exhaust, True Dual ● **Daytime Running Lamps – Configurable ON/OFF through instrument cluster** ● Door-Lock Cylinders (Front Driver / Passenger / Lift-gate) ● Glass – 2nd Row, Rear Quarter and Lift-gate Privacy Glass ● Grille – Black ● Headlamps – Automatic, LED Low-and-High-Beam ● Lift-gate – Manual 1-Piece – Fixed Glass w/Door-Lock Cylinder ● Mirrors – **Black Caps Power Electric Remote Heated Manual Folding with Integrated Spotter** ● Spare – Full size 18" Tire w/TPMS ● Spoiler – Painted Black ● Lift-gate Handle ● Tail lamps – LED ● Tires – 255/60R18 A/S BSW ● Wheel-Lip Molding – Black ● Wheels – 18" x 8.0 painted black steel with polished stainless steel hub cover ● Windshield – Acoustic Laminated ● **Rear Tail Light Housing**

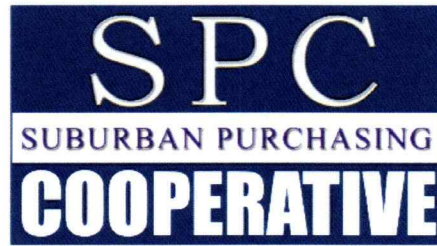
INTERIOR/COMFORT ● Cargo Hooks in cargo area ● Climate Control – Dual-Zone Electronic Automatic Temperature Control ● Door-Locks— Power ● Fixed Pedals (Driver Dead Pedal) ● Floor – Heavy-Duty Thermoplastic Elastomer ● Glove Box – Locking/non-illuminated ● Grab Handles ● Heated Sanitization Solution ● **Lift gate Release Switch located in overhead console (45 second timeout feature)** ● Lighting— Overhead Console— Red/White Task Lighting in Overhead Console— 3rd row overhead map light ● Mirror – Day/night Rear View ● Particulate Air Filter ● Power points – (1) First Row ● Rear-door closeout panels ● Rear-window Defrost ● Scuff Plates – Front & Rear ● Seats— 1st Row Police Grade Cloth Trim, Dual Front Buckets with reduced bolsters — 1st Row – Driver 6-way lower track (fore/aft. Up/down, tilt with manual recline, 2-way manual lumbar) — 1st Row – passenger 2-way manual track (fore/aft. with manual recline) — Built-in steel intrusion plates in both driver/passenger seatbacks — 2nd Row Vinyl, 35/30/35 Split Bench Seat (manual fold-flat, no tumble) ● Speed (Cruise) Control ● Speedometer –

Calibrated (includes digital readout) •Steering Wheel – Manual / Tilt / Telescoping, Speed Controls and 4 user – configurable latching switches Sun visors, color-keyed, non-illuminated •Universal Top Tray – Center of I/P for mounting aftermarket equipment •Windows, Power, 1-touch Up/Down Front Driver/Passenger-Side with disable feature • **Power Passenger Seat • Courtesy Lights Disabled • Rear Dome Light •Aux. Rear A/C**

SAFETY/SECURITY •Advance Trac® w/RSC® •Airbags, dual-stage driver & front-passenger, side seat, passenger-side knee, Roll Curtain Airbags and Safety Canopy®•Anti-Lock Brakes (ABS) with Traction Control • Brakes – Police calibrated high-performance regenerative braking system •Belt-Minder® (Front Driver / Passenger)•Child-Safety Locks •Individual Tire Pressure Monitoring System (TPMS)•LATCH (Lower Anchors and Tethers for Children) system on rear outboard seat locations •**Rearview Camera viewable on 8"Center Stack • Se at Belts, Pretensioner /Energy-Management System w/adjustable height in 1st Row •SOS Post-Crash Alert System™• Perimeter Alert • Remote Keyless Fob •BLIS •Cross Traffic Brake Assist •Pre-Collision Mitigation System •Reverse Sensing System**

Police Up-fit Friendly •Consistent 11-inch space between driver and passenger seats for aftermarket consoles (9-inch center console mounting plate)•Console mounting plate •Dash pass-thru opening for aftermarket wiring •Headliner- easy to service •Two (2) 50 amp battery ground circuits – power distribution junction block (repositioned behind 2nd row seat floorboard). • **Grill Wiring •100 Watt siren/Speaker Prep Kit**

Functional •Audio— AM/FM / MP3 Capable / Clock / 4-speakers— SYNC® interface — Includes hands-free voice command support — USB Port — (1) — 8" Color LCD Screen Center- Stack "Smart Display"• Easy Fuel® Capless Fuel-Filler •Fleet Telematics Modem to support Ford Pro™ Telematics •Front door tether straps (driver/passenger)•Power pigtail harness •Simple Fleet Key; 4-keys•Two-way radio pre-wire •Two (2) 50 amp battery power circuits – power distribution junction block (behind 2nd row passenger seat floorboard)•Wipers – Front Speed- Sensitive Intermittent; Rear Dual Speed Wiper •Up fitter Interface System •PAITRO output tied to lift gate release switch •3 Year 36,000 Mile Warranty-5 Year 100,000 mile Powertrain Warranty •Delivery under 75 miles



Models

☒	K8A	2025 Utility Interceptor Hybrid	47,615.00
☐			
☐			
☐			
☐			
☐			
☐			
☐			
☐			
☐			

OPTIONS-Mechanical/Functional

☒	99B-3.3L V-6 TI-VCT Motor NA with 99C Motor	-2661.00
☐	99C-3.0L Eco boost-NA w/ 65U	893.00
☐	76D-Deflector Plate (engine and transmission shield)	320.00
☒	41H-Block Heater	179.00
☐	18X-100 Watt Siren Speaker (includes bracket and pig tail)	329.00
☐	60R-Noise Suppression	94.00
☐	67U-Ultimate Wiring Kit	602.00
☐	67V-Connector Kit	188.00
☐	85D-Front Console Mounting Plate Delete (NA with 67H, 67U, 85R)	NC
☐	85R-Rear Mounting Plate (NA with 65U, 85D)	56.00
☒	67H Ready For the Road Package-OEM Lighting and Wiring Package	3,532.00
☒	18D-Global Lock/Unlock- Deletes 45 second Lift Gate Lock Release	N/C

Options-Exterior

☐	16P Rear Bumper Step Pad	94.00
☐	65L 18" Wheel Covers	65.00
☒	Keyed Alike CODE <u>1284X</u>	47.00
☐	942-Daytime Running Light-Cannot be Reprogrammed	47.00
☐	68G- Rear Door Locks Inoperable	N/C
☐	52P-Hidden Door Lock Plunger Includes 68G	150.00
☐	43A-Rear Auxiliary Lights	376.00
☐	96T-Rear Spoiler Traffic Light-Compatible with Interior Upgrade Package	1,410.00
☐	51P-Drivers Side Spot Light Prep	132.00
☐	51S-Dual Spot Lights-Unity	582.00
☐	51T-Drivers Spot Light-Whelen	394.00
☐	51V-Dual Spot Lights-Whelen	629.00
☐	51W-Dual Spot Prep	264.00
☐	51R-Drivers Side Unity Spot Light	N/C
☐	63B-Side Marker Lights	320.00
☐	63L-Quarter Glass Lights	546.00
☐	66A-Front Headlamp Package	846.00
☐	66B-Tail Lamp Package	405.00
☐	66C-Rear Light Package	432.00
☐	16D-Badge Delete	N/C
☒	21L Front Auxiliary Light	546.00

Options-Interior

☐	47E 12.1" Integrated Computer Screen	3,478.00
☐	63V Cargo Vault (Lockable Small Compartment)	253.00
☐	65U Interior Upgrade Package-Includes Civilian-Style Console /Carpet	367.00
☐	92R Solar Tint 2 nd Row (Deletes Privacy Glass)	85.00
☐	92G Solar Tint 2 nd Row and Cargo Area (Deletes Privacy Glass)	112.00
☐	87M 4" Rear Camera (1/4 size Picture in Picture in Upper Left Quadrant of Display)	N/C
☐		

☐	16C Carpet Floor Covering	141.00
☐	FW Ebony Cloth Seating	51.00
☐	90D Ballistic Door Panels (Level III +)-Driver Front Door Only	1495.00
☐	90E Ballistic Door Panels (Level III+)- Driver and Passenger Front Doors Only	2979.00
☐	90F Ballistic Door Panels (Level IV+)- Driver Front Door Only	2274.00
☐	90G Ballistic Door Panels (Level IV +)- Driver and Passenger Front Doors Only	4541.00
☐		
☐		

Exterior Colors

☐	E4-Vermillion Red	
☐	JS-Iconic Silver	
☐	LK-Dark Blue	
☐	LM-Royal Blue	
☐	M7-Carbonized Gray	
☐	TN-Silver Grey Metallic	
☐	UJ-Sterling Gray	
☒	UM-Agate Black	
☐	YZ-Oxford White	
☐		

Miscellaneous Options

☐	4-Corner LED Amber Strobes	1,395.00
☐	Rustproofing (Does Not Include Undercoating)	395.00
☐	Delivery Over 75 Miles	250.00
☐	Certificate of Origin (Customer to Complete Licensing)	N/C
☒	License and Title- Municipal <u>Municipal Police</u>	203.00
☐	Passenger Title and Plates	351.00
☐		

Title Name	Village Of Glen Ellyn
Title Address	30 S. Lambert Rd.
Title City	Glen Ellyn
Title Zip Code	60137
Contact Name	Rick Patsch
Phone Number	(630)547-5525
PO Number	
FIN CODE	QB855
Tax Exempt Number	E99974452
Total Dollar Amount	\$49,461.00
Delivery Address	30 S. Lambert Rd
	Glen Ellyn, IL 60137

***Orders Require Signed Original Purchase Order and Tax Exempt Letter Submitted to:**

Currie Motors Commercial Center

10125 W Laraway

Frankfort Il 60423

PHONE: (815) 412-3227

Tom Sullivan

tsullivan@curriemotors.com

Phone: (815)464-9200

Nic Cortellini

ncortellini@curriemotors.com

Production is based upon Plant Scheduling and Commodity Restrictions Subject to Cancellation

Payment Due at Time of Delivery



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

Meeting 5/27/2025 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Ordinance
Prepared By: Daniel Harper

**AGENDA ITEM (ID
2025-458)**

DOC ID: 2025-458

Adopt Ordinance No. 7193, An Ordinance Annexing Certain Territory Located at 21W508 Acorn Avenue to the Village of Glen Ellyn, Illinois 60137 (Community Development Director Henaghan)

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 filed with the Village a Petition for Annexation seeking to 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 limits by way of incorporated properties located both to the east and west of the property.

Analysis:

The property is currently located in unincorporated DuPage County but is subject to an annexation agreement that was approved by the Village Board of Trustees at their March 10, 2025 meeting.

The parcels are currently developed with one (1) single-family home. The Petitioners seek to develop the property by subdividing it into three (3) new single-family lots. The Petitioners will pay all standard permit and connection fees as applicable to make the utility connections. The properties will be subject to a future recapture agreement to reimburse the developers of the water and waste water extensions on 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. When annexed and subdivided, the Property will be given new Village addresses and 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.

Budget Impact:

The estimated impact on the Village's budget would be minimal.

Contribution to Strategic Plan

The annexation of the property would be 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 a high quality of life for neighborhoods.

Action Requested:

Adopt the Ordinance approving the annexation.

Attachments:

1. Ordinance - Annexation of 21W508 Acorn Avenue
2. Petition for Annexation
3. Plat of Annexation



Village of Glen Ellyn

Ordinance No. xxxx

**An Ordinance Annexing Certain Territory to the Village of Glen Ellyn, Illinois 60137
(21W508 Acorn Avenue, Glen Ellyn, Illinois 60137)**

**Adopted by the
Village President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois
This 27th Day of May, 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 May, 2025.

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

Ordinance No. _____

**An Ordinance Annexing Certain Territory to the Village of Glen Ellyn, Illinois 60137
(21W508 Acorn Avenue, Glen Ellyn, Illinois 60137)**

WHEREAS, Benjamin and Heather Raeder (“Owners”) are the owners of the property located 21W508 Acorn Avenue (P.I.N. 05-12-304-003, 05-12-304-004, 05-12-304-005 and 05-12-304-008) located in unincorporated DuPage County, legally described in Exhibit A, and depicted on the plat of annexation attached as Exhibit B (“Plat of Annexation”); and

WHEREAS, the property is contiguous to the corporate limits of the Village and is not within the corporate limits of any municipality; and

WHEREAS, the Owners have filed a duly executed petition for annexation seeking annexation of the Property to the Village, attached and incorporated herein as Exhibit C (“Annexation Petition”); and

WHEREAS, notice of the annexation has been delivered to all entities and officials as required by Section 7-1-1 of the Illinois Municipal Code, 65 ILCS 5/7-1-1; and

WHEREAS, the Owners and the Village desire to have the Property annexed to the Village pursuant to Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8; and

WHEREAS, it is deemed to be in the best interest of the Village of Glen Ellyn that said properties be annexed;

NOW THEREFORE, BE IT ORDAINED by the 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 and Exhibits. The foregoing recitals are hereby incorporated into, and made a part of, this Ordinance as findings of the Board of Trustees of the Village of Glen Ellyn. All exhibits attached to this Ordinance are incorporated by reference.

Section 2. Annexation Authority. The Property, including all adjacent rights of way, is hereby annexed to the Village of Glen Ellyn.

Section 3. Plat of Annexation Approved. The Plat of Annexation for the Subject Property attached hereto as Exhibit A is hereby approved. The Village President and Village Clerk are authorized to execute the Plat of Annexation on the Village's behalf, and the Village Manager or the Manager's designee is authorized and directed to take all further steps necessary to annex the Subject Property to the Village.

Section 4. Recording of Ordinance and Plat of Annexation. The Village Manager or the Manager's designee is authorized and directed to record in the Office of the DuPage County Recorder promptly after the effective date of this Ordinance, a certified copy of this Ordinance and the Plat of Annexation.

Section 5. Notices. The Village Manager or the Manager's designee is authorized and directed to notify the election authorities as defined in Section 7-1-1 of the Illinois Municipal Code, 65 ILCS 5/7-1-1, and the United States Post Office branches serving the Subject Property of the annexation of the Subject Property by registered or certified mail within 30 days after the effective date of this Ordinance.

Section 6. 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 7. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form, each in the manner provided by law.

[Remainder of Page Intentionally Left Blank]

Passed by the Village President and Board of Trustees of the Village of Glen Ellyn, Illinois
this 27th day of May 2025.

Voting	Ayes	Nays	Abstain	Absent
Desai Bhagwakar				
Christiansen				
Kalinich				
Simon				
Szymanski				
Thompson				
Burket (in case of a tie)				

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

James Burket, Village President

ATTEST

Caren Cosby, Village Clerk

EXHIBIT A

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. 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

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

Subscribed and sworn to before me this
21st day of August, 2024

[Signature]
NOTARY PUBLIC

JOSHUA ALANIZ
Official Seal
Notary Public - State of Illinois
My Commission Expires Mar 11, 2025

Signature: [Signature]
Print Name: Heather Raeder
Date: 8/21/24

Subscribed and sworn to before me this
21st day of August, 2024

[Signature]
NOTARY PUBLIC

JOSHUA ALANIZ
Official Seal
Notary Public - State of Illinois
My Commission Expires Mar 11, 2025

Signature: _____
Print Name: _____
Date: _____

Subscribed and sworn to before me this
_____ day of _____, 20____

NOTARY PUBLIC



PLAT OF ANNEXATION

LOTS 25 AND 26 IN GLEN OAK, A SUBDIVISION TOGETHER WITH THAT PART OF THE 50' RIGHT OF WAY OF ACORN AVENUE LYING BETWEEN THE EAST LINE OF LOT 25 OF GLEN OAK EXTENDED SOUTH TO THE SOUTH LINE OF ACORN AVENUE AND THE WEST LINE OF LOT 26 OF GLEN OAK EXTENDED SOUTH TO THE SOUTH LINE OF ACORN AVENUE; SAID GLEN OAK BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 13, 1913 AS DOCUMENT 110577, IN DUPAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS 21W508 ACORN AVENUE, GLEN ELLYN, DUPAGE COUNTY, ILLINOIS.

ILLINOIS PRAIRIE PATH
(FORMERLY AURORA, ELGIN AND CHICAGO RAILROAD)
UNSUBDIVIDED



VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

APPROVED BY THE PRESIDENT AND VILLAGE BOARD OF VILLAGE OF GLEN ELLYN, DUPAGE COUNTY, ILLINOIS, THIS ____ DAY OF ____ 2025.

SIGNED: _____ ATTEST: _____
VILLAGE PRESIDENT VILLAGE CLERK
ATTEST: _____
VILLAGE CLERK

I, _____ VILLAGE CLERK OF VILLAGE OF GLEN ELLYN, ILLINOIS DO HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY ORDINANCE DULY APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF GLEN ELLYN, AT ITS MEETING HELD ON ____ 2025, IN WITNESS WHEREOF I HAVE HEREUNTO SET THE SEAL OF THE VILLAGE OF GLEN ELLYN, ILLINOIS.

VILLAGE CLERK

VILLAGE CLERK

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

I HEREBY DEDICATE FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS, AND FACILITIES; AND I HEREBY ALSO RESERVE FOR THAT COMPANY OR COMPANIES WHICH HAVE BEEN GRANTED BY THE VILLAGE OR OTHER ENTITIES WITH THE POWER TO DO SO, FRANCHISES WITHIN THE VILLAGE FOR UTILITY SERVICES, INCLUDING NATURAL GAS, ELECTRICITY, TELEPHONE, WATER, SEWER, CABLE, AND OTHER SIMILAR ENTITIES THE EASEMENT PROVISIONS, WHICH ARE STATED ON THEIR STANDARD FORM, WHICH IS ATTACHED HERETO.

THIS IS TO CERTIFY, AS OWNERS OF THE PROPERTY DESCRIBED HEREIN AND LEGALLY DESCRIBED ON THE PLAT, THAT WE HAVE DETERMINED TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT EACH OF THE SUBJECT LOTS LIE WHOLLY WITHIN HIGH SCHOOL DISTRICT 87, GRADE SCHOOL DISTRICT 41, AND COLLEGE DISTRICT COLLEGE OF DUPAGE.

DATED AT GLEN ELLYN, ILLINOIS, THIS ____ DAY OF ____ 20____
BY: _____
BEN RAEDER
DATED AT GLEN ELLYN, ILLINOIS, THIS ____ DAY OF ____ 20____
BY: _____
HEATHER RAEDER

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/THEY SIGNED AND DELIVERED THE PLAT OF HIS/THEIR AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF ____ A.D.,

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

PREPARED FOR:
BEN & HEATHER RAEDER
21W508 ACORN AVENUE
GLEN ELLYN, ILLINOIS, 60137

SUBMITTED BY & RETURN TO
VILLAGE OF GLEN ELLYN
535 DUANE STREET
GLEN ELLYN, ILLINOIS 60137

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS AFORESAID ON THIS DAY OF ____ A.D. 20____ AT ____ O' CLOCK.

RECORDER OF DEEDS

LOTS 25 AND 26 OF THIS ANNEXATION HAVE BEEN DIVIDED TO CREATE FOUR (4) PARCELS DESCRIBED AS FOLLOWS:

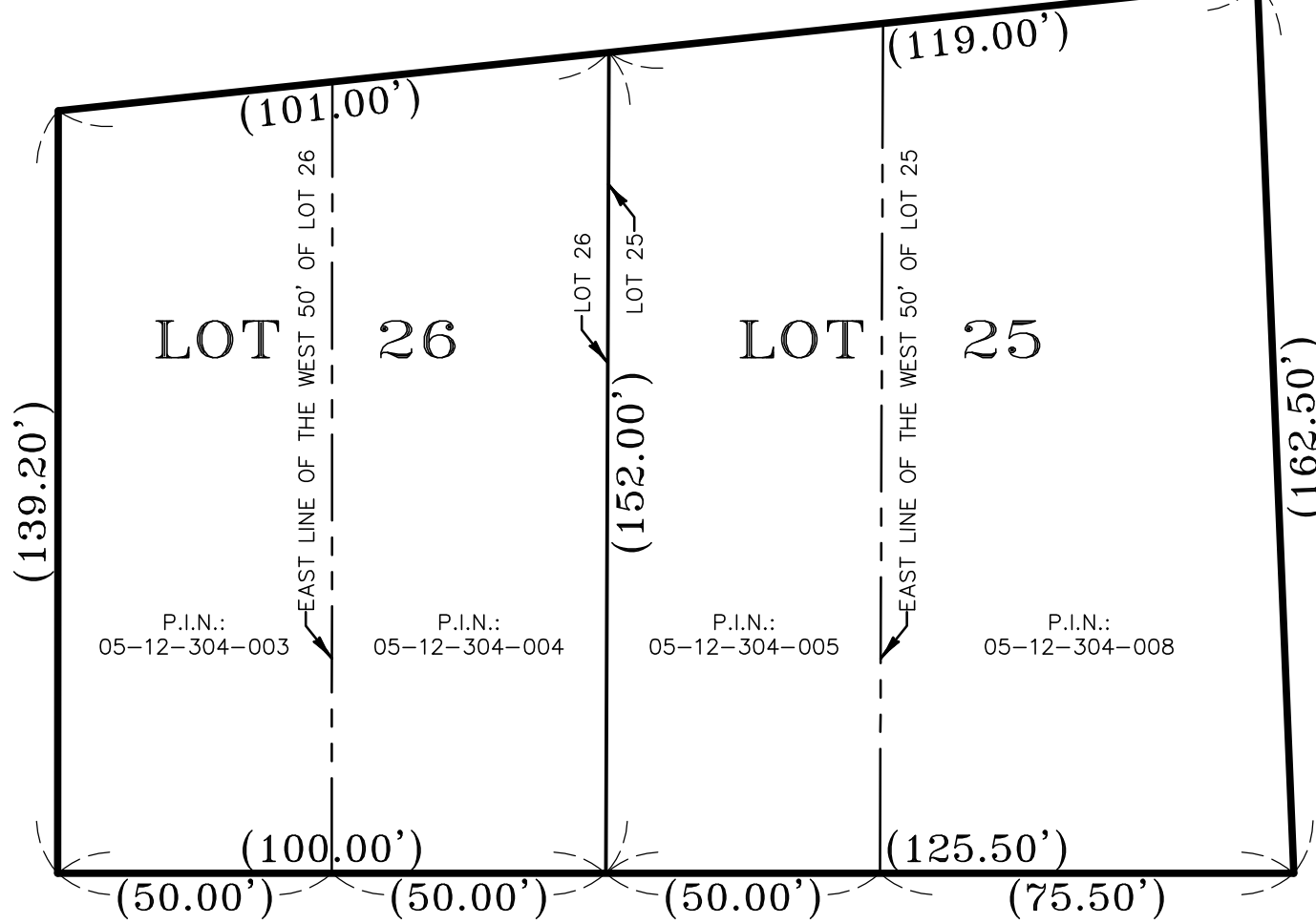
P.I.N.: 05-12-304-003
THE WEST 50.00' OF LOT 26 IN GLEN OAK, A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 13, 1913 AS DOCUMENT 110577, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-12-304-004
LOT 26 EXCEPT THE WEST 50.00' IN GLEN OAK, A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 10, 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.: 05-12-304-005
THE WEST 50.00' OF LOT 25 IN GLEN OAK, A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 10, 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.: 05-12-304-008
LOT 25 EXCEPT THE WEST 50.00' IN GLEN OAK, A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 13, 1913 AS DOCUMENT 110577, IN DUPAGE COUNTY, ILLINOIS.

DIAGRAM DEPICTING EXISTING P.I.N.S OF LOTS 25 & 26



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551 HAS PLATTED FROM PUBLIC RECORD THE PROPERTY DESCRIBED IN THE ABOVE CAPTION, AS SHOWN IN THE AFFIXED PLAT FOR THE PURPOSES OF ANNEXATION TO THE VILLAGE OF GLEN ELLYN AND THAT THE ANNEXED PLAT IS A CORRECT AND TRUE REPRESENTATION OF SAID PROPERTY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

GIVEN UNDER MY HAND AND SEAL AT CAROL STREAM, ILLINOIS THIS ____ 24th ____ DAY OF ____ February ____ A.D. ____ 2025 ____



BY: Allen D. Carradus
ALLEN D. CARRADUS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO.35-2551
MY LICENSE EXPIRES NOVEMBER 30, 2026

CARRADUS LAND SURVEY, INC. PROFESSIONAL DESIGN FIRM NO. 184-007086
FOR LAND SURVEYING & PROFESSIONAL ENGINEERING EXPIRES 04/30/2026

SURVEY NOTES

- All distances shown hereon are in feet and decimal parts thereof.
- Compare the Legal Description, Building Lines, and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
- Consult the local authorities for additional setback lines and restrictions not shown hereon.
- Compare all survey points and report any discrepancies immediately.
- Consult utility companies and municipalities prior to the start of any construction.
- All dimensions to and along the buildings as shown hereon are exterior foundation measurements.
- Do Not Assume distances from scaled measurements made hereon.

Date Of Field Work: 10/04/24	Drawn By: JW	PLAT OF ANNEXATION	Sheet
Scale: 1" = 20'	Checked By: EAC	21W508 ACORN AVENUE, GLEN ELLYN	1
Plat Bk Pg: 48-00	Approved: ADC	VILLAGE OF GLEN ELLYN, DUPAGE COUNTY, ILLINOIS.	
Date: 12/13/24	Revision: 12/13/24	Prepared For: BEN RAEDER	of 1
02/24/25	REVISE PER VILLAGE COMMENTS	Prepared By: CARRADUS LAND SURVEY, INC.	Project #
	REVISE PER VILLAGE COMMENTS	191 S. Gary Avenue Suite 180, Carol Stream Illinois, 60188	40848
		(630) 588-0416 (FAX) 653-7682 OFFICE@CARRADUSLANDSURVEY.COM	



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

Meeting 5/27/2025 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Ordinance
Prepared By: Daniel Harper

**AGENDA ITEM (ID
2025-459)**

DOC ID: 2025-459

Adopt Ordinance No. 7194, an ordinance granting approval of a Minor Plat of Subdivision for the properties located at the northeast corner of Cumnor Avenue and Acorn Avenue commonly known as 21W508 Acorn Avenue.

Statement of the Issue:

The property owners seek approval of a Minor Plat of Subdivision in accordance with Section 11-3-7 of the Subdivision Regulations Code in order to subdivide the existing four (4) parcels making up the property to create a total of three (3) lots.

Analysis:

The subject parcels are under common ownership and have a total combined area of 33,532 square feet between the four (4) lots. The properties are subject to an annexation agreement that was approved by the Village Board of Trustees at its March 10, 2025 meeting. As part of the annexation agreement, the properties are proposed to be re-subdivided into three (3) single-family lots that are to be developed with single-family homes in conformance with the R2 Residential District.

The applicants will be constructing their new personal home on lot 3 of the new subdivision. The Minor Plat of Subdivision and required plans have been reviewed by Village staff, and it has been determined that the three properties will be developed in conformance with the subdivision requirements as set forth in Section 11-3-7 of the Subdivision Regulations Code and 10-4-8 of the Zoning Code.

The Plan Commission held a public hearing to consider the application at its April 24, 2025, meeting. The Plan Commission voted 6-0 to recommend approval of the minor subdivision. The link to the Plan Commission packet of the April 24, 2025, meeting can be viewed [here](#).

Budget Impact:

The expected budget impact is minimal.

Contribution to 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 a high quality of life for

neighborhoods.

Action Requested:

Adopt the Ordinance.

Attachments:

1. Ordinance - Minor Subdivision of 21W508 Acorn Avenue
2. Minor Plat of Subdivision



Village of Glen Ellyn

Ordinance No. xxxx

**An Ordinance Granting Approval of a Minor Plat of Subdivision for the Properties
Located at the Northeast Corner of Cumnor Avenue and Acorn Avenue
Commonly Known as 21W508 Acorn Avenue, Glen Ellyn, Illinois 60137**

**Adopted by the
Village President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois
This 27th Day of May, 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 May, 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 Approval of a Minor Plat of Subdivision for the Properties
Located at the Northeast Corner of Cumnor Avenue and Acorn Avenue
Commonly Known as 21W508 Acorn Avenue, Glen Ellyn, Illinois 60137**

WHEREAS, Benjamin and Heather Raeder (“Owners”) are the owners of the property located at 21W508 Acorn Avenue, P.I.N. 05-12-304-003, 05-12-304-004, 05-12-304-005 and 05-12-304-008, legally described in Exhibit A, and depicted on the Minor Plat of Subdivision attached as Exhibit B (“Plat of Subdivision”); and

WHEREAS, the Owners have filed an application seeking approval of the Minor Plat of Subdivision in accordance with Section 11-3-7 of the Subdivision Regulations Code to create three (3) new properties; and

WHEREAS, the three (3) new lots proposed for the subdivision will be in conformance with the requirements of the R2-Residential Zoning District and in accordance with Section 11-4-1 of the Subdivision Regulations Code; 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 April 24, 2025 to consider the application; and

WHEREAS, the Plan Commission recommended that the Minor Plat of Subdivision attached to this Ordinance be approved by a vote of six (6) in favor and zero (0) against upon the close of the public hearing held on April 24, 2025, as reflected in the minutes of the public hearing, incorporated herein by reference as though fully set forth; and

WHEREAS, the Village President and Board of Trustees have reviewed the evidence, exhibits, and materials presented at the April 24, 2025, meeting of the Plan Commission and has considered the Recommendation of the Plan Commission; and

WHEREAS, the Village President and Board of Trustees have determined that granting the Minor Plat of Subdivision 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 11-3-10 of the Subdivision Code, Recommendation of the Plan Commission and this Ordinance; and

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

NOW THEREFORE, BE IT ORDAINED by the 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 minutes of the April 24, 2025 Plan Commission meeting 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. Minor Plat of Subdivision Granted. The application for approval of the Minor Plat of Subdivision set forth herein is granted subject to the terms and conditions set forth in the Plan Commission in this Ordinance, and that the subdivision substantially conform with the plans and testimony presented at the Plan Commission public hearing on April 24, 2025.

Section 4. 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 5. 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 11-6-7 of the Village's Subdivision Code.

Section 6. 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 7. 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
27th day of May 2025.

Voting	Ayes	Nays	Abstain	Absent
Desai Bhagwakar				
Christiansen				
Kalinich				
Simon				
Szymanski				
Thompson				
Burket (in case of a tie)				

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

James Burket, Village President

ATTEST

Caren Cosby, Village Clerk

EXHIBIT A

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. 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

EXHIBIT B

DRAFT MINUTES
Glen Ellyn Plan Commission Meeting
Thursday, April 24, 2025 at 7:00 PM
Glen Ellyn Civic Center
Galligan Board Room

A. Call to Order and Roll Call

Chairperson Tim Loftus called the meeting to order at 7:01 p.m. and explained the Plan Commission's function and operating procedure as an advisory body. He described the public hearing protocol including for public comment and announced that comments would be recorded.

Roll was called. Chairperson Loftus, Plan Commissioners Arango, Cooper, Morrison, Pesce and Dawson were present; Commissioner Brown, Wyant and Kreuzer were absent.

Also in attendance: Jennifer Hennigan, , Derrick Peebles Assistant Village Engineer, Daniel Harper, Planning Manager, Jordan Fraham, Associate Planner and Adriana Ohl Zamora, Recording Secretary.

B. Public Comment (non-agenda items)

There was no off-agenda audience comment.

C. Approval of Minutes

1. Review and Approval of the March 20,2025, Plan Commission Meeting Minutes

Commissioner Dawson moved to approve the minutes as amended and revised by the 2-page revision. Commissioner Pesche seconded the motion, and the motion passed by voice vote.

Motion to open the Public Hearing by Commissioner Arango, second by Commissioner Cooper. Motion passed by voice vote.

D. New Business

** Sworn In, Daniel Harper, Planning Manager, Village of Glen Ellyn prior to presenting the new business to the Planning Committee stated that there are no findings of fact with the first two items of new business**

1. Public Hearing-Minor Plat of Subdivision, Reader's Acorn Ave. Subdivision, 21W508 Acorn Ave.

Sworn in, Daniel Harper, Planning Manager for the Village of Glen Ellyn, presented on the following:

21W508 Acorn property located near northeast corner of Acorn and Cumnor Ave. intersection, is currently located in unincorporated DuPage County but are subject to an annexation agreement and will be zoned R2 Residential District upon annexation. Parcel is currently developed with 1 single family home.

Parcels have a combined area of 33,532 square feet between 4 lots. Subject to annexation agreement signed by Village Board Trustees on March 10, 2025 Village Board Meeting, the properties are proposed to be re-subdivided into 3 single family lots and will be connected to new village water and wastewater facilities that will be constructed along Acorn Ave. The applicants will be constructing their new personal home on lot 3 of the new subdivision.

Planning committee shown renderings of proposed minor plat of Subdivision Plans, aerial and zoning maps

The proposed minor plat of subdivision and required plans have been reviewed by village staff and have been determined that the three properties will be developed in conformance with the subdivision requirements as set forth in Section 11-3-7 of the Subdivision Regulations Code and 10-4-8 of the Zoning Code.

One unique feature is that they have very large storm management easements. Larger stormwater assessments required by village engineering. The applicants have been encouraged to coordinate with neighbor to east to ensure all of this work is in compliance with DuPage County Storm Water Management Ordinance.

It is the role of planning commission to review and propose the Minor Subdivision, and make a recommendation to the Village Board for approval, approval with conditions, or denial of the final plat. In reviewing the requested Minor Subdivision, the Commission should consider the criteria in Section 11-1-4 of the Subdivision Regulations Code

Commissioner Questions

Chairman Loftus- With the Neighboring property, which there is a big open land now, once all the houses are gone; They would not be required to fulfill the idea that they work stormwater plans with both sets of properties, is that correct?

Daniel Harper, Planning Manager, Village of Glen Ellyn- shown property map to board members and pointed out a property that was annexed to Village Jan 2025, stated that they are going to divide the property as well and are actually going to do a two lot split which was approved administratively by village Staff per subdivision code, they came to us and applied for annexation, applied for a subdivision two lot split and all corresponding engineering stormwater plans and as we were finalizing this, our applicant tonight came to us and said if we are connecting, doing utility lines and I am going to be part of a recapture agreement, I want to get ahead of it and be a part of it as well.

Chairman Loftus: he is going over and above what is required cause now we are going from two houses to five

Daniel Harper, Planning Manager, Village of Glen Ellyn- Correct

Commissioner Cooper- What is specifically the Planning Commission being asked to do and what are the factors and elements we should consider when making a determination?

Daniel Harper, Planning Manager, Village of Glen Ellyn- What the subdivision code requires is that the Plan Commission review the documents that I included in the application packet and find that it meets requirements of DuPage County Storm water ordinance, that they meet our subdivision code, our utilities and public improvement requirements and in my staff report it does show it meets all requirements. Part of the way the code is written is that the Plan Commission is to provide recommendation for approval or denial.

Petitioner-Sworn in Benjamin Raeder- Stated he currently lives in Bartlett with family and their intention is to build one of the homes on one of the lots for his family on lot 3, excited to join the Village.

Commissioner Dawson-On the easements for the utilities, are they going to be documented with reciprocal easement documents?

Daniel Harper, Planning Manager, Village of Glen Ellyn- The easement is dedicated when the plat is recorded with DuPage County.

No Written Comments received

Chairperson Loftus requested for a motion to close the public hearing. Commissioner Cooper motioned to close the public hearing, Commissioner Dawson seconded the motion, and the motion passed by voice vote.

DELIBERATION-

Chairman Loftus- I see no reason why we should oppose this petition.

Commissioner Cooper- I do want to state for the record that we heard evidence from the Village that the Petitioners have satisfied all of the requirements including storm water easements and other easements to warrant the granting of the proposed minor of the subdivision.

Commissioner Cooper made the Motion to Approve the proposed minor of subdivision, Seconded by Commissioner Dawson. The motion passed with six (6) votes yes.

Motion to open the Public Hearing by Commissioner Morrison second by Commissioner Arango. Motion passed by voice vote.

2. Public Hearing – College of DuPage Comprehensive Sign Update, 425 Fawell Blvd.

Sworn In Jordan Frahm, Associate Planner, Village of Glen Ellyn- College of DuPage submitted a permit application for a wall sign for the student resource center which was flagged due to the requested sign not being included in the currently approved COD master sign plan. Section 4-5-17 of the Village Sign Code establishes the CC - Community College district as a Special Sign District, which is granted in Section 4-5-18(G)1(c) which means that any property greater than 25 acres, of which is College of DuPage, has the ability to come up with a comprehensive sign plan that captures any kind of variations that they would need for number of signs or number of directional signs. First done in 1994, updated in 2001 and 2002 and most recent update in 2020, Ordinance No. 6770 on March 9, 2020. Mr. Frahm stated that the benefit is that it does not require individual variations on signs, just sets the number of signs and their locations and dimensions and that is what is approved for the zoning district. He stated that there are a few carryover variations that are requested into the next Ordinance:

1. Section 4-5-7(C) to grant the College of DuPage permission to display special event directional signs on the public right-of-way without written approval by the Village Manager.
2. Section 4-5-7(C) to allow the College of DuPage to display special event directional signs (right-of-way) three days in advance of an event instead of one day as required and to remove the sign the next business day after the conclusion of the event instead of immediately after as required.
3. To allow the College of DuPage to alter the wording and/or lettering of any sign shown on the Comprehensive Sign Plan provided such alterations are in substantial conformance with the College of DuPage Comprehensive Sign Plan on file in the Community Development Department, including the size of the sign lettering.

Continued by saying that the sign plan as submitted includes (7) previously omitted signs and then the (1) new sign on the Student Resource Center on vertical stack College of DuPage logo design with symbol and word mark.

Planned Sign for Student Resource, Maps of locations of all other signs including previously omitted were presented to Commissioners

Mr. Frahm continued by stating that on campus there are 72 signs in total, 38 site signs, 34 wall signs; totals over 10,000 square feet. Total square footage of all signs would be 10,000 and not 99 square feet as that does not account for all of the negative space, misreported on packet submitted.

We are asking you to make a recommendation for approval, approval with recommendations or recommendation of denial to an update on the College of DuPage Sign Plan.

Commissioner Morrison- Do you have corrected square footage of that particular sign?

Jordan Frahm, Associate Planner, Village of Glen Ellyn- yes, essentially it is going to be 27'4 by 10'1/2; about 300 square feet.

Commissioner Cooper- will this be in the lozenge signs put within the ellipses as the other COD signs are?

Associate Planner, Village of Glen Ellyn- So it would be a different style, this is so that the logo and lettering are their own individual signs on a track, not the typical signs that you see; the ovular lozenge shape, the big oval with the words pressed into it.

Commissioner Cooper- Will the sign be illuminated, was any notice given to residents north of Fawell

Jordan Frahm, Associate Planner, Village of Glen Ellyn- yes, it is.

Commissioner Cooper- Was any notice given to residents north of Fawell Boulevard concerning the sign?

Jordan Frahm, Associate Planner, Village of Glen Ellyn- Because this is a sign code application, we don't require the 350-foot residential notice.

Daniel Harper, Planning Manager, Village of Glen Ellyn- Staff did do the placards and newspaper notice as required by code.

Commissioner Cooper- the reason I ask these questions is because back in 2011, I was on a Village board when the College of DuPage took itself out of Village Jurisdictions and erected signs outside of the sign code and had large illuminated signs that largely upset residents, that lived north of Fawell Boulevard and I am somewhat concerned about having signs, a large 300 square foot sign that is illuminated for which no specific notice was given to neighbors who might be impacted. So that is my reason for asking these questions.

Commissioner Arango- Is the illumination of the sign we are talking about facing Fawell and on the Student Resource Center? Is that where it is going?

Daniel Harper, Planning Manager, Village of Glen Ellyn- It would be directed towards Fawell, and then when I was at the site, there are quite a lot of trees in the courtyard that should provide some screening.

Commissioner Arango- if there is no notification of additional illumination from the College, I fear we are going to have the same issue arise that we had with the Water Leaf sign along the curve of Fawell leading to the College and I think we would like to avoid that at all cost. I don't know how much illumination you are talking about, I don't know whether that has been addressed but there are people living in the raintree neighborhood that that affects.

Jordan Frahm, Associate Planner, Village of Glen Ellyn -With regards to the level of illumination and what that would contribute, what I can refer you to is, this is the Culinary and Hospitality Building here where the Water Leaf signs are, so just even on this map, just from a distance to the street and a distance to those properties, you can see that there is a considerable distance between the the newly proposed sign and existing Water Leaf sign.

Chairman Loftus- we did have comments 2 years ago when they did put up the Video Board for the MAC from the residents, if petitioner knows what the illumination levels are of this new sign, that would be helpful. Do you know the illumination levels and what the lighting on this particular sign are going to be?

Sworn In Petitioner Jay Gargon- Illumination level is standard; I don't have the actual number. I can look it up. It's the standard for all of our signs. This sign being green will not be as bright as the current signs, it will not be as bright.

Commissioner Arango- the Water Leaf sign, is silver, metal not a color and that was a big issue. I don't know if that needs to be presented to the surrounding area in lieu of putting that up or not but I don't know if we as Village we want to face that again.

Petitioner Jay Gargon- are you talking about the lighting along the curve on the grass?

Commissioner Arango- Which is no longer illuminated. Which is interesting, I don't think you want that to happen for the Student Center but I think we need to be concerned about the illumination of that and maybe something we need to know.

Petitioner Jay Gargon- We did engineer for a dimmable, so we can turn it down.

Commissioner Arango- Ok that is a good option.

Chairman Loftus- Well this like any sign would be limited to a 1 foot candle at the property line and the property line would be?

Daniel Harper, Planning Manager, Village of Glen Ellyn- About 760 feet from the sign.

Morrison- I have a question for staff, do you have a rendering of where the new sign will go on campus that you could show us, where it is in relation to the campus?

Jordan Frahm, Associate Planner, Village of Glen Ellyn - On previously submitted sign plans, they are given in dimensions and are not all provided with renderings so I and staff accepted this mapping of the sign visuals here as consistent with previous entries as sign plans.

Commissioner Dawson- We are being asked to give autonomy to College of DuPage for introducing directional signs for special events; does that allow for new signs in that nature for special events?

Jordan Frahm, Associate Planner, Village of Glen Ellyn - this would be for temporary signs, as permitted within the Glen Ellyn Code as event signs, banners for special events.

Commissioner Dawson- If College of DuPage wishes to have new signage, they would still have to come to the Village? This is not granting total autonomy?

Jordan Frahm, Associate Planner, Village of Glen Ellyn - yes, they would have to; this plan could be used for a planned building expansion, we could work in future looking signs into the plan, with conversations with College of DuPage that is not a requirement, they do not foresee any additional signage

Commissioner Dawson- to what degree can the Village make a comment on your advocacy for giving College of DuPage autonomy to make decisions on special event signs, where they do not have to come and state to the Village Manager.

Daniel Harper, Planning Manager, Village of Glen Ellyn - The way the Ordinance reads is that the College of DuPage has permission to display Special Event directional signage in the public right of way without the approval of the written approval of Village Manager, the second item allows for display of directional signs three days in advance of an event without advance notice if temporary, they are to remove the signs at the time of the event. That is all that it expresses, if they are doing any directional signage that is temporary, they do not need any Village involvement. But when it comes to the signs that are approved as the Comprehensive Sign Plan, so long as it meets substantial conformance to the plan, and keeps within the same frame they can change it without any of our involvement.

Commissioner Pesche- I understand on the curvature that's basically facing and probably within 100 yards from residential single-family homes. This is pretty much parallel to where the MAC is correct? And the MAC currently has signage up; does the Village receive complaints about lighting issues from the MAC?

Jordan Frahm, Associate Planner, Village of Glen Ellyn - I have not received any complaints in my tenure and in doing research for this, I did not encounter any.

Commissioner Pesche- this is set back further correct?

Petitioner Jay Gargon- Correct this is set back further and as far as any complaints, I am not aware of any.

Chairman Loftus- First of all the next question, I will ask after this, is why you need three days instead of one? But is any of this permission even on display signs part of the PUD that is about 20 years out of date; the Village PUD with COD; the County PUD with COD is more current. But as a former employee of College of DuPage, as Facilities Project Manager, one of my projects that got kind of lost by the wayside during COVID was to update the 20 year and reflect all of the buildings that do not show up on the Village PUD with COD, versus the County PUD. Is any of this part of the 20-year-old village PUD? Which signage is generally part of the PUD, temporary signage is part of a PUD from 20 years ago, if we are just updating a portion of it why

are we not updating the entire PUD? Which now we got a disjointed plan unit development with College of DuPage if we just do the sign portion of it verses all the missing buildings from the Village PUD.

Jordan Frahm, Associate Planner, Village of Glen Ellyn -my understanding is that this sign plan is its own governing document for the Community College Zoning district that is not within the PUD and if the campus isn't having large scale building developments, I don't know if opening and revisiting the full PUD is appropriate for adding a wall sign and considering this is per the sign code what is the process for, adding that sign is addressing the Comprehensive Sign Plan is what leads us here verses a larger more comprehensive site document.

Chairman Loftus- I do remember part of the requirements, this is back when Stacy was in your position, that was one of the requirements that we had to update the plat showing all new building, all the other upgrades that were made to the college by the County PUD to try an update that and if I remember correctly signage was part of that project but once COVID hit all the sudden it became a non-issue for the Village to follow through with it. That is why I ask the question because I have some insider knowledge of what happened a few years back. But then the next question for the Petitioners, what kind of hardship is it that you need 3-days to put a sign up, these are just sandwich boards, I am assuming they are sandwich boards that they get put on Park Blvd, on Lambert you know saying "parking here" , "here is the event" you have the video board that announces events and then my recollection or if I understood correctly and by driving by there, what's the hardship of only doing 1-day instead of 3-days?

Jordan Frahm, Associate Planner, Village of Glen Ellyn- If I could interject, the carry over variations for special events and everything were not a driving factor in the update for the plan, so I don't want to catch the Petitioner flat footed because I'm not sure if he even realizes that that was included within the scope of this document. But Jay if you would like to speak on needing special event signs.

Petitioner Jay Gargon- I cannot speak to why we want 3 days instead of one.

Commissioner Arango- I just have a clarification in the statement that was presented. Buildings that were built between 2010-2011, part of college expansion was not reflected in the 2020 comprehensive sign plan. That happened in 2010, 2011, 2020, the sign plan came about. Why was that not included?

Jordan Frahm, Associate Planner, Village of Glen Ellyn - I cannot speak to those omissions from 2020.

Commissioner Arango- Was that something that would have come before the Village again for approval?

Jordan Frahm, Associate Planner, Village of Glen Ellyn- not knowing when those signs were put in place or not having the institutional knowledge I don't know why they were omitted, but we are correcting that version of the Comprehensive Sign Plan, I know Jay worked diligently to document all of the signs onsite and those have been confirmed by staff onsite.

Commissioner Arango- Perhaps that goes back to the PUD question, that the Chairman presented, I just thought it was interesting that it was not reflected 10 years later.

Jordan Frahm, Associate Planner, Village of Glen Ellyn – I also thought it was interesting as well, we want to ensure that we are following best practices and trying to capture the site exactly as it is, it did draw my attention that there were so many signs omitted five years ago.

Chairman Loftus- for the display signage, correct me if I am wrong, I don't remember seeing that in the application packet anywhere, for the special event signage, how that came about? For the variation for the special event signage.

Daniel Harper, Planning Manager, Village of Glen Ellyn - that was part of the most recent 2020 Comprehensive Sign Plan where the temporary signage was included as part of that Ordinance, and the Village Staff saw no reason to remove it and it was not requested to be removed by the College of DuPage as well and so we were just carrying over already previously approved variations to allow for that stipulation to remain.

Jordan Frahm, Associate Planner, Village of Glen Ellyn- Which were carried over from the 2001, so that has been an Ordinance for the last 24 years, our apologies for that.

Chairman Loftus- I just didn't see that in the application, the application was for the new sign on SSC verses the other three sections here on display signs.

No Written Comment

Chairperson Loftus requested for a motion to close the public hearing. Commissioner Dawson motioned to close the public hearing, Commissioner Cooper seconded the motion, and the motion passed by voice vote.

Deliberation

Commissioner Cooper- my general attitude is that the last thing that constituents of Glen Ellyn like to see is to see one branch of government fighting, getting in the way of another branch of the government, so I would want to bend over backwards to not get in the way of College of DuPage which is a wonderful institution and a great part of our Village. I am concerned that neighbors whom this will impact, received no direct notification and an opportunity, could they have discovered it with some research that these things were going to change, yes but I am troubled that people who this will affect directly weren't given any notice. I do recall how upset our neighbors were who were impacted about the illumination of the College of DuPage that it changed the experience looking out their windows. I am concerned that we are increasing illumination without giving notice.

Commissioner Morrison- I did review all of these documents very carefully, I am glad that College of DuPage and Village staff are bringing the signs that are already existing to the Village so that we can formally put our check mark on them. Knowing where this new sign is going, and

hearing about the distance from Fawell Blvd., and knowing that there is a bunch of trees in that court yard are. I don't have any concerns that this new sign will be any more invasive than the existing signs.

Commissioner Arango- Living in the neighborhood, I kind of agree with you that it will not be any more invasive but to ride on the coattails of Commissioner Cooper, I think it might be advisable to let the residents know formally from the Village that this is what is going to happen. That the Village can respond to any comments, concerns that may be part of the residential area over there. I don't think as far away on The Student Center that it's going to be that it should be an issue, unlike Water Leaf which was across the street from these people's back yards but I do think that it would be in our best interest to at least advise them that new signage is going in from the Village and College so that I think the residents are aware that the Village is as equally as concerned.

Chairman Loftus- I think we had the same, the people were notified when MAC did the addition and the video board was put up, I think we had folks come in and talk at that time of the concern and I think we heard that the Village has not received any complaints from anybody to do an investigation on the video board on the side of the MAC.

Commissioner Arango- The Student Center is even going to be more removed from that but to do our due diligence, I think it would be advisable to at least let them know.

Chairman Loftus- Well we are an advisory board and I don't think that if we deny the variation the Village is going to make them take down all of the other signs.

Commissioner Arango- Nor do the Village really want them to.

Commissioner Dawson- as a recipient of education from College of DuPage, I consider it a huge asset of Glen Ellyn, outreach could have been stronger here and let's face it they had ample opportunity with the public facing signs to notify the public of this.

Chairman Loftus- I thought we heard that it is outside the range of notification for that, technically the Village was not required to notify.

Commissioner Morrison made the Motion to approve for the COD Comprehensive Sign Plan to be revised for 2025 inclusive of the (3) variations, Seconded by Commissioner Pecshe. *The motion passed by a roll call vote with all commissioners present voting "Yes". The motion passed with six (6) votes yes.*

Motion to open the Public Hearing by Commissioner Cooper second by Commissioner Arango. Motion passed by voice vote.

3. Public Hearing- Zoning Variations, Crescent/Glenwood Public Parking Lot, 455 Crescent Ave.

Derrick Peebles, Assistant Village Engineer, Village of Glen Ellyn, Public Works Dept.—
Presented slides on the parking lot background and project overview and 2 variation requests

Stated that it was originally constructed 1957 along with retaining wall along the south border with the railroad, 1 of 13 parking lots downtown, lot last resurfaced in 1997, did some pavement coring, got good life of surface pavement, 123 public parking spaces, west section is permit parking up to 11am, then general free parking. To the east northern row is 3-hour free public parking, southern is 6-hour parking which is paid using pay app. Across the street is the new apartment building.

Described the two needs, paving condition has reached its life and overall downtown streetscaping scheme. *Presented to Commissioners map of the street scaping phases which include:*

2022 first phase south of tracks, Second Phase was 2023, and Third Phase 2024, Relevant because the median between crescent Blvd., and parking lot t, was intended to be part of the Phase 2 & 3 but it got pulled because at the time the Phase 2 & 3 were being designed the future of the site particularly the old Machesney Grocery stores and what is now Glenwood Station was in construction and there were some downtown strategic plans that had even potential parking decks in this area, too many uncertainties of what was going happen and so this Crescent Parking Lot got pulled from the Streetscaping plans. We are calling this Phase 3.5 of the Streetscaping plan and filling in as we now know what the land use is in this area.

Derrick discussed the following Project enhancements-

Parking Space Length The existing parking lot parcel is curved and irregular in shape at the south side due to the presence of the curved railroad right-of-way. The end result is pinch points at the east and west end of the parking lots that limit the ability to meet minimum parking space length dimensions. This condition has existed since construction of the parking lot in 1957. The proposed design shows seventeen-foot (17'-0") long parking spaces for the northern parking row. The proposed design improves upon the existing dimensions and configuration by providing uniform spaces and eliminating the need for one-way traffic movement in the eastern portion of the lot. The proposed plan provides a two-foot (2'-0") overhang in the northern row to effectively meet the 19' minimum parking space length.

Landscape Islands With regard to the south row landscaped islands, the elevated nature of the Union Pacific Railroad (UPRR) property results in an existing retaining wall at the south side of the lot. This, combined with the mature tree screening between the lot and the railroad tracks (on UPRR property), and the compass orientation, results in a lack of sun in the southern row of the parking lot to support landscaping. With regard to the north row intermediate islands, there are no existing islands and feedback through the conceptual design was that two new pedestrian access points (shown on the plans) would be a higher and better use in place of landscaped islands for this public parking lot, given the extensive landscaping proposed along the length of the lot.

Discussed the pedestrian access improvements include wider sidewalk, street furniture in, crosswalks, flow improvements we are as part of design try to convert to perpendicular parking spots, making more uniform and parking lot lighting, tested lot and this is the darkest lot in the downtown area. The project will introduce 21ft tall parking lot lighting. Will supply Parking Lot compliant lighting, looking at smart lighting, in the process of meeting with different vendors on smart lighting with capability to dim over the night.

Chairman Loftus- Arms on the lighting, the arms are over the parking spaces?

Derrick Peebles, Assistant Village Engineer, Village of Glen Ellyn, Public Works Dept.- yes, they are.

Chairman Loftus- We didn't see any photometric on this but I am curious if one was done, what are lighting levels on the sidewalk?

Derrick Peebles, Assistant Village Engineer, Village of Glen Ellyn, Public Works Dept.- Photo metrics were done, and we are meeting all lighting standards and all the city village code light trespass, below the 3 for parking lot lighting. We do have side walk lighting that are coach lights, now on standalone posts and we will put on Arms at 12ft level.

Chairman Loftus- what is the temperature on proposed lighting?

Derrick Peebles, Assistant Village Engineer, Village of Glen Ellyn, Public Works Dept - 3,000 Kelvin was the target; the lot had to be lit from one side only as one side is railroad property.

Chairman Loftus- comparable to what we have on other main streets. Only question I had on lighting.

Derrick showed the Commissioners a map of the Crescent Parking lot and explained

Derrick went on to say that, the existing lot is pinched between existing Crescent Boulevard and the existing curved railroad right-of-way, limiting the ability to meet the minimum 19' parking space length in the northern row of parking, both under existing conditions and under the resurfaced parking lot conditions. The proposed configuration is an improvement upon existing conditions.

Stated that currently 123 current spaces, we are looking to increase to 124 spaces even with the widen island at end and with addressing the pinch points. Overall improvement from existing conditions in lot

He then described Variation 2, the landscape islands and stated that there has been some design iteration for this project. Project did get some vetting from the Capital Improvements Commission and then the board regarding the concepts. The Islands did get discussed, the southern row does not get sun and deemed to be impractical to put landscaping. We are really wanting to irrigate these areas and it is a whole different challenge to irrigation down to these areas because on one side we do get down to the railroad and it's a different matter to add

irrigation to a railroad right of way. Overall, capital improvements commission was not including landscape islands as high and better use to retain the parking.

With the North side, we are achieving landscape islands at end; concerns about too much landscaping in this lot initially, we have a pretty dense planting plan and pretty dense tree planting plan. High priority has been to screen this lot and so in looking at some functional aspects came up, with specifically the pedestrians using the lot, now as pedestrians, they are forced to walk through the driveways to get out to the sidewalk on Crescent Blvd. There are pedestrian cut throughs in the median, however they are not visible, they do break up the planters and we are retaining them and improving on those however there was a discussion at the Capital Improvements Commission to add accessible pedestrian access points that are quickly visible to someone being in the lot, walking down toward train station and having a ramp.

Exhibits were then shown to Commissioners

Chairman Loftus- With respect to handicap parking, is it equal to or less than?

Derrick Peebles, Assistant Village Engineer, Village of Glen Ellyn, Public Works Dept- equal too, not adding or decreasing, moving to more accessible locations. Currently 5 and will be restoring 5. Two EV spaces retained

Chairman Loftus- from code standpoint that meets or exceed?

Derrick Peebles, Assistant Village Engineer, Village of Glen Ellyn, Public Works Dept - yes

Chairman Cooper- Looking at the slide, one of my concerns as I looked at this, in the shorter parking spaces is over to the far eastern portion on the 3 handicap slots, the parking lot is the most-narrow, handicap spots are 17ft, I was concerned with people entering through the far-right entrance way and clipping the cars?

Derrick Peebles, Assistant Village Engineer, Village of Glen Ellyn, Public Works Dept.- That is an exit was only. We will have additional signage reinforcing as one way only. I will point out there are some other improvements going on and right now the access point is not accessible and we are reconstructing that area. That is also why we are bumping in median and landscape island will provide more protection, the existing spaces over here are 17 feet as well.

Commissioner Dawson- on the far eastern exit, does this plan with the resurfacing and layout improve the width of the exit?

Derrick Peebles, Assistant Village Engineer, Village of Glen Ellyn, Public Works Dept - it is, the radii are improving, and I believe it's a fair question and I don't know that I have that on hand in the latest iteration but there was an addition to shifting a little bit there was a bit of a widening.

Chairman Loftus- other than exit only, are there any other restrictions on from all three exits? Any right turn only?

Derrick Peebles, Assistant Village Engineer, Village of Glen Ellyn, Public Works Dept – There are currently non-existing and non-proposed. Generally, I have not seen a lot of issues so no current restrictions, we worked with police on the site plans, we could always adjust if any items do come up.

Chairman Loftus- Reason why I ask is that the only stop sign on Crescent is going south on Glenwood, basically a nonstop street from Prospect all the way to Main.

Derrick Peebles, Assistant Village Engineer, Village of Glen Ellyn, Public Works Dept – That was discussed with Police and Public Works as far as during construction this was a 4 way stop, really made sense to stop people; there is a know we have to keep an eye on it but the desire was to restore the conditions that existed before. The discussion leaned to retaining the through traffic on Crescent. But with a note that if we have issues, it is something that we can revisit.

Chairman Morrison-I wanted to give Kudos to the Staff Village, I park in this parking lot a lot, I think these are some really nice improvements both aesthetic and also pedestrian safety, I saw that you are adding bollards on sidewalk and also just making the lot safer for cars as well as pedestrians trying from there to all the shops, so thank you it's a nice project.

Written comment:

No comments

Chairperson Loftus requested for a motion to close the public hearing. Commissioner Dawson motioned to close the public hearing, Commissioner Morrison seconded the motion, and the motion passed by voice vote.

Deliberation

Commissioner Cooper made the Motion to approve the variations, 10-5-8 (H) to allow zero landscape islands for every twenty consecutive parking spaces in a row in lieu of the required five landscape islands and section 10-5-9(I) to allow parking spaces to be seventeen feet in length in lieu of the required nineteen feet in length. Seconded by Commissioner Morrison

The motion passed by a roll call vote with all commissioners present voting “Yes”. The motion passed with six (6) votes yes.

Motion to accept the Findings of Fact by Commissioner Cooper second by Commissioner Dawson. Motion passed by voice vote.

The motion passed by a roll call vote with all commissioners present voting “Yes”. The motion passed with six (6) votes yes.

E. Trustee Report

Trustee gave his report to the Commission as follows:

1. Glen Ellyn Park District held a Public Meeting at the Police Department Community Room and discussed the Master plan for Panfish Park. About 20 residents, Village Link Staff, Myself and Nate Troia, Director of Development was there. Explained a lot about the transition of the Village of Park District have our agreement, approved by both boards, it includes US Bank site, Panfish Park and Manor Woods. There is going to be I think sometime in May movement of money and ownership will occur. Master Plan was discussed along with the ponds, vegetation. Playground is being built up, a little elevated, new equipment, a little shelter, new surface. On roadmap to be replace, getting done early in season. Trees, wild species, vegetation and trails that are there, a whole project to make it a whole community influenced project. Will provide more amenities and attention to that park.

Questions:

Chairman Loftus- Was there any, from the layout of the amenities like benches things like that, is there any concentration from the north side of park to accommodate possibly more people coming from Full Circle across the street?

Village Trustee Thompson- Talk of improving the trails that come into the park, so that is a good point, there will be an entry point into that Park where as right now it seems like most of the entry comes from west and south but the northern side of that do have entry point to the park.

Chairman Loftus- Tied into that, do you know of any further discussions to add stop signs on Taft St, after full circle gets built. To access the park?

Village Trustee Thompson- A stop sign will be at Exmore and Taft, I will get back to you and let you know.

Chairman Loftus- Taft would need to slow down, not necessarily Exmore.

Village Trustee Thompson- We will take that back and I will get back to you.

Commissioner Cooper- I believe that actually stop signs need to be put on by ordinance?

Village Trustee Thompson- I believe that they have to recommend it to us.

Chairman Loftus- My only concern is that they will say we have had no accidents.

Commissioner Cooper- any discussion of public art in that park, what are we doing with removed work of art?

Village Trustee Thompson- public art will be removed, new art installation going in, some people like it and some do not.

Commissioner Cooper- What are we doing with the removed work of art?

Daniel Harper, Planning Manager, Village of Glen Ellyn – I heard that we had attempted to contact the artist and claim it back, I don't know how those discussions went.

Village Trustee Thompson- would you like me to look into that?

Commissioner Cooper- this was a work of art of a recognized artist, it was an admired work of art, I don't want it put in the landfill because people across the street don't like the look of it.

Chairman Loftus- the project in the tunnel was a great piece of art, if you can allocate funding for that in the future, I know it's not part of the project for the Crescent Street.,

Village Trustee Thompson- there is an art group within the funding, when they get funding from private sources for art in the Village we go after the money and they pick a project. If anyone would like to be on that group please let me know and I will put your name forward.

Derrick Peebles, Assistant Village Engineer, Village of Glen Ellyn, Public Works Dept.- To the Chairman's point, I did not mention but we do have, part of our design project is an evaluation of the railroad retaining wall. It's not failing but it just need maintenance, not something the public would see, we are putting attention to it but not from an art standpoint but, it has come up and often during the days, there are a lot of cars so you cannot see it but we are not completely ignoring it.

2. Voting Monday night on grocery tax, government has removed grocery tax under state control and moved to municipalities.
3. Water rates and lead line replacements, discussed Monday night during workshop. Lead lines in over 1,000 homes in Glen Ellyn, working on identification of where the issues are with the lead lines. Project to identify all these through mapping and home resident with compliance. If you have not done it, we asked for residents to take picture of water connection and send into Village, we need to find funding for this, it is approximately 11million dollars that are needed for project. We don't know the timing, EPA giving municipalities until 2037 to get completed.

F. Chairperson's Report

Nothing to report.

G. Staff Report

Planning Manager Daniel- discussed the following items:

1. Launched permitting software, all permitting submitted digitally online. Plans not accepted at desk. 23 applications created today, 72 permits open right now, software began on Monday, it's been very busy, successful thus far, working out the kinks.
2. Downtown Event Park application given approval by Village Board of Trustees as well as Ackerman Community Garden Plots.

3. 451 Duane St. attached Single Family home, receiving calls from other people that that is now on the market, may not see that project again.
4. March 20, EZ Tech sign variation on Roosevelt, application approved by Village Board, have not submitted for sign permit yet
5. Pre- application for Glenbard West, looking to have on May Planning Commission agenda, Jordan will be on that meeting as well.
6. Food Pantry requested to have a sign on building, sign variation went to Village Board and they requested a monument sign, they are coming back for a sign variation for a monument sign
7. Sign Variation for Five Corners Cleaners, want to construct a monument sign, monument sign has a landscaping and set back requirements that the site would not be able to meet.
8. Working with a grocery store to try to get into conformance with an item, see them in June hopefully.
9. Looking at a restaurant to go where the Tide Laundry mat was, Fresh Market Shopping Center as part of application traffic impact study is required, and provide documentation justifying as a good use of space.

H. Other Business

No other business

I. Adjournment

Member Dawson made a motion to adjourn the meeting. Member Pesche seconded the motion and the motion passed by voice vote at 8:50 PM

Respectfully submitted,
Adriana Ohl-Zamora

RAEDER'S ACORN AVENUE SUBDIVISION

LOTS 25 AND 26 IN GLEN OAK, A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 13, 1913 AS DOCUMENT 110577, IN DUPAGE COUNTY, ILLINOIS.

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS
APPROVED BY THE PRESIDENT AND VILLAGE BOARD OF VILLAGE OF GLEN ELLYN, DUPAGE COUNTY, ILLINOIS, THIS ____ DAY OF ____ 20____
SIGNED: VILLAGE PRESIDENT ATTEST: VILLAGE CLERK

I, _____, VILLAGE CLERK OF VILLAGE OF GLEN ELLYN, ILLINOIS DO HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY ORDINANCE DULY APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF GLEN ELLYN, AT ITS MEETING HELD ON ____ DAY OF ____ 20____ IN WITNESS WHEREOF I HAVE HEREUNTO SET THE SEAL OF THE VILLAGE OF GLEN ELLYN, ILLINOIS.

VILLAGE CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS
APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF GLEN ELLYN, DUPAGE COUNTY, ILLINOIS, THIS ____ DAY OF ____ A.D. ____
BY: CHAIRMAN ATTEST: RECORDING SECRETARY

VILLAGE ENGINEER'S CERTIFICATE AS TO STREETS, DOMESTIC WATER, AND SANITARY

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS
I, _____, VILLAGE ENGINEER OF THE VILLAGE OF GLEN ELLYN, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT ALL MATTERS PERTINENT TO THE PLAT REQUIREMENTS AS PRESCRIBED IN THE REGULATIONS GOVERNING PLATS ADOPTED BY THE VILLAGE BOARD OF THE VILLAGE OF GLEN ELLYN, ILLINOIS INsofar AS THEY PERTAIN TO THE SUBJECT PLAT, HAVE BEEN COMPLIED WITH. I FURTHER CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE REQUIRED PERFORMANCE SECURITY IS POSTED FOR THE COMPLETION OF THE IMPROVEMENTS COVERING SANITARY SEWERAGE SYSTEM AND DOMESTIC WATER SUPPLY AND TRANSMISSION SYSTEM UNDER THE JURISDICTION OF THE VILLAGE OF GLEN ELLYN, BASED ON THE ENGINEER'S PLANS AND SPECIFICATIONS PREPARED BY A LICENSED ENGINEER AND APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION, EXCEPT ____ I FURTHER CERTIFY THAT THE STREET NAMES HAVE BEEN EXAMINED BY ME AND FOUND TO COMPLY WITH THE VILLAGE OF GLEN ELLYN REGULATIONS.
DATED AT GLEN ELLYN, ILLINOIS, THIS ____ DAY OF ____ 20____
BY: VILLAGE ENGINEER

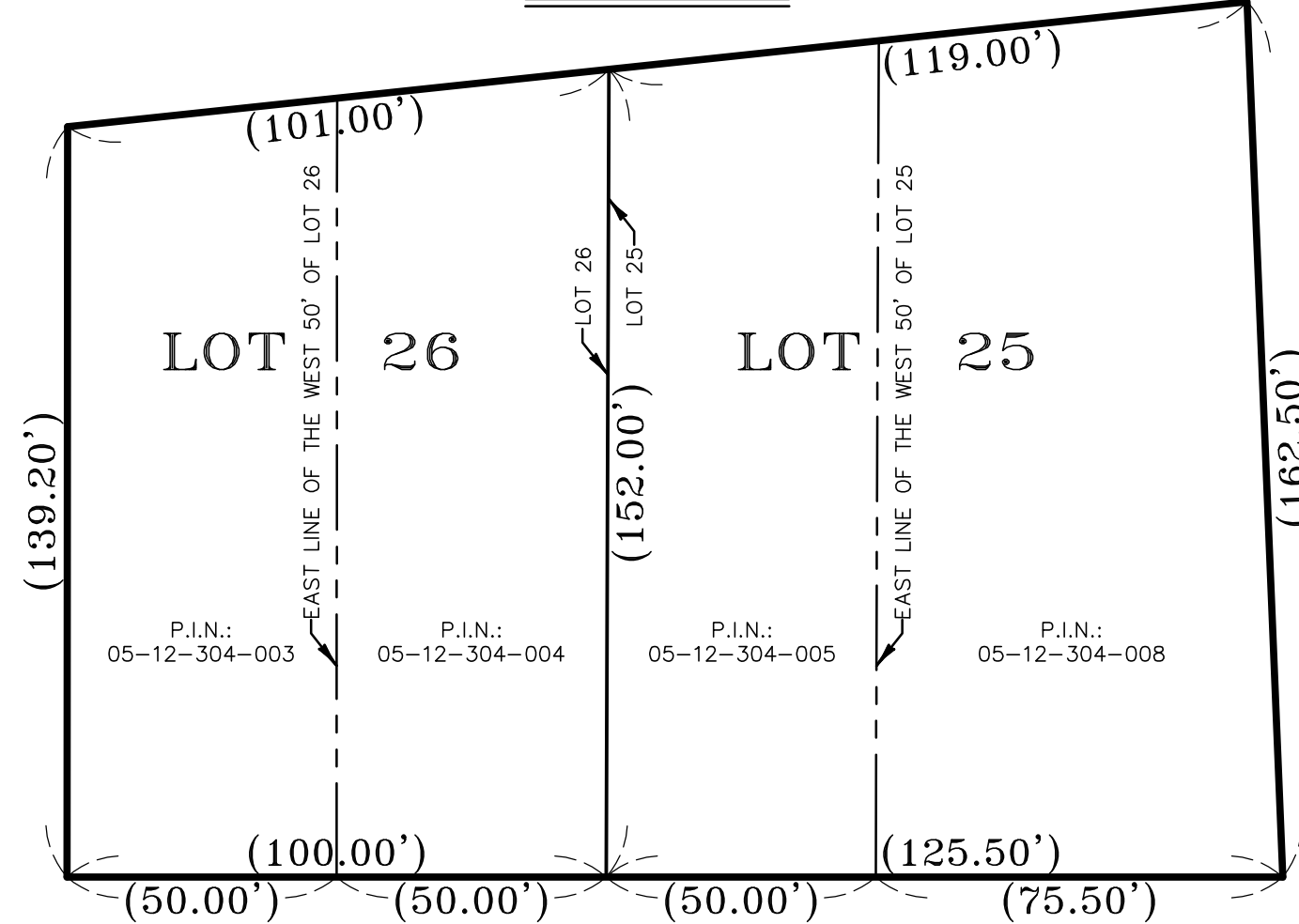
CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS
I, _____, 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 INSTALLMENTS THEREON THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT OF SUBDIVISION.
DATED AT GLEN ELLYN, ILLINOIS, THIS ____ DAY OF ____ 20____
BY: VILLAGE COLLECTOR

LOTS 25 AND 26 OF THIS ANNEXATION HAVE BEEN DIVIDED TO CREATE FOUR (4) PARCELS DESCRIBED AS FOLLOWS:

P.I.N.: 05-12-304-003
THE WEST 50.00' OF LOT 26 IN GLEN OAK, A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 10, 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.: 05-12-304-004
LOT 26 EXCEPT THE WEST 50.00' IN GLEN OAK, A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 10, 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.: 05-12-304-005
THE WEST 50.00' OF LOT 25 IN GLEN OAK, A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 10, 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.: 05-12-304-008
LOT 25 EXCEPT THE WEST 50.00' IN GLEN OAK, A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 13, 1913 AS DOCUMENT 110577, IN DUPAGE COUNTY, ILLINOIS.

DIAGRAM DEPICTING EXISTING P.I.N.S OF LOTS 25 & 26



PREPARED FOR:
BEN & HEATHER RAEDER
21W508 ACORN AVENUE
GLEN ELLYN, ILLINOIS, 60137

SUBMITTED BY & RETURN TO
VILLAGE OF GLEN ELLYN
535 DUANE STREET
GLEN ELLYN, ILLINOIS 60137

RECORDER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS
THIS INSTRUMENT NO. ____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS AFORESAID ON THIS ____ DAY OF ____ O'CLOCK ____ M. A.D. ____
RECORDER OF DEEDS

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS
I, _____, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.
GIVEN UNDER MY HAND AND SEAL AT WHEATON, DUPAGE COUNTY, ILLINOIS, THIS ____ DAY OF ____ A.D. ____
COUNTY CLERK

OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.
I HEREBY DEDICATE FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS, AND FACILITIES; AND I HEREBY ALSO RESERVE FOR THAT COMPANY OR COMPANIES WHICH HAVE BEEN GRANTED BY THE VILLAGE OF GLEN ELLYN, ILLINOIS WITH THE POWER TO DO SO, FRANCHISES WITHIN THE VILLAGE FOR UTILITY SERVICES, INCLUDING NATURAL GAS, ELECTRICITY, TELEPHONE, WATER, SEWER, CABLE, AND OTHER SIMILAR ENTITIES THE EASEMENT PROVISIONS, WHICH ARE STATED ON THEIR STANDARD FORM, WHICH IS ATTACHED HERETO.
THIS IS TO CERTIFY, AS OWNERS OF THE PROPERTY DESCRIBED HEREIN AND LEGALLY DESCRIBED ON THE PLAT, THAT WE HAVE DETERMINED TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT EACH OF THE SUBJECT LOTS LIE WHOLLY WITHIN HIGH SCHOOL DISTRICT 87, GRADE SCHOOL DISTRICT 41, AND COLLEGE DISTRICT COLLEGE OF DUPAGE.
DATED AT GLEN ELLYN, ILLINOIS, THIS ____ DAY OF ____ 20____
BY: BEN RAEDER
DATED AT GLEN ELLYN, ILLINOIS, THIS ____ DAY OF ____ 20____
BY: HEATHER RAEDER

NOTARY'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS
I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT I AM PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME ON THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/THEY SIGNED AND DELIVERED THE PLAT OF HIS/HERS AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF ____ A.D. ____
NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS
THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551, UNDER THE DIRECTION OF THE OWNER, AS SHOWN HEREON, HAVE SURVEYED, SUBDIVIDED, AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:
LOTS 25 AND 26 IN GLEN OAK, A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 13, 1913 AS DOCUMENT 110577, IN DUPAGE COUNTY, ILLINOIS.
I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION, AND THAT THE MONUMENTS AND MARKERS WILL BE PLACED AS SHOWN HEREON UPON COMPLETION OF ALL EXCAVATION. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF AND CORRECTED TO 68 DEGREES FAHRENHEIT, BEARINGS ARE SHOWN FOR THE PURPOSES OF DESCRIPTION ONLY.
I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE ALL REGULATIONS ENACTED BY THE VILLAGE BOARD RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT, AND THAT THIS PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF GLEN ELLYN.
I FURTHER CERTIFY THAT NO PART OF THE ABOVE PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, PANEL NO. 17043C0068J EFFECTIVE DATE OF AUGUST 1, 2019, ZONE X.
DATED AT WHEATON, ILLINOIS, THIS 24th DAY OF February A.D. 2025
Allen D. Carradus
ALLEN D. CARRADUS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551
MY LICENSE EXPIRES NOVEMBER 30, 2026

CARRADUS LAND SURVEY, INC. PROFESSIONAL DESIGN FIRM NO. 184-007086 FOR LAND SURVEYING & PROFESSIONAL ENGINEERING EXPIRES 04/30/2025

RAEDER'S ACORN AVENUE SUBDIVISION

21W508 ACORN AVENUE, GLEN ELLYN
VILLAGE OF GLEN ELLYN, DUPAGE COUNTY, ILLINOIS.

BEN RAEDER

Prepared For: BEN RAEDER
Prepared By: CARRADUS LAND SURVEY, INC.
191 S. Gary Avenue Suite 180, Carol Stream Illinois, 60188
(630) 588-0416 (FAX) 633-7682 OFFICE@CARRADUSLANDSURVEY.COM

Sheet
1
of 1
Project #
40848



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

Meeting 5/27/2025 7:00 PM
Department: Administration
Department Head: Paul Stephanides
Category: Ordinance
Prepared By: Paul Stephanides

**AGENDA ITEM (ID
2025-461)**

DOC ID: 2025-461

Adopt Ordinance No. 7195-VC, An Ordinance Amending Title 3 ("Business Regulations"), Chapter 42 ("Real Estate Transfer Tax") of the Glen Ellyn Village Code Regarding the Issuance of Village Transfer Tax Stamps (Village Attorney Stephanides)

Statement of the Issue:

The Village has established an online system for the payment of its real estate transfer tax stamps, within the system known as LAMA. The ordinance for the Board's consideration amends Title 3 ("Business Regulations"), Chapter 42 ("Real Estate Transfer Tax") of the Glen Ellyn Village Code ("Village Code") to allow for the issuance of Village transfer tax stamps through the LAMA system.

Analysis:

Currently, the Village issues real estate transfer tax stamps through a sticker that is manually affixed to deeds or other instruments that transfer the ownership of properties in the Village. This requires persons seeking the issuance of a stamp to visit the Finance Department at the Civic Center in person to receive their stamp or for a stamp to be sent through the mail. Now that LAMA is operational, payments are accepted through LAMA. The ordinance will allow the Village to issue stamps through the LAMA system which will allow for the generation of an electronic stamp. This will make the payment for stamps and the issuance of stamps consistent and will better serve the public.

The ordinance amends various sections of Title 3 ("Business Regulations"), Chapter 42 ("Real Estate Transfer Tax") of the Village Code to add language that allows for the electronic issuance of transfer tax stamps. The ordinance will be shared with the DuPage County Recorder of Deeds so that the Recorder is aware of the Village's new method for the issuance of stamps.

Budget Impact:

The Village will save approximately \$2,000 annually by not having to purchase transfer tax stamp stickers and staff time to manually process transfer tax stamp applications.

Contribution to Strategic Plan

Strategic Priority: Workforce and Operations; Action: Continue to provide high-quality public safety services focused on customer service and professionalism; Strategic Priority: Evaluate Technology

Needs of the Organization; Redefine Organizational Philosophy Toward the use of Technology.

Action Requested:

Adopt the Ordinance.

Attachments:

1. Transfer Tax Ordinance



Village Of Glen Ellyn

Ordinance No. 7195-VC

An Ordinance Amending Title 3 (“Business Regulations”), Chapter 42 (“Real Estate Transfer Tax”) of the Glen Ellyn Village Code Regarding the Issuance of Village Transfer Tax Stamps

**Adopted by the
Village President and the Board of Trustees
of the Village of Glen Ellyn
DuPage County, Illinois
This 27th Day of May, 2025.**

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

Ordinance No. 7195-VC

**An Ordinance Amending Title 3 (“Business Regulations”), Chapter 42
 (“Real Estate Transfer Tax”) of the Glen Ellyn Village Code
 Regarding the Issuance of Village Transfer Tax Stamps**

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, the Village has established an online system for the payment of fees for various Village issued permits, licenses and other items, known as LAMA; and

WHEREAS, the Village seeks to issue real estate transfer tax stamps through the LAMA system; and

WHEREAS, to issue tax stamps through the LAMA system, certain amendments are necessary to the Village Code; and

WHEREAS, the Village Board has determined to amend the Village Code as set forth in this Ordinance to allow for the on-line issuance of real estate transfer tax stamps pursuant to its home rule authority.

NOW, THEREFORE, BE IT ORDAINED BY THE 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. Village Code Amended. Title 3 (“Business Regulations”), Chapter 42 (“Real Estate Transfer Tax”) of the Glen Ellyn Village Code is amended to add the underlined language and delete the overstricken language to read as follows:

3-42-4. Purchase Issuance of stamps.

~~The A transfer tax stamp shall be issued pursuant to tax levied by the provisions of this chapter shall be paid by the purchase of a tax stamps stamp, or other designation determined by the Village through the Management Services Director or his or her agent. The payment of the tax shall be denoted by an adhesive stamp or stamps affixed to the face of the deed or trust document, or as otherwise determined and designated by the Village.~~

3-42-5. Filing of declaration.

At such time as the tax levied by this chapter is paid, there shall be filed with the ~~Management Services~~ Finance Director or the Director’s designee a fully executed and completed copy of the "real estate transfer declaration" required by the provisions of the Illinois real estate transfer tax act law, 35 ILCS 200/31-25, as amended, and a copy of the fully executed and complete copy of the real estate contract, ~~if any~~ or other applicable document(s) as determined by the Finance Director.

* * *

3-42-8. Certificates of exemption.

Every deed or trust document which is tax exempt pursuant to section 3-42-6 of this chapter shall be presented to the ~~Management Services~~ Finance Director or the Director’s designee ~~so as to be appropriately marked for an exempt stamp to be issued by the Director to be eligible for recordation without the payment of tax.~~ At such time as a deed or trust document is presented to the Director, pursuant to this section, there shall be filed with the Director a certificate setting forth the facts which justify the exemption of the deed or trust document presented. The certificate shall be executed on behalf of either the grantor or grantee and shall be on a form provided by the Director.

3-42-9. Real estate transfer tax stamps.

(A) ~~The tax herein levied and imposed shall be collected by the Management Services Finance Director of the Village through the sale of real estate transfer tax stamps, which shall be caused to be prepared by the Director in such quantities as said Management Services Director may from time to time prescribe. Such stamps shall be available for sale at and during the regular business hours of the Village offices and the offices of such agents as the Village may designate. For the purpose of reviewing the request for the stamps, the Village shall process a request within two working days.~~

~~(B) (A) Upon payment of the tax herein levied and imposed, the stamps so purchased A Village transfer tax stamp issued pursuant to this chapter shall be affixed attached to the deed or trust document or other instrument of conveyance as required by this chapter. The Village's stamp may be comprised of a digital print-out or provided in such other form as designated by the Finance Director and shall indicate that the transfer tax has been paid or is exempt from the transfer tax. Any person so using and affixing a stamp shall cancel it and so deface it as to render it unfit for reuse by marking it with his or her initials and the day, month and year when the affixing occurs. Such markings shall be made by writing or stamping in indelible ink or by perforating with a machine or punch. The stamp or stamps, however, shall not be so defaced as to prevent ready determination of its denomination and genuineness. The Village of Glen Ellyn real estate transfer tax stamp shall be of a design determined by the Village Administrator.~~

~~(C) (B)~~ In the event a real estate transfer stamp issued under this chapter is lost or destroyed, a replacement stamp may be issued upon the payment of a \$25.00 administration fee and the filing of a statement upon oath or affirmation stating that said stamp was lost or destroyed and an explanation of the circumstances surrounding said loss or destruction. Said affidavit shall be on a form provided by the Village.

3-42-10. Recordation of deeds.

After the effective date hereof, no deed conveying real property and no trust document transferring any beneficial interest in real property which is the subject of a land trust within the corporate limits of the Village shall be entitled to recordation by the recorder of deeds, DuPage County, Illinois, unless such deed shall ~~bear either village real estate transfer tax stamp in the amount required by this chapter or an exemption mark from the Village management services director~~ have attached a digital print-out or provided in such other form as designated by the Finance Director, and shall indicate that the transfer tax has been paid or is exempt from the transfer tax.

* * * *

Section 3. Severability and Repeal of Inconsistent Ordinances. If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance. All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. Effective Date. This Ordinance shall be in full force and effect from and after the passage, approval, and publication in pamphlet form.

[Remainder of Page Intentionally Left Blank]

Passed by the Village President and Board of Trustees of the Village of Glen Ellyn, Illinois,
this 27th day of May, 2025.

Voting	Ayes	Nays	Abstain	Absent
Desai Bhagwakar				
Christiansen				
Kalinich				
Simon				
Szymanski				
Thompson				
Burket (in case of a tie)				

Approved by the Village President of the Village of Glen Ellyn, Illinois, this __ day of
May, 2025.

James Burket, Village President

ATTEST

Caren Cosby, Village Clerk



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

Meeting 5/27/2025 7:00 PM
Department: Public Works - Internal Services
Department Head: Dave Buckley
Category: Resolution
Prepared By: Richard Daubert

**AGENDA ITEM (ID
2025-462)**

DOC ID: 2025-462

Adopt Resolution 25-38, A Resolution Authorizing Partial Reimbursement to Glenwood JV, LLC in the Amount of \$337,740 to be Expensed from the Village's Central Business District Tax Increment Financing Fund for the Construction of Certain Public Improvements Associated with the Glenwood Station Development Project located at 464 Glenwood Avenue, Glen Ellyn, Illinois 60137 (Village Manager Franz)

Statement of the Issue:

The Village Board is requested to adopt a resolution authorizing partial reimbursement to Glenwood JV, LLC in the amount of \$337,740 for the construction of public improvements associated with the Glenwood Station Development.

Analysis:

The Village entered into a Redevelopment Agreement with HP Glenwood Station Land, LLC (Developer Glenwood JV's predecessor which is associated with Holladay Properties) for the Glenwood Station Apartment Building Development located at the northwest corner of Crescent Boulevard and Glenwood Avenue (464 Glenwood Avenue, Glen Ellyn, Illinois 60137). Three amendments have been made to the Redevelopment Agreement with the Village ultimately committed to reimbursing the Developer an amount not-to-exceed \$540,000 for the construction of public improvements and replacement of a retaining wall at the northeast corner of Crescent and Prospect.

The public improvements for which the Developer is responsible for constructing include: sidewalk, street lighting and appurtenances, roadway pavement and appurtenances, parkway trees, streetscape improvements (benches, bike racks, trash receptacles, tree planters), building water service valve, storm sewer manholes. The Village did coordinate with the Developer during the construction of the Village's Streetscape and Utility Improvements Project and secured the Developer's approval to construct certain logical improvements as part of the streetscape project. This includes the curb along Crescent and Glenwood, carriage walk behind the curb, as well as procurement of the street furniture (benches, bike racks, trash receptacles, and hardware) and streetlight pole accessories.

These items were included in the Village's construction contract and purchasing approvals. These items total \$43,739.26 and are agreed to be deducted from the not-to-exceed reimbursement

amount. In addition, the Village authorized a \$3,000 facade beautification grant for the adjoining property at the northeast corner of Crescent and Prospect. Collectively deducting these items from the aforementioned \$540,000 reimbursement yields a not-to-exceed reimbursement balance of \$493,260.74.

The Developer has not yet fully completed the public improvements to the point where staff is comfortable in recommending acceptance of the public improvements and full reimbursement to the Developer. However, staff is comfortable with a partial reimbursement to the Developer in the amount of \$337,740 which is based upon the Developer's attached request for \$340,740 dated January 7, 2025 minus a \$3,000 beautification grant for improvements related to the retaining wall on the adjoining property at the northeast corner of Prospect and Crescent. Staff notes that it did not process the reimbursement request from the Developer when received back in January as the improvements were not substantially complete at that time.

Staff anticipates that the remaining reimbursement to the Developer will be made upon final completion of the public improvements, including all punch list items, receipt of all final lien waivers, receipt of as-built drawings, and formal acceptance of the Public Improvements by the Village Board.

Budget Impact:

The Calendar Year 2025 Budget Includes \$200,000 in account 25000-580100 (Central Business District TIF Account) for this reimbursement. As part of subsequent budget amendments anticipated this year, Finance staff will propose for the Board's consideration a budget amendment to reflect the Village's agreed reimbursement amount. There are sufficient funds in the Central Business District TIF to cover the full reimbursement to the Developer.

Contribution to Strategic Plan

Strategic Priority: Development; Initiative: Effective stewardship of incentives to support business recruitment and retention; Action: Coordinate award programs and assessment of value to the business community annually.

Action Requested:

Adopt the Resolution.

Attachments:

1. Resolution - Glenwood Station
2. Developer Request for Reimbursement No. 1 Dated 1-7-2025



Village of Glen Ellyn

Resolution No. xxxx

A Resolution Authorizing Partial Reimbursement to Glenwood JV, LLC in the Amount of \$337,740 to be Expensed from the Village's Central Business District Tax Increment Financing Fund for the Construction of Certain Public Improvements Associated with the Glenwood Station Development Project located at 464 Glenwood Avenue, Glen Ellyn, Illinois 60137

**Adopted by the
Village President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois
This 27th Day of May, 2025.**

Resolution No. xxxx

**A Resolution Authorizing Partial Reimbursement to Glenwood JV, LLC
in the Amount of \$337,740 to be Expensed from the Village's Central Business District
Tax Increment Financing Fund for the Construction of
Certain Public Improvements Associated with the Glenwood Station Development
Project located at 464 Glenwood Avenue, Glen Ellyn, Illinois 60137**

BE IT RESOLVED by the 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 Village Manager is authorized to approve and pay partial reimbursement to Glenwood JV, LLC in the amount of \$337,740 to be expensed from the Village's Central Business District Tax Increment Financing Fund for the construction of certain public improvements associated with the Glenwood Station Development Project located at 464 Glenwood Avenue, Glen Ellyn, Illinois 60137.

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

Adopted by the Village President and Board of Trustees of the Village of Glen Ellyn, Illinois, this 27th day of May, 2025.

Voting	Ayes	Nays	Abstain	Absent
Desai Bhagwakar				
Christiansen				
Kalinich				
Simon				
Szymanski				
Thompson				
Burket (in case of a tie)				

Approved by the Village President of the Village of Glen Ellyn, Illinois this ____ day of May, 2025.

James Burket, Village President

ATTEST

Caren Cosby, Village Clerk

January 7, 2025

Village of Glen Ellyn
Attention: Mr. Mark Franz
Village Manager
535 Duane Street
Glen Ellyn, IL 60137

Subject: Request for Reimbursement – Public Improvement and Retaining Wall Work

Dear Mr. Franz,

We hope this letter finds you well. As per the terms of the Third Amendment to the Redevelopment Agreement executed between the Village of Glen Ellyn and Glenwood JV, LLC on October 30, 2024, we are submitting this formal request for reimbursement under the grant agreement established to cover costs associated with Public Improvement work and the replacement of the retaining wall.

In accordance with the agreement, the Village of Glen Ellyn has committed to reimburse Glenwood JV, LLC for \$340,000 in addition to the \$200,000 Capital Improvement Grant (Total: \$540,000) contemplated in the original Redevelopment Agreement, dated January 15, 2021, to cover expenses related to Public Improvements and retaining wall replacement.

The work covered under this request has been substantially completed, and the following expenditures have been made to date:

1. Retaining Wall Replacement: (Exhibit A)
The Developer has expended \$23,145 for the replacement of the retaining wall.
2. Public Improvement Work: (Exhibit B)
The Developer has expended \$317,595 for the public improvement work.

Thus, the total amount requested for reimbursement is \$340,740 leaving a balance of \$199,260, which corresponds to the actual costs incurred by Glenwood JV, LLC for the completed work. We anticipate completing this work by April 15 and submitting an additional request for the balance of \$199,260 subsequently.

The Following Exhibits have been included in this request:

- **Exhibit A: Paid Invoice for Retaining Wall Replacement**
- **Exhibit B: Payment Application & Lien Waivers for Public Improvement Work**
- **Exhibit C: Third Amendment to Redevelopment Agreement**



Holladay will continue to maintain an active Letter of Credit in favor of the Village until remaining work is completed and accepted by the Village. Please let us know if you require any additional information or documentation to facilitate the reimbursement process.

Thank you for your prompt attention to this matter. We look forward to your favorable response.

Sincerely,



Donald Tomei
Development Manager
Holladay Properties



EXHIBIT A – PAID INVOICE FOR RETAINING WALL REPLACEMENT



HOLLADAY CONSTRUCTION GROUP

Creating Solutions...Building Relationships

www.holladayconstructiongroup.com

INVOICE

PAID

Date: 12/1/2024

Holladay Construction Group, LLC

Invoice #: 707-001

Project: 707 Glenwood Station

DESCRIPTION	AMOUNT
Item #1 Donegal Services - Demo & Excavation & Storm	\$13,400.00
Item #2 Winters Landscaping - Retaining Wall	\$9,745.00
Item #3	\$0.00
Item #4	\$0.00
Item #5	\$0.00
Item #6	\$0.00
Item #7	\$0.00
Item #8	\$0.00
Item #9	\$0.00
Item #10	\$0.00

SUBTOTAL \$23,145.00

Make all checks payable to Holladay Construction Group, LLC. If you have any questions concerning this invoice, contact Scott Brown, Vice President, (708) 866-2546, sbrown@hcgllc.net

TAX RATE 0.00%

SALES TAX \$0.00

OTHER \$0.00

THANK YOU FOR YOUR BUSINESS!

TOTAL \$23,145.00

Bill To:

Don Tomei, Development Analyst
Holladay Properties
1 Walker Ave. Suite 300
Clarendon Hills, IL 60514
Phone: (630) 325-5878

Remit Payment To:

Holladay Construction Group, LLC
3454 Douglas Road, Suite 250
South Bend, IN 46635
Phone: (574) 217-4227
Fax: (574) 284-3796

**EXHIBIT B – PAYMENT APPLICATION & LIEN WAIVERS FOR PUBLIC
IMPROVEMENT WORK**

Tuesday, November 26, 2024

Holladay Construction Group, LLC

1 Walker Ave.

Suite #300

Clarendon Hills, IL 60514

Attn: Maria Ramos

A Lamp Job #: 24041

Job Name: 707 – Glenwood Station Apartments

Project #: 707-57

Pay Estimate #: 1 ~ Partial

Dear Ms. Ramos,

A Lamp Concrete Contractors, Inc. is submitting Pay Estimate #1 for work completed on the above referenced project. We respectfully request that this pay estimate be approved for payment as follows:

Work Completed To Date:	\$	334,311.00
Less Retention (5%):	-	16,715.55
Amount Previously Billed:	-	0.00
Amount Due Current Pay Estimate:	\$	317,595.45

Please find enclosed the original documentation corresponding to this pay estimate as follows:

- Invoice #17810
- Pay Application (Previous Quantity – Current Quantity – To Date Quantity)
- Waiver of Lien (Partial)
- G702 – Application and Certificate For Payment (AIA Document)
- G703 – Continuation Sheet (AIA Document)
- Certified Payroll Reports

Based upon the enclosed information, we are requesting payment to **A Lamp Concrete Contractors, Inc.** in the amount itemized above to be released within 30 days of the invoice date. Please verify receipt of this documentation via email to kzagoudis@alampconcrete.com.

Thank you for your assistance and prompt attention to this matter. We look forward to continuing a successful partnership in the future. If you have any questions or need further information, please do not hesitate to contact the Accounts Receivable Department at 847-891-6000.

Respectfully Yours,

A Lamp Concrete Contractors, Inc.



Kristin Zagoudis
Office Manager

SUBCONTRACTOR AFFIDAVIT, PARTIAL WAIVER AND RELEASE OF LIEN*(For use with periodic progress payment applications)***Subcontractor:** A Lamp Concrete Contractors, Inc.
1900 Wright Blvd
Schaumburg, IL 60193**Owner:** Glenwood Station JV, LLC
3454 Douglas Road #250
South Bend, IN 46635**Contractor:** Holladay Construction Group, LLC
1 Walker Ave., Suite 300
Clarendon Hills, IL 60514**Project:** 707 - Glenwood Station Apartments**Subcontract**
Date: 10/10/2024**Subcontract**
Scope of Work: Streetscape & ROW Work**CONTRACT No:** 707-57

The undersigned, being duly sworn, deposes, certifies and says that: (i) he (she) is an officer of, and is duly authorized to make this Subcontractor Affidavit, Partial Waiver And Release of Lien on behalf of the above-named Subcontractor; (ii) Subcontractor has contracted with HOLLADAY CONSTRUCTION GROUP, LLC to furnish certain labor and/or materials as referenced above for the above Project; (iii) the total amount of the Subcontract, including extras and all approved changes is the sum of Four Hundred Eighty Nine Thousand Four Hundred Fifty Eight and 00/100 Dollars (\$489,458.00) for which he or she has received payment of Dollars (\$0.00), less applicable retention; (iv) the current balance due from HOLLADAY CONSTRUCTION GROUP, LLC for labor performed and material furnished to said Project is the sum of Dollars (\$317,595.45); (v) Subcontractor has paid in full or otherwise satisfied all of its obligations to its subcontractors, materialmen, equipment suppliers, vendors, laborers, and employees for all labor performed, materials and equipment furnished, and services rendered to the Project up to and including the date hereof, and has paid or otherwise satisfied all other claims and indebtedness associated with the performance of the Subcontract, up to and including the date hereof; (vi) no other party has any claim, or right to a lien on account of any work performed, materials or equipment furnished, or services rendered for said Project under the Subcontract; and (vii) the amount of payment above represents all current amounts owed to Subcontractor and Subcontractor has no other claims for changes, delays, acceleration, impacts or inefficiencies, except for the following:

The undersigned further certifies and says that the following are the names of all parties who have furnished material or labor, or both, for said work and all parties having contracts or sub contracts for specific portions of said work or for material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work according to plans and specifications:

NAMES AND ADDRESSES	WHAT FOR	CONTRACT PRICE INCLUDING EXTRAS*	AMOUNT PAID	THIS PAYMENT	BALANCE DUE
A Lamp Concrete Contractors, Inc	Labor, Equipment & Material	\$371,100.00	\$0.00	\$317,595.45	\$53,504.55
Utility Dynamics Corp.	Electric Work	\$118,358.00	\$0.00	\$0.00	\$118,358.00
Insert separate sheet if needed					
TOTAL LABOR AND MATERIAL TO COMPLETE		\$489,458.00	\$0.00	\$317,595.45	\$171,862.55

SUBCONTRACTOR AFFIDAVIT, PARTIAL WAIVER AND RELEASE OF LIEN

(For use with periodic progress payment applications)

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor or other work of any kind done or to be done upon or in connection with said work other than above stated.

FOR GOOD AND VALUABLE CONSIDERATION, including without limitation the payment received and to be received by it under the Subcontract, and in anticipation of the payment to it of the approved amount of the above request and effective upon and subject only to, and expressly conditioned upon, payment of such approved amount, Subcontractor, for itself and its consultants, contractors, subcontractors, materialmen, equipment suppliers, vendors, laborers, and employees **HEREBY**:

(A) **EXPRESSLY AND FOREVER WAIVES, RELEASES AND RELINQUISHES** all rights to hold, assert, enforce or file any and all claims and liens which Subcontractor now has or may have against HOLLADAY CONSTRUCTION GROUP, LLC, HOLLADAY CONSTRUCTION GROUP, LLC's Surety, HOLLADAY CONSTRUCTION GROUP, LLC's contract proceeds to which it now or in the future may be entitled to receive from Owner or any third party, Owner, any other equitable or legal interest holder in the Project, the Project itself (including without limitation the real property on which such Project is located and the improvements thereon), Architect and any third party contractor and its surety on the Project with whom Owner or HOLLADAY CONSTRUCTION GROUP, LLC has a contract, for any and all labor performed, materials and equipment furnished, and services provided to or for the Project by or through Contractor as of the date of execution of this instrument; and

(B) **EXPRESSLY AND FOREVER AGREES TO INDEMNIFY, DEFEND AND HOLD HARMLESS** HOLLADAY CONSTRUCTION GROUP, LLC, its officers, agents, representatives, and employees, HOLLADAY CONSTRUCTION GROUP, LLC's Surety, Owner, any other equitable or legal interest holder in the Project and Architect, from and against any claim or lien of any kind whatsoever asserted through or under Subcontractor, including without limitation any claim or lien asserted by any person who has furnished labor, materials, equipment or services to Subcontractor, and from and against any and all damages, losses and expenses, including attorney fees, arising therefrom or incurred in connection therewith.

This Subcontractor Affidavit, Partial Waiver and Release of Lien has been executed and tendered by the undersigned on behalf of Subcontractor to induce payment by HOLLADAY CONSTRUCTION GROUP, LLC of the above amount.

Date: 11/26/2024 **SUBCONTRACTOR:**

By:

Its Duly Authorized Representative

Tracy Lampagnano, President
Printed Name and Title



STATE OF Illinois

COUNTY OF Cook

)SS:

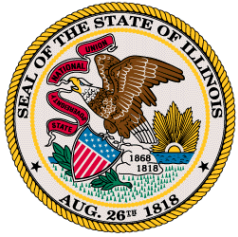
Subscribed and sworn to before me, a Notary Public, in and for said County and State this 26 day of November, 2024.

My Commission Expires: 2-19-27

Signature: Lisa Francis

My County of Residence Is: Cook

Printed: Lisa Francis



Case #: 24-CTP-385554

Illinois Department of Labor

160 N. LaSalle St Suite1300
Chicago, IL 60601

Dol.certifiedpayroll@Illinois.gov • Phone: (312) 793-3600

CERTIFIED TRANSCRIPT OF PAYROLL FORM

PAY PERIOD

Payroll Date	Project Location
10/27/2024 to 11/2/2024	STREETSCAPE
Contractor Number Or FEIN	GLEN ELLYN IL 60137
N/A	
Project Number or Name	State Capital Funds
GLENWOOD STATION	Yes
Agency	
Not a State Agency	

Contractor and/or Subcontractor

Company Name	Contractor Location
A Lamp Concrete Contractors Inc.	1900 WRIGHT BLVD
Contact Name	SCHAUMBURG IL 60193
Daniela DeGrado	
Primary Email	Secondary Email
ddegrado@alam Concrete.com	
Primary Phone	Secondary Phone
8478916000	

Public Body Information

Public Body Name	Public Body Address
Holladay Construction Group	1 WALKER AVE
Contact Name	CLARENDON HILLS IL 60514
Scott Brown	
Primary Phone	Secondary Phone
6302198983	

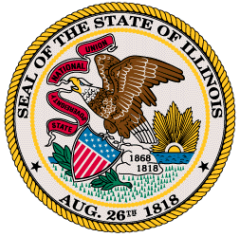
Employee Details												
Name	Last4SSN	Classification	Address	City	Race	Ethnicity	G	V	J	F	A	PhoneNumber
Hugo Garza	7847	Laborers	109 ENGLEWOOD AVE	BELLWOOD IL 60104	other	H L	m	No	Yes	No	No	7085479602
Hugo Garza	7847	Laborers	109 ENGLEWOOD AVE	BELLWOOD IL 60104	other	H L	m	No	Yes	No	No	7085479602
G-Gender		V-Veteran			J-Journeyman		F-Foreman			A-Apprentice		
N H L- Not Hispanic or Latino												
H L- Hispanic or Latino												

Work Classification																	
Name		Mon	Tue	Wed	Thr	Fri	Sat	Sun	Straight Hrs	Tot OT Hrs	Dub Tim Hrs	Hourly Wage	OT Wage Rate	Dbl Tim Wage	Gross	Net	No Work
Hugo Garza	P	0.00	0.00	3.00	0.00	0.00	0.00	0.00	1.00	2.00	0.00	50.15	75.22	100.30	200.60	142.20	
	NP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Pension		16.92		Health		17.71		Vacation		0.00		Training		0.91			
Hugo Garza	P	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	NP	9.00	9.00	7.00	9.50	9.50	9.50	0.00	39.00	14.50	0.00	50.15	75.22	100.30	3046.64	2159.66	
Pension		0.00		Health		0.00		Vacation		0.00		Training		0.00			

I, do hereby state: that I pay or supervise the payment of the persons employed on the public works project that during the payroll period commencing between mentioned above , all persons employed on said project have been paid the full weekly wages earned, that no rebates have been or will be made either directly or indirectly to or on behalf of said from the fully weekly wages earned by any person, and that no deductions have been made either directly or indirectly from the full weekly wages earned by any persons, other than permissible deductions as defined by Federal and/or State Law. I further certify that this payroll is correct and complete; that the wage rates herein stated and that the classification set forth for each laborers, workers, or mechanic conform to the work he/she performed

Daniela DeGrado

Nov 25, 2024



Case #: 24-CTP-385580

Illinois Department of Labor

160 N. LaSalle St Suite1300
Chicago, IL 60601

Dol.certifiedpayroll@Illinois.gov • Phone: (312) 793-3600

CERTIFIED TRANSCRIPT OF PAYROLL FORM

PAY PERIOD

Payroll Date	Project Location
11/3/2024 to 11/9/2024	STREETSCAPE
Contractor Number Or FEIN	GLEN ELLYN IL 60137
N/A	
Project Number or Name	State Capital Funds
GLENWOOD STATION	Yes
Agency	
Not a State Agency	

Contractor and/or Subcontractor

Company Name	Contractor Location
A Lamp Concrete Contractors Inc.	1900 WRIGHT BLVD
Contact Name	SCHAUMBURG IL 60193
Daniela DeGrado	
Primary Email	Secondary Email
ddegrado@alamppconcrete.com	
Primary Phone	Secondary Phone
8478916000	

Public Body Information

Public Body Name	Public Body Address
Holladay Construction Group	1 WALKER AVE
Contact Name	CLARENDON HILLS IL 60514
Scott Brown	
Primary Phone	Secondary Phone
6302198983	

Employee Details

Name	Last4SSN	Classification	Address	City	Race	Ethnicity	G	V	J	F	A	PhoneNumber
Troy Arneson	5169	Drivers	110 MARY ST	OSWEGO IL 60543	white	N H L	m	No	Yes	No	No	6302582143
Troy Arneson	5169	Drivers	110 MARY ST	OSWEGO IL 60543	white	N H L	m	No	Yes	No	No	6302582143
Lamberto Diaz Ferreira	5205	Laborers	211 S ROSEDALE CT	ROUND LAKE IL 60073	other	H L	m	No	Yes	No	No	2242002556
Lamberto Diaz Ferreira	5205	Laborers	211 S ROSEDALE CT	ROUND LAKE IL 60073	other	H L	m	No	Yes	No	No	2242002556
Hugo Garza	7847	Laborers	109 ENGLEWOOD AVE	BELLWOOD IL 60104	other	H L	m	No	Yes	No	No	7085479602
Hugo Garza	7847	Laborers	109 ENGLEWOOD AVE	BELLWOOD IL 60104	other	H L	m	No	Yes	No	No	7085479602
Hugo Hernandez	1336	Operators	1606 E 24TH 1/2 ST	MISSION TX 78574	other	H L	m	No	Yes	No	No	8159081714
Hugo Hernandez	1336	Operators	1606 E 24TH 1/2 ST	MISSION TX 78574	other	H L	m	No	Yes	No	No	8159081714
Roberto Hernandez	4074	Laborers	7242 S RICHMOND ST	CHICAGO IL 60629	other	H L	m	No	Yes	No	No	7737767591
Roberto Hernandez	4074	Laborers	7242 S RICHMOND ST	CHICAGO IL 60629	other	H L	m	No	Yes	No	No	7737767591
Rajendra Patel	313	Laborers	635 SLATE RUN	ELGIN IL 60124	other asian	N H L	m	No	No	No	No	8476993041
Rajendra Patel	313	Laborers	635 SLATE RUN	ELGIN IL 60124	other asian	N H L	m	No	No	No	No	8476993041
Melecio Paz	4522	Laborers	6452 S KILDARE AVE	CHICAGO IL 60629	other	H L	m	No	Yes	No	No	7739106738
Melecio Paz	4522	Laborers	6452 S KILDARE AVE	CHICAGO IL 60629	other	H L	m	No	Yes	No	No	7739106738
Jesus Rodriguez	1234	Laborers	3640 W 56TH PL	CHICAGO IL 60629	other	H L	m	No	Yes	No	No	7734086646
Jesus Rodriguez	1234	Laborers	3640 W 56TH PL	CHICAGO IL 60629	other	H L	m	No	Yes	No	No	7734086646
Michael Smith	8799	Drivers	739 N MAVIS LN	ADDISON IL 60101	other	H L	m	No	Yes	No	No	6305466842
Michael Smith	8799	Drivers	739 N MAVIS LN	ADDISON IL 60101	other	H L	m	No	Yes	No	No	6305466842

G-GenderV-VeteranJ-JourneymanF-ForemanA-Apprentice

N H L- Not Hispanic or Latino
H L- Hispanic or Latino

Work Classification

Name		Mon	Tue	Wed	Thr	Fri	Sat	Sun	Straight Hrs	Tot OT Hrs	Dub Tim Hrs	Hourly Wage	OT Wage Rate	Dbl Tim Wage	Gross	Net	No Wor k
Troy Arneson	P	0.00	0.00	0.00	10.25	0.00	0.00	0.00	8.00	2.25	0.00	43.90	65.85	87.80	499.36	324.81	
	NP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Pension		16.09		Health		13.15		Vacation		0.00		Training		0.25			

Troy Arneson	P	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	NP	9.75	10.00	10.00	0.00	10.50	8.50	0.00	32.00	16.75	0.00	43.90	65.85	87.80	2507.80	1631.22	
Pension		0.00		Health		0.00		Vacation		0.00		Training		0.00			

Lamberto Diaz Ferreira	P	0.00	0.00	10.50	9.00	0.00	0.00	0.00	16.00	3.50	0.00	50.15	75.22	100.30	1065.69	777.23	
	NP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Pension		16.92		Health		17.71		Vacation		0.00		Training		0.91			

Lamberto Diaz Ferreira	P	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	NP	8.00	8.00	0.00	0.00	9.00	0.00	0.00	24.00	1.00	0.00	50.15	75.22	100.30	1278.83	932.68	
Pension		0.00		Health		0.00		Vacation		0.00		Training		0.00			

Hugo Garza	P	4.00	2.00	11.00	10.50	11.00	0.00	0.00	29.00	9.50	0.00	50.15	75.22	100.30	2169.00	1528.66	
	NP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Pension		16.92		Health		17.71		Vacation		0.00		Training		0.91			

Hugo Garza	P	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	NP	5.00	6.00	0.00	0.00	0.00	9.00	0.00	11.00	9.00	0.00	50.15	75.22	100.30	1228.68	865.94	
Pension		0.00		Health		0.00		Vacation		0.00		Training		0.00			

Hugo Hernandez	P	0.00	0.00	10.00	11.00	0.00	0.00	0.00	16.00	5.00	0.00	59.00	88.50	118.00	1428.50	956.25	
	NP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Pension		16.50		Health		23.70		Vacation		2.00		Training		2.70			

Hugo Hernandez	P	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	NP	11.00	11.00	0.00	0.00	9.50	0.00	0.00	24.00	7.50	0.00	59.00	88.50	118.00	2142.75	1434.38	
Pension		0.00		Health		0.00		Vacation		0.00		Training		0.00			

Roberto Hernandez	P	0.00	0.00	8.00	9.00	0.00	0.00	0.00	16.00	1.00	0.00	50.15	75.22	100.30	877.63	674.97	
	NP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Pension		16.92		Health		17.71		Vacation		0.00		Training		0.91			

Roberto Hernandez	P	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	NP	9.50	9.00	0.00	0.00	10.50	0.00	0.00	24.00	5.00	0.00	50.15	75.22	100.30	1579.73	1214.93	
Pension		0.00		Health		0.00		Vacation		0.00		Training		0.00			

Rajendra Patel	P	0.00	2.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	0.00	40.15	60.22	80.30	80.30	61.47	
	NP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Pension		16.92		Health		17.71		Vacation		0.00		Training		0.91			

Rajendra Patel	P	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	NP	8.00	6.00	10.00	9.00	10.00	0.00	0.00	38.00	5.00	0.00	40.15	60.22	80.30	1826.83	1398.52	
Pension		0.00		Health		0.00		Vacation		0.00		Training		0.00			

Melecio Paz	P	0.00	0.00	0.00	8.50	10.50	0.00	0.00	16.00	3.00	0.00	50.15	75.22	100.30	1028.07	715.91	
	NP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Pension		16.92		Health		17.71		Vacation		0.00		Training		0.91			

Melecio Paz	P	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	NP	0.00	0.00	9.50	0.00	0.00	0.00	0.00	8.00	1.50	0.00	50.15	75.22	100.30	514.04	357.96	
Pension		0.00		Health		0.00		Vacation		0.00		Training		0.00			

Jesus Rodriguez	P	0.00	0.00	0.00	10.00	11.00	0.00	0.00	16.00	5.00	0.00	50.15	75.22	100.30	1178.53	904.51	
	NP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Pension 16.92 Health 17.71 Vacation 0.00 Training 0.91

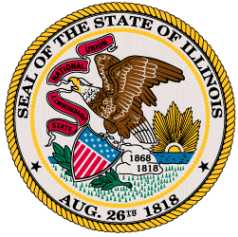
Jesus Rodriguez	P	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	NP	9.50	10.50	10.50	0.00	0.00	0.00	0.00	24.00	6.50	0.00	50.15	75.22	100.30	1692.57	1299.04	
Pension		0.00		Health		0.00		Vacation		0.00		Training		0.00			

Michael Smith	P	0.00	0.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	43.90	65.85	87.80	43.90	27.75	
	NP	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Pension		16.09		Health		13.15		Vacation		0.00		Training		0.25			

Michael Smith	P	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
	NP	8.25	9.00	8.75	8.00	7.25	0.00	0.00	39.00	2.25	0.00	43.90	65.85	87.80	1860.27	1176.09	
Pension		0.00		Health		0.00		Vacation		0.00		Training		0.00			

I, do hereby state: that I pay or supervise the payment of the persons employed on the public works project that during the payroll period commencing between mentioned above , all persons employed on said project have been paid the full weekly wages earned, that no rebates have been or will be made either directly or indirectly to or on behalf of said from the fully weekly wages earned by any person, and that no deductions have been made either directly or indirectly from the full weekly wages earned by any persons, other than permissible deductions as defined by Federal and/or State Law. I further certify that this payroll is correct and complete; that the wage rates herein stated and that the classification set forth for each laborers, workers, or mechanic conform to the work he/she performed

Daniela DeGrado
Nov 25, 2024



Case #: 24-CTP-385582

Illinois Department of Labor

160 N. LaSalle St Suite1300
Chicago, IL 60601

Dol.certifiedpayroll@Illinois.gov • Phone: (312) 793-3600

CERTIFIED TRANSCRIPT OF PAYROLL FORM

PAY PERIOD

Payroll Date	Project Location
11/10/2024 to 11/16/2024	STREETSCAPE
Contractor Number Or FEIN	GLEN ELLYN IL 60137
N/A	No Work Report: Yes
Project Number or Name	State Capital Funds
GLENWOOD STATION	Yes
Agency	
Not a State Agency	

Contractor and/or Subcontractor

Company Name	Contractor Location
A Lamp Concrete Contractors Inc.	1900 WRIGHT BLVD
Contact Name	SCHAUMBURG IL 60193
Daniela DeGrado	
Primary Email	Secondary Email
ddegrado@alamppconcrete.com	
Primary Phone	Secondary Phone
8478916000	

Public Body Information

Public Body Name	Public Body Address
Holladay Construction Group	1 WALKER AVE
Contact Name	CLARENDON HILLS IL 60514
Scott Brown	
Primary Phone	Secondary Phone
6302198983	

Employee Details

Name	Last4SSN	Classification	Address	City	Race	Ethnicity	G	V	J	F	A	PhoneNumber	
G-Gender			V-Veteran		J-Journeyman			F-Foreman			A-Apprentice		
N H L- Not Hispanic or Latino													
H L- Hispanic or Latino													

Work Classification

Name		Mon	Tue	Wed	Thr	Fri	Sat	Sun	Straight Hrs	Tot OT Hrs	Dub Tim Hrs	Hourly Wage	OT Wage Rate	Dbl Tim Wage	Gross	Net	No Work
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I, do hereby state: that I pay or supervise the payment of the persons employed on the public works project that during the payroll period commencing between mentioned above , all persons employed on said project have been paid the full weekly wages earned, that no rebates have been or will be made either directly or indirectly to or on behalf of said from the fully weekly wages earned by any person, and that no deductions have been made either directly or indirectly from the full weekly wages earned by any persons, other than permissible deductions as defined by Federal and/or State Law. I further certify that this payroll is correct and complete; that the wage rates herein stated and that the classification set forth for each laborers, workers, or mechanic conform to the work he/she performed

Daniela DeGrado

Nov 25, 2024

EXHIBIT C – THIRD AMENDMENT TO REDEVELOPMENT AGREEMENT

***RETURN AFTER
RECORDING:***

Village Clerk
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137

***THIS DOCUMENT
PREPARED BY:***

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

Above Space for Recorder's Use Only

THIRD AMENDMENT TO REDEVELOPMENT AGREEMENT

BETWEEN

VILLAGE OF GLEN ELLYN

AND

GLENWOOD JV, LLC

(GLENWOOD STATION, 464 GLENWOOD AVENUE)

THIRD AMENDMENT TO REDEVELOPMENT AGREEMENT

THIS THIRD AMENDMENT TO REDEVELOPMENT AGREEMENT (hereinafter referred to as the “Third Amendment”) is dated as of October ____, 2024 (“Third Amendment Effective Date”) by and between the VILLAGE OF GLEN ELLYN, an Illinois municipal corporation and home rule unit of local government with offices located at 535 Duane Street, Glen Ellyn, Illinois (hereinafter referred to as the “Village”), and GLENWOOD JV, LLC, an Indiana limited liability company authorized to conduct business in the State of Illinois with offices located at 3454 Douglas Road, Suite 250, South Bend, Indiana (hereinafter referred to as the “Developer”) (collectively, the Developer and the Village are the “Parties”)

RECITALS

A. On December 14, 2020, the Village passed Ordinance No. 6833 approving a Redevelopment Agreement (“**Agreement**”) between the Village and the Developer’s predecessor in interest, HP Glenwood Station Land, LLC (“**HP**”), relating to the property commonly known as 464 Glenwood Avenue (*f.k.a.* 460 Crescent Boulevard), Glen Ellyn, Illinois (“**Subject Property**”), which is more specifically described in the Agreement.

B. On June 27, 2022, the Village passed Ordinance No. 6973 approving the First Amendment to the Agreement (“**First Amendment**”) to, among other things, incorporate revised Development Plans and an updated Construction Schedule.

C. On December 12, 2022, the Village passed Ordinance No. 7008 approving the Second Amendment to the Agreement (“**Second Amendment**”) to, among other things, incorporate an updated Construction Schedule and modify the TIF Incentive terms.

D. Pursuant to and in accordance with the Agreement’s terms and the Transferee Assumption Agreement dated August 26, 2022, the Developer is the successor in interest to HP.

E. The Developer proposes that Section 6(A) of the Agreement be amended pursuant to this Third Amendment for the Village to reimburse the Developer for certain public improvements to be constructed by the Developer upon the completion of the public improvements.

F. The Developer also proposes that Section 8 of the Agreement be amended to reduce the amount of the TIF Incentive to be paid by the Village to the Developer by the amount that the Village would reimburse the Developer for the improvements to be constructed pursuant to Section 6(A) of this Third Amendment.

G. The Developer proposes to further amend the Agreement to modify the Construction Schedule set forth in the Construction Schedule adopted pursuant to the Second Amendment with a new Construction Schedule attached hereto and incorporated herein as **Third Amendment Exhibit G**.

H. Agreement Section 15(K) authorizes the Parties to amend the Agreement in writing approved by both Parties.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency are hereby acknowledged, the Parties agree as follows:

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

2. Capitalized Terms; Conflict. Any capitalized term used herein, but not defined herein, shall have the meaning given to such term in the Agreement, the First Amendment, or the Second Amendment. In the event of any conflict between the terms and conditions hereof and those set forth in the Agreement, the First Amendment, or the Second Amendment, the terms and conditions of this Third Amendment shall control.

3. Amendment of Section 6(A) of the Agreement. Section 6(A) of the Agreement is amended by adding the underlined and italicized language below to read as follows:

Section 6. Public Improvements.

A. Developer Duty to Construct Public Improvements. The Developer will construct and install all of the Public Improvements listed on **Exhibit D** (collectively, the “**Public Improvements**”), including, without limitation, parkway trees, sidewalk pavement, curb and gutter, street pavement, street lighting, and all other right of way and streetscape improvements located in the Glenwood Avenue and Crescent Boulevard rights of way adjacent to the Subject Property, as depicted in the Final Engineering Plan and Preliminary/Final Landscape Plan. *The Village shall reimburse the Developer in an amount not to exceed three hundred and forty thousand (\$340,000) dollars for right-of-way improvements and replacement of a retaining wall adjacent to Village property as set forth in **Third Amendment Exhibit O**, attached hereto and incorporated herein by reference. The Village shall reimburse the Developer for said improvements upon the Village’s approval of the improvements pursuant to Section 6(D) of the Agreement and the Village’s acceptance of a bill of sale for the improvements pursuant to Section 6(E) of the Agreement.*

3. Amendment of Section 8(B)(1) of the Agreement. Section 8(B)(1) of the Agreement exhibit is amended by adding the underlined and italicized language and deleting the overstricken language to read as follows:

B. Village Incentives. Based upon the Developer’s representation of its need for assistance, and provided the Developer fulfills its obligations in this Agreement and under the Act, the Village will provide the following assistance to facilitate the Development.

1. TIF Incentive. Upon Substantial Completion of the Development and subject to the provisions of Section 8(B)(2), the Village will pay the Developer

eighty (80%) percent of the incremental property tax revenue generated by the Subject Property during the Incentive Period, as defined below ("***IPT Revenue***"), in an amount not to exceed ~~two~~ *one* million *six hundred and sixty thousand* (~~\$2,000,000~~) (*\$1,660,000*) dollars ("***TIF Incentive***"). The Village will pay the TIF Incentive, or a portion thereof, once annually on or before December 1st each year beginning on the December 1st immediately following the Development's Substantial Completion date until the full TIF Incentive has been paid to the Developer, or until December 29, 2033 whichever occurs first ("***Incentive Period***"). The Village's obligation to pay the TIF Incentive is conditioned on: a) the Developer submitting a reimbursement request in accordance with Section 8(F); b) IPT Revenue being available; c) the Development being inhabitable and compliant with all Requirements of Law; and d) the Developer complying with the Act and this Agreement's terms. The Developer shall have no right to apply for or receive any TIF Incentive or IPT Revenue after the Incentive Period's voluntary or involuntary termination.

4. Exhibit Replaced. **Second Amendment Exhibit G** ("Construction Schedule") is replaced with **Third Amendment Exhibit G**, attached hereto and incorporated herein by reference, establishing a new Construction Schedule.

5. Authority to Execute. The Village hereby warrants and represents to the Developer that the Persons executing this Third Amendment 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 Third Amendment and to agree to the terms, provisions, and conditions set forth in this Third Amendment and to bind the Subject Property as set forth in this Third Amendment, that all legal actions needed to authorize the execution, delivery, and performance of this Third Amendment have been taken, and that neither the execution of this Third Amendment 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.

6. Miscellaneous. This Third Amendment shall be binding upon and inure to the benefit of the successors and permitted assigns of Village and Developer. The terms and provisions of the Agreement, the First Amendment, and the Second Amendment not specifically modified by this Third Amendment shall remain in full force and effect and shall not be construed to have been modified, waived, discharged, or otherwise altered by this Third Amendment. The terms and provisions of the Agreement, the First Amendment, and the Second Amendment are incorporated herein by reference as if fully stated herein. This Third Amendment may be executed in several counterparts, each of which shall be deemed to be an original but all of which together shall constitute one and the same instrument. This Third Amendment may be executed via e-mail or facsimile transmission and all PDF (or similar electronic format) or facsimile signatures shall be deemed originals for all purposes. The Village shall record this Third Amendment against the Subject Property in the office of the DuPage County Recorder.

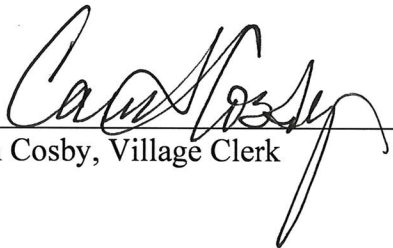
IN WITNESS WHEREOF, the Parties hereto have caused this instrument to be executed on the date first above written.

ATTEST:

Name: _____

Its: _____

ATTEST:



Caren Cosby, Village Clerk

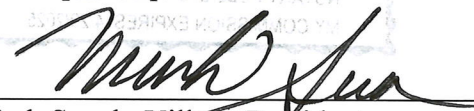
GLENWOOD JV, LLC, an Indiana limited liability company



Name: Timothy E. Healy

Its: MANAGER

VILLAGE OF GLEN ELLYN, an Illinois municipal corporation



Mark Senak, Village President

REVIEWED & APPROVED
OCT 30 2024
Village Attorney

ACKNOWLEDGEMENT

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

This instrument was acknowledged before me on October 30, 2024, by **MARK SENAK**, the Village President of the **VILLAGE OF GLEN ELLYN**, an Illinois municipal corporation, and by **CAREN COSBY**, the Village Clerk of said municipal corporation.

SEAL



Penni Cannova
Signature of Notary

My Commission expires:

April 29, 2025

STATE OF Illinois)
) SS.
COUNTY OF DuPage)

The foregoing instrument was acknowledged before me on _____, 2024, by _____, the _____ of **GLENWOOD JV, LLC**, an Indiana limited liability company, as their free and voluntary act in their as manager of said company for the uses and purposes herein and attested by _____.

Signature of Notary

SEAL

My Commission expires:

Third Amendment Exhibit O

[attached]

Third Amendment Exhibit G

Construction Schedule

[attached]

ID	Task Name	Duration	Start	Finish	%	Glenwood Station - Glen Ellyn, Illinois											
						Completion	September	October	November	December	January	February	March	April	May	June	July
1	Glenwood Station - Glen Ellyn, Illinois	855 days?	Tue 11/16/21	Wed 3/12/25	71%												
9	Construction	499 days?	Tue 3/7/23	Fri 2/7/25	68%												
10	Site Construction	377 days	Tue 3/7/23	Wed 8/21/24	96%												
34	Curbs & Concrete Pavement	5 days	Tue 8/6/24	Mon 8/12/24	40%												
35	Sidewalks	7 days	Tue 8/13/24	Wed 8/21/24	0%												
56	Lower Level/Parking Garage	217 days	Mon 8/21/23	Fri 6/21/24	100%												
70	Overhead Piping	73 days	Wed 3/13/24	Fri 6/21/24	100%												
71	1st Floor Garage/Retail	265 days	Wed 11/15/23	Thu 11/21/24	78%												
78	HVAC Rough-In - 1st Flr.	15 days	Mon 2/26/24	Wed 6/26/24	100%												
86	Drywall - 1st Flr.	15 days	Thu 7/18/24	Tue 8/20/24	40%												
84	Insulation - 1st Flr.	7 days	Wed 7/24/24	Tue 8/27/24	43%												
87	Prime, & First Coat of Paint - 1st Flr.	7 days	Wed 8/21/24	Thu 8/29/24	0%												
88	Interior Glazing - 1st Flr.	5 days	Fri 8/30/24	Thu 9/5/24	0%												
89	Ceiling Light Fixtures - 1st Flr.	5 days	Fri 8/30/24	Thu 9/5/24	0%												
90	Flooring - 1st Flr.	20 days	Fri 9/6/24	Thu 10/3/24	0%												
91	Cabinets & Countertops - 1st Flr.	10 days	Fri 9/13/24	Thu 9/26/24	0%												
92	Interior Doors & Trim - 1st Flr.	5 days	Fri 9/20/24	Thu 9/26/24	0%												
93	Prep Trim & Final Coat of Paint - 1st Flr.	5 days	Fri 10/4/24	Thu 10/10/24	0%												




Page 1
 Fri 9/6/24

ID	Task Name	Duration	Start	Finish	% Complete	August 6/13/2027 3:10:17Z	September 6/13/2027 3:10:17Z	October 6/13/2027 3:10:17Z	November 6/13/2027 3:10:17Z	December 6/13/2027 3:10:17Z	January 6/13/2027 3:10:17Z	February 6/13/2027 3:10:17Z	March 6/13/2027 3:10:17Z	April 6/13/2027 3:10:17Z	May 6/13/2027 3:10:17Z	June 6/13/2027 3:10:17Z	July 6/13/2027 3:10:17Z	August 6/13/2027 3:10:17Z	September 6/13/2027 3:10:17Z	October 6/13/2027 3:10:17Z	November 6/13/2027 3:10:17Z	December 6/13/2027 3:10:17Z	January 6/13/2027 3:10:17Z	February 6/13/2027 3:10:17Z	March 6/13/2027 3:10:17Z
94	Trim MEP's - 1st Flr.	25 days	Fri 10/11/24	Thu 11/14/24	0%																				
95	Construction Clean - 1st Flr.	5 days	Fri 11/15/24	Thu 11/21/24	0%																				
96	2nd Floor Garage/Retail	243 days	Wed 1/10/24	Fri 12/13/24	66%																				
109	Prime, & First Coat of Paint - 2nd Flr.	15 days	Thu 8/1/24	Fri 8/23/24	20%																				
110	Ceiling Light Fixtures - 2nd Flr.	5 days	Mon 8/26/24	Fri 8/30/24	0%																				
111	Flooring - 2nd Flr.	20 days	Mon 8/26/24	Fri 9/20/24	0%																				
113	Cabinets & Countertops - 2nd Flr.	20 days	Mon 9/2/24	Fri 9/27/24	0%																				
114	Interior Doors & Trim - 2nd Flr.	15 days	Mon 9/9/24	Fri 9/27/24	0%																				
115	Prep Trim & Final Coat of Paint - 2nd Flr.	5 days	Mon 9/30/24	Fri 10/4/24	0%																				
116	Trim MEP's - 2nd Flr.	25 days	Mon 10/7/24	Fri 11/8/24	0%																				
117	Construction Clean - 2nd Flr.	25 days	Mon 11/11/24	Fri 12/13/24	0%																				
118	3rd Floor	190 days?	Fri 2/16/24	Fri 11/8/24	58%																				
131	Drywall - 3rd Flr.	25 days	Wed 7/10/24	Fri 8/16/24	72%																				
126	Village Inspections - 3rd Flr.	5 days	Mon 7/15/24	Fri 7/19/24	100%																				
133	Prime, & First Coat of Paint - 3rd Flr.	15 days	Mon 8/26/24	Fri 9/13/24	0%																				
134	Ceiling Light Fixtures - 3rd Flr.	5 days	Mon 9/16/24	Fri 9/20/24	0%																				
135	Flooring - 3rd Flr.	20 days	Mon 9/16/24	Fri 10/11/24	0%																				
136	Cabinets & Countertops - 3rd Flr.	20 days	Mon 9/23/24	Fri 10/18/24	0%																				



ID	Task Name	Duration	Start	Finish	% Complete	January 01/01/24	February 02/01/24	March 03/01/24	April 04/01/24	May 05/01/24	June 06/01/24	July 07/01/24	August 08/01/24	September 09/01/24	October 10/01/24	November 11/01/24	December 12/01/24	January 01/01/25	February 02/01/25	March 03/01/25	April 04/01/25	May 05/01/25	June 06/01/25	July 07/01/25	August 08/01/25	September 09/01/25	October 10/01/25	November 11/01/25	December 12/01/25
137	Interior Doors & Trim - 3rd Flr.	15 days	Mon 9/30/24	Fri 10/18/24	0%																								
138	Prep Trim & Final Coat of Paint - 3rd Flr.	5 days	Mon 10/21/24	Fri 10/25/24	0%																								
139	Trim MEP's - 3rd Flr.	5 days	Mon 10/28/24	Fri 11/1/24	0%																								
140	Construction Clean - 3rd Flr.	5 days	Mon 11/4/24	Fri 11/8/24	0%																								
141	4th Floor	225 days	Fri 2/16/24	Fri 12/27/24	47%																								
152	Insulation - 4th Flr.	10 days	Tue 7/16/24	Mon 7/29/24	100%																								
154	Drywall - 4th Flr.	25 days	Tue 7/23/24	Mon 8/26/24	48%																								
155	Gypcrete - 4th Flr.	3 days	Tue 8/27/24	Thu 8/29/24	0%																								
156	Prime, & First Coat of Paint - 4th Flr.	15 days	Mon 9/16/24	Fri 10/4/24	0%																								
157	Ceiling Light Fixtures - 4th Flr.	5 days	Mon 10/7/24	Fri 10/11/24	0%																								
158	Flooring - 4th Flr.	20 days	Mon 10/7/24	Fri 11/1/24	0%																								
159	Cabinets & Countertops - 4th Flr.	20 days	Mon 10/14/24	Fri 11/8/24	0%																								
160	Interior Doors & Trim - 4th Flr.	15 days	Mon 10/21/24	Fri 11/8/24	0%																								
161	Prep Trim & Final Coat of Paint - 4th Flr.	5 days	Mon 11/11/24	Fri 11/15/24	0%																								
162	Trim MEP's - 4th Flr.	25 days	Mon 11/18/24	Fri 12/20/24	0%																								
163	Construction Clean - 4th Flr.	5 days	Mon 12/23/24	Fri 12/27/24	0%																								
46	Building Shell	162 days	Wed 2/21/24	Thu 10/3/24	77%																								
51	Storefront	10 days	Fri 3/1/24	Thu 3/14/24	100%																								



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

Meeting 5/27/2025 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Ordinance
Prepared By: Daniel Harper

**AGENDA ITEM (ID
2025-463)**

DOC ID: 2025-463

Adopt Ordinance No. 7196, An Ordinance Granting Variations from Section 10-4-8(E)(1) and Section 10-5-4(A)(4)(c) of the Glen Ellyn Zoning Code to Allow for the Construction of a Detached Garage at the Property Located at 603 N. Park Boulevard, Glen Ellyn, Illinois 60137 (Community Development Director Henaghan)

Statement of the Issue:

The Petitioners Matthew and April Knighton seek the following variations from the Glen Ellyn Zoning Code:

1. Section 10-4-8(E)(1) – to allow the construction of a new detached garage on a property with an existing non-conforming lot coverage of 21.7% in lieu of the required maximum lot coverage of 20% of the lot; and
2. Section 10-5-4(A)(4)(c) – to allow the construction of a new detached garage with a side yard setback of one foot (1') in lieu of the minimum required side yard setback of three feet (3').

Analysis:

The Petitioners propose to construct an approximately 352 square-foot detached one-car garage to replace the existing detached garage on the property. The proposed detached garage is proposed to be a setback one (1) foot from the northern property line.

The existing garage is located approximately 1.43' north of the Petitioners north property line, encroaching onto the neighboring property. The proposed garage would be constructed entirely within the subject property and would be set back 1 foot from the north property line.

The basis of this request is that, due to the narrowness of the lot and the angled position of the existing home, the approach to the garage via the shared driveway is severely limited. In order to access the garage, the property has requested the narrowest setback possible to allow for a vehicle to access the garage.

The Zoning Board of Appeals considered the application at its May 13, 2025, meeting and recommended approval of the application by the Village Board in a 4-0 vote. The Zoning Board of Appeals packet for the May 13, 2025, meeting can be viewed [here](#).

Budget Impact:

None

Contribution to Strategic Plan

Strategic Priority: Development; Initiative: Successful growth, development, annexation and business retention.

Action Requested:

Adopt the Ordinance.

Attachments:

1. Ordinance - 603 N. Park Blvd.



Village of Glen Ellyn

Ordinance No. _____

**An Ordinance Granting Variations from Section 10-4-8(E)(1) and
10-5-4(A)(4)(c) of the Glen Ellyn Zoning Code to Allow for the
Construction of a Detached Garage at the Property Located at
603 N. Park Boulevard, Glen Ellyn, Illinois 60137**

**Adopted by the
Village President and the Board of Trustees
of the Village of Glen Ellyn
DuPage County, Illinois
This 27th Day of May, 2025.**

Published in pamphlet form by the authority of the
Village President and Board of Trustees of the
Village of Glen Ellyn, DuPage County, Illinois,
this ____ day of May, 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 Variations from Section 10-4-8(E)(1) and Section 10-5-4(A)(4)(c) of the Glen Ellyn Zoning Code to Allow for the Construction of a Detached Garage at the Property Located at 603 N. Park Boulevard, Glen Ellyn, Illinois 60137

WHEREAS, Matthew and April Knighton (“Petitioners”) are the owners of the property located at 603 N. Park Boulevard, Glen Ellyn, Illinois, 60137 (“Subject Property”), and have applied for variations from the requirements of Section 10-4-8(E)(1) and Section 10-5-4(A)(4)(c) in the Village’s R2 Residential Zoning District as contained in the Glen Ellyn Zoning Code to construct a detached garage at the Subject Property; and

WHEREAS, the Petitioners specifically seek a variance from Section 10-4-8(E)(1) of the Zoning Code to allow lot coverage of 21.7% in lieu of the required maximum lot coverage of 20%; and

WHEREAS, the Petitioners also seek a variance from Section 10-5-4(A)(c) of the Zoning Code to allow a side yard setback of one foot (1’) in lieu of the minimum required side yard setback of three feet (3’) for the construction of a

WHEREAS, the property is legally described in Exhibit A, attached hereto and incorporated herein by reference; 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 250 feet of the subject property at least ten (10) days prior thereto, and following the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Glen Ellyn Zoning Board of Appeals conducted a public hearing on May 13, 2025, at which the Petitioners presented evidence, testimony, and exhibits in support of the variations 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 May 13, 2025, the Village of Glen Ellyn's ("Village") Zoning Board of Appeals adopted Findings of Fact and Recommendations dated May 13, 2025, which is attached hereto and incorporated herein as Exhibit B; and

WHEREAS, the Zoning Board of Appeals recommended that the zoning variations 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 May 13, 2025, as reflected in the minutes of the public hearing, incorporated herein by reference as though fully set forth; and

WHEREAS, the Village President and Board of Trustees have reviewed the evidence, exhibits, and materials presented at the May 13, 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 Village President and Board of Trustees have determined that the granting of the zoning 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 Zoning Board of Appeals and this Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the 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. Variations Granted. Based upon the above, the Village President and Board of Trustees grant the Petitioners' application for zoning variations from Section 10-4-8(E)(1) to allow lot coverage of 21.7% in lieu of the required maximum lot coverage of 20% and Section 10-5-4(A)(4)(c) of the Village's Zoning Code to allow a side yard setback of one-foot (1') in lieu of three-feet (3') at the Subject Property ("Project").

Section 4. Conditions of Variations. The variations 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.

Section 5. Issuance of Building Permits. The Village's Building and Zoning Official is authorized and directed to issue building permits for the Subject Property consistent with the variations 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 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 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 6. 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 7. Failure to Comply with Ordinance. Failure of the Petitioner or other party in interest or a subsequent owner or other party in interest to comply with the terms of this

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

Passed by the Village President and Board of Trustees of the Village of Glen Ellyn, Illinois this 27th day of May, 2025.

Voting	Ayes	Nays	Abstain	Absent
Desai Bhagwakar				
Christiansen				
Kalinich				
Simon				
Szymanski				
Thompson				
Burket (in case of a tie)				

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

James Burket, Village President

ATTEST

Caren Cosby, Village Clerk

EXHIBIT A

Legal Description

THE NORTH 50 FEET OF LOT 42 (MEASURED ON STREET LINE) IN COLLINS AND GAUNTLETT'S LAKE GLEN ELLYN, BEING A RESUBDIVISION OF LOTS 22 TO 29 INCLUSIVE, AND 33 TO 68 INCLUSIVE IN JOHN A. BROWN'S ADDITION TO GLEN ELLY, BEING A SUBDIVISION IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID COLLINS AND GAUNTLETT'S LAKE GLEN ELLY, RECORDED OCTOBER 21, 1914 AS DOUCMENT NUMBER 118383, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-11-214-010

Property Address: 603 N. Park Boulevard, Glen Ellyn, Illinois 60137

EXHIBIT B

Village President James Burket and Board of Trustees
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, Illinois 60137

Re: Application of Chris and Nancy Desmond for a zoning variation for 603 N. Park Boulevard

Dear Village President James Burket and Board of Trustees:

Matthew and April Knighton (collectively referred to as the “Applicant”) filed an application pursuant to Section 10-10-10 of the Glen Ellyn Zoning Code requesting the variations set forth below to allow a non-conforming lot coverage to continue and to allow a side yard setback of 1’-0” for the construction of a new detached garage to be located at 603 N. Park Boulevard, Glen Ellyn, Illinois 60137 (“Subject Property”).

The Applicant specifically seeks a variation from section 10-4-8(E)(1) to allow the continuation of a non-conforming lot coverage of 21.7% in lieu of the maximum allowed lot coverage of 20% for single-family dwellings more than one-story in construction and a variation from section 10-5-4(A)(4)(c) to allow the construction of a detached garage that will result in a side yard setback of approximately one foot (1’-0”) in lieu of the minimum required interior side yard setback of three feet (3’-0”).

A public hearing was held on the application by the Zoning Board of Appeals on May 13, 2025 at 7:00 p.m. The notice and time and place of said public hearing was duly published on April 25, 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 Applicant seeks zoning variations to construct a new detached garage that requires a variation from section 10-4-8(E)(1) to allow the continuation of a non-conforming lot coverage of 21.7% in lieu of the maximum allowed lot coverage of 20% for single-family dwellings more than one-story in construction and a variation from section 10-5-4(A)(4)(c) to allow the construction of a detached garage that will result in a side yard setback of approximately one foot (1’-0”) in lieu of the minimum required interior side yard setback of three feet (3’-0”).
2. 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; and
- e. Proposed Elevation Plan

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 variations is based would not be applicable generally to other property within the same zoning district;
3. That the purpose of the variations 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 variations 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 variations 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 variations are the minimum variations that will make possible the reasonable use of the land, building or structure.

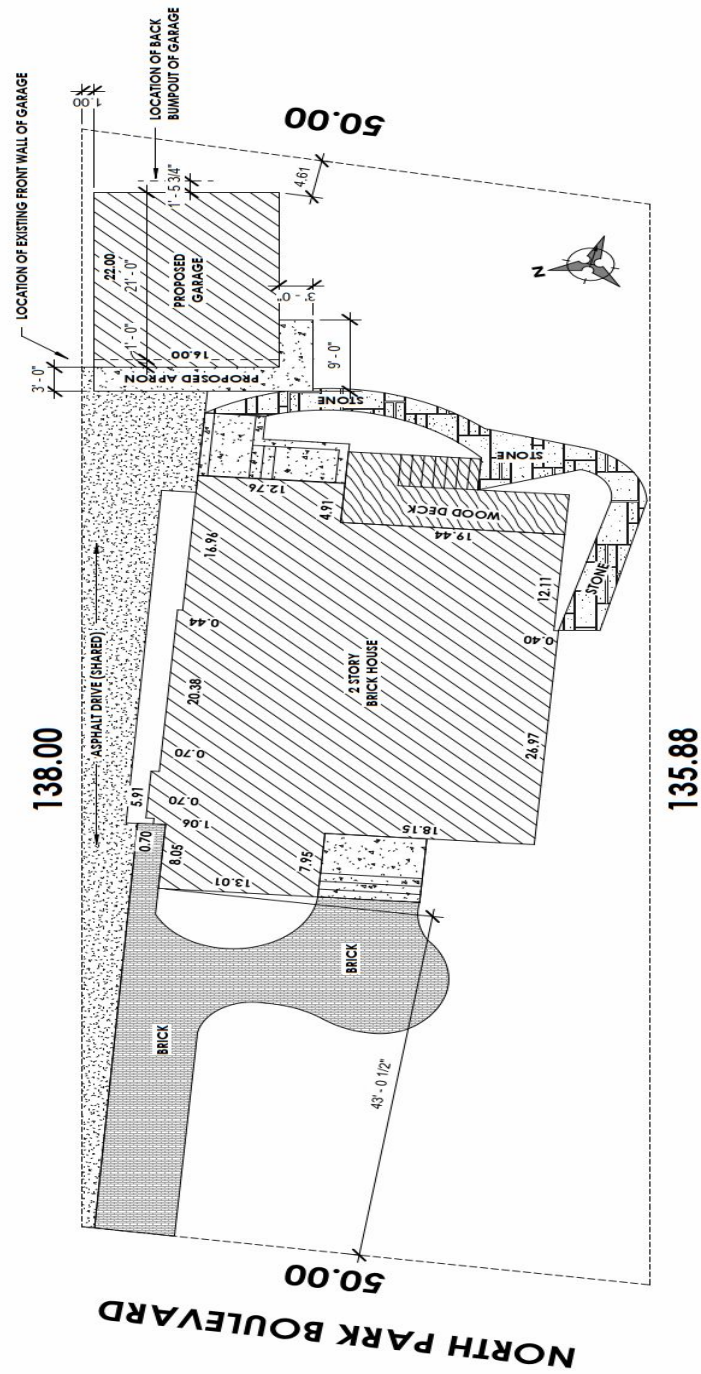
The evidence provided by the Applicant and presented at the public hearing shows that the proposed zoning variations does meet the above standards because the property has a unique condition of the existing home being non-conforming to the required maximum allowed lot coverage requirements and that the existing home is angled on the property so as to limit the driveway approach width which limits the accessibility of a detached garage and that the new detached garage will be located entirely within the property boundaries and that the proposed detached garage and variations 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 statues 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 Applicant's request for a zoning variation be approved for the property located at 603 N. Park Boulevard, Glen Ellyn, Illinois.

This report adopted by a 4-0 vote of this Zoning Board of Appeals, this 13th day of May, 2025.

EXHIBIT C



③ PROPOSED - SITE PLAN
1" = 10'-0"



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

Meeting 5/27/2025 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Ordinance
Prepared By: Daniel Harper

**AGENDA ITEM (ID
2025-464)**

DOC ID: 2025-464

Adopt Ordinance 7197, an Ordinance Granting Variations from Sections 10-4-6(D)(1) and 10-4-6(D)(3) of the Glen Ellyn Zoning Code to Allow for the Construction of an Attached Garage at the Property Located at 265 S. Ott Avenue, Glen Ellyn, Illinois 60137 (Community Development Director Henaghan)

Statement of the Issue:

The Petitioner Dagmara Kamionka proposes to construct an approximately 730 square foot attached two-car garage addition to the existing home at the property located at 265 S. Ott Avenue. The proposed addition will be incorporated into the structure of the existing home and is proposed to have a front yard setback of 40 feet to match the existing home setback and a side yard setback of 8'-10".

Analysis:

The Petitioner seeks the following variances:

1. Section 10-4-6(D)(1) – to allow the construction of a one-story attached garage addition to a single-family home with an existing nonconforming front yard setback of approximately forty feet (40') in lieu of the required front yard setback of fifty feet (50').
2. Section 10-4-6(D)(3) – to allow the construction of a one-story attached garage addition on a single-family home that will result in a side yard setback of approximately eight feet and ten inches (8'-10") in lieu of the minimum required interior side yard setback of sixteen feet and 10 inches (16'-10").

The Petitioner was granted a variation from the front yard setback requirement and a variation to allow the existing detached garage to remain at approximately 9.13 feet from the side property line in lieu of the required side yard setback requirement in 2018 to allow for the construction of a second-story addition to the existing home.

The Petitioner now proposes to demolish the existing detached garage and construct an attached garage with a similar footprint to the existing detached garage. The proposed setback of the attached garage would be four (4) inches closer to the side yard property line, from 9'-2" to 8'-10". The proposed garage addition is designed to be constructed in line with the existing home footprint and

would be setback 40 feet from the front property line. Because this is a proposed expansion to a nonconforming condition of the property, a variation would be required for construction at the 40-foot setback dimension.

The Zoning Board of Appeals considered the application at its May 13, 2025, meeting and recommended the variances be granted by the Village Board in a 4-0 vote. The Zoning Board of Appeals packet for the May 13, 2025, meeting can be viewed [here](#).

Budget Impact:

None

Contribution to Strategic Plan

Strategic Priority: Development; Initiative: Successful growth, development, annexation and business retention.

Action Requested:

Adopt the Ordinance.

Attachments:

1. Ordinance 265 S. Ott Avenue



Village of Glen Ellyn

Ordinance No. _____

**An Ordinance Granting Variations from Sections 10-4-6(D)(1) and
10-4-6(D)(3) of the Glen Ellyn Zoning Code to Allow for the
Construction of an Attached Garage at the Property Located at
265 S. Ott Avenue, Glen Ellyn, Illinois 60137**

**Adopted by the
Village President and the Board of Trustees
of the Village of Glen Ellyn
DuPage County, Illinois
This 27th Day of May, 2025**

Published in pamphlet form by the authority of the
Village President and Board of Trustees
of the Village of Glen Ellyn, DuPage County, Illinois,
this ____ day of May, 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 Variations from Sections 10-4-6(D)(1) and 10-4-6(D)(3) of the Glen Ellyn Zoning Code to Allow for the Construction of an Attached Garage at the Property Located at 265 S. Ott Avenue, Glen Ellyn, Illinois 60137

WHEREAS, Dagmara Kamionka (“Petitioner”) is the owner of the property located at 265 S. Ott Avenue, Glen Ellyn, Illinois, 60137 (“Subject Property”), and has applied for variations from the requirements of Section 10-4-6(D)(1) and Section 10-4-6(D)(3) of the Village's Zoning Code to allow for the construction of a one-story attached garage addition to a single-family home at the Subject Property located in the Village’s RO Residential Zoning District; and

WHEREAS, the Petitioner specifically seeks a variance from the requirements of Section 10-4-6(D)(1) of the Zoning Code to allow a nonconforming front yard setback of approximately forty feet (40’) in lieu of the required front yard setback of fifty feet (50’) and

WHEREAS, the Petitioner also seeks a variance from the requirements of Section 10-4-6(D)(3) to allow a side yard setback of eight feet and ten inches (8’-10”) in lieu of the minimum required interior side yard setback of sixteen feet and 10 inches (16’-10”); and

WHEREAS, the Subject Property is legally described in Exhibit A, attached hereto and incorporated herein by reference; 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 owners within 250 feet of the subject property at least ten (10) days prior thereto, and following the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Village of Glen Ellyn (“Village”) Zoning Board of Appeals conducted a public hearing on May 13, 2025, at which the Petitioner presented evidence, testimony, and exhibits in support of the variations requested and zero (0) persons 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 May 13, 2025, the Village of Glen Ellyn's ("Village") Zoning Board of Appeals adopted Findings of Fact and Recommendations dated May 13, 2025, which is attached hereto and incorporated herein as Exhibit B; and

WHEREAS, the Zoning Board of Appeals recommended that the zoning variations 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 May 13, 2025, as reflected in the minutes of the public hearing, incorporated herein by reference as though fully set forth; and

WHEREAS, the Village President and Board of Trustees have reviewed the evidence, exhibits, and materials presented at the May 13, 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 Village President and Board of Trustees have determined that the granting of the zoning 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 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. Variations Granted. Based upon the above, the Village President and Board of Trustees grant the Petitioner's application for zoning variations from Section 10-4-6(D)(1) and Section 10-4-6(D)(3) of the Village's Zoning Code to allow for the construction of an attached garage with a front yard setback of forty feet (40') and a side yard setback of eight feet and ten inches (8'-10") for the Subject Property ("Project").

Section 4. Conditions of Variations. The variations 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.

Section 5. Issuance of Building Permits. The Building and Zoning Official is authorized and directed to issue building permits for the Subject Property consistent with the variations 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 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 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 6. 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 7. Failure to Comply with Ordinance. Failure of the Petitioner or other party in interest or a subsequent owner or other party in interest to comply with the terms of this

Ordinance shall subject the Petitioner or party in interest to the penalties set forth in Section 10-10-18 of the Village's Zoning Code.

Section 8. 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 9. Effective Date. This Ordinance shall be in full force and effect after its approval, passage and publication as provided by law.

Passed by the Village President and Board of Trustees of the Village of Glen Ellyn, Illinois this 27th day of May, 2025.

Voting	Ayes	Nays	Abstain	Absent
Desai Bhagwakar				
Christiansen				
Kalinich				
Simon				
Szymanski				
Thompson				
Burket (in case of a tie)				

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

James Burket, Village President

ATTEST

Caren Cosby, Village Clerk

Exhibit A

Legal Description

LOT 13 IN BLOCK 3 IN ARTHUR T. MCINTOSH AND COMPANY'S LAMBERT ROAD FARMS, A SUBDIVISION IN THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 8, 1995 AS DOCUMENT NUMBER 781095, ALL IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-22-410-002

Property Address: 265 S. Ott Avenue, Glen Ellyn, Illinois 60137

Exhibit B

Village President James Burket and Board of Trustees
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, Illinois 60137

Re: Application of Dagmara Kamionka for zoning variations for 265 S. Ott Avenue

Dear Village President James Burket and Board of Trustees:

Dagmara Kamionka (“Applicant”) filed an application pursuant to Section 10-10-10 of the Glen Ellyn Zoning Code requesting the variations set forth below to allow a front yard setback of 40’-00” and a side yard setback of 8’-10” for the construction of a new attached garage to be located at 265 S. Ott Avenue, Glen Ellyn, Illinois 60137 (“Subject Property”).

The Applicant specifically seeks a variation from section 10-4-6(D)(1) to allow the construction of a one-story attached garage addition to a single-family home with an existing non-conforming front yard setback of approximately forty feet (40’-0”) in lieu of the required front yard setback of fifty feet (50’-0”) and variation from section 10-4-6(D)(3) to allow the construction of a one-story attached garage addition on a single-family home that will result in a side yard setback of approximately eight feet and ten inches (8’-10”) in lieu of the minimum required interior side yard setback of sixteen feet and 10 inches (16’-10”).

A public hearing was held on the application by the Zoning Board of Appeals on May 13, 2025 at 7:00 p.m. The notice and time and place of said public hearing was duly published on April 25, 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 Applicant seeks a zoning variation to construct a new attached garage that requires a variation from section 10-4-8(E)(1) to allow for a 40’-00” front yard setback and a variation from section 10-5-4(A)(4)(c) to allow for a 8’-10” side yard setback.
2. 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. Glen Ellyn Ordinance 6578.

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 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
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 applicant and presented in the public hearing shows that the proposed zoning variations does meet the above standards because the property has a unique condition of being existing non-conforming as a result of being zoned R0 – Residential and that the attached garage would be in a similar location of the current detached garage and that the

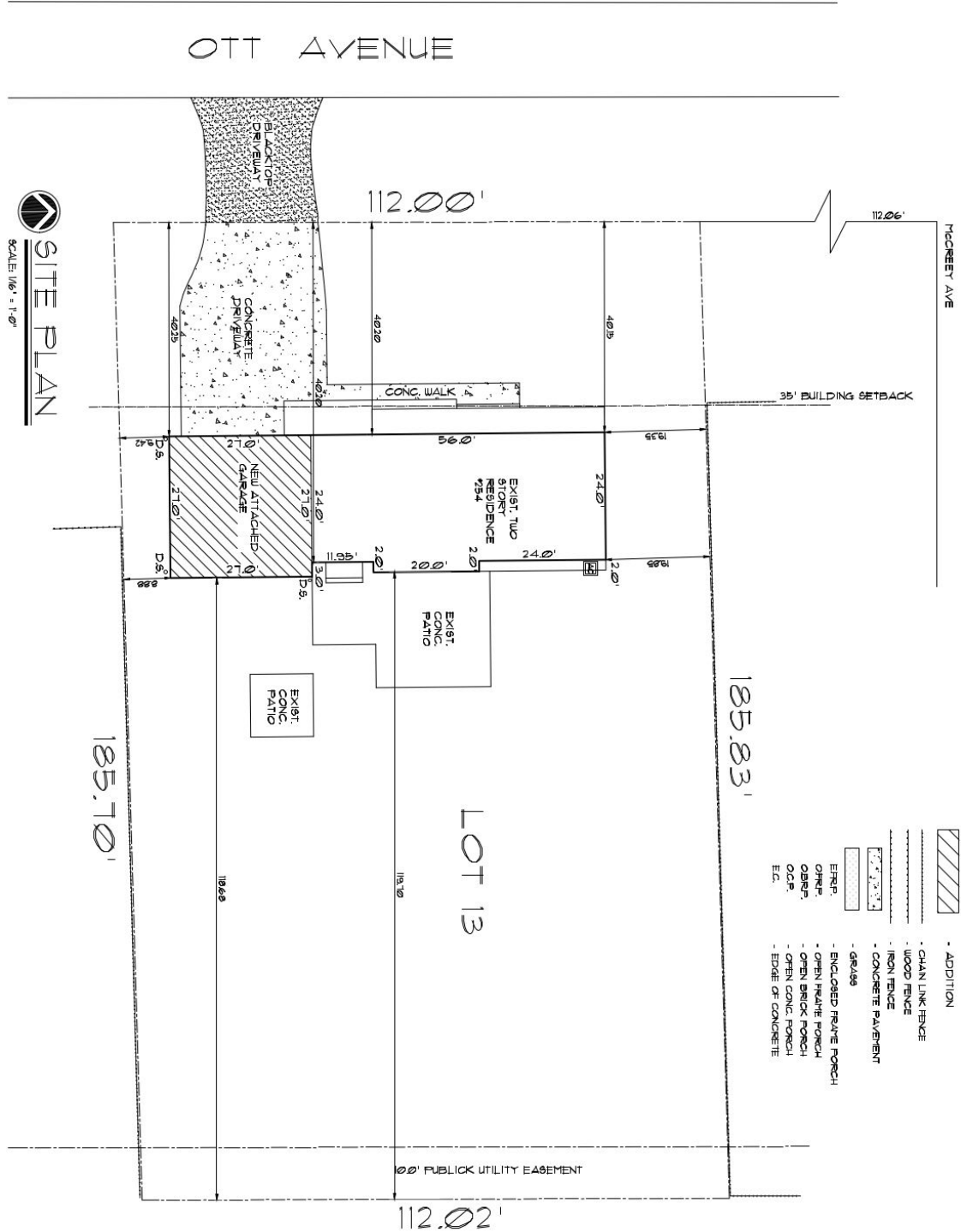
proposed variations from the front yard and side yard setback requirements would not be detrimental to the public welfare and injurious to other property in the neighborhood.

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 Village President and Board of Trustees pursuant to a vote of 4-0, that the Applicant's request for a zoning variation be granted for the property located at 265 S. Ott Avenue Glen Ellyn, Illinois.

This report adopted by a 4-0 vote of this Zoning Board of Appeals, this 13th day of May, 2025.

Exhibit C





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

Meeting 5/27/2025 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Ordinance
Prepared By: Jordan Frahm

**AGENDA ITEM (ID
2025-469)**

DOC ID: 2025-469

Adopt Ordinance No. 7198, An Ordinance Granting a Variation from the Glen Ellyn Zoning Code to Allow Accessory Structures to Remain at the Property Located at 551 Geneva Road, Glen Ellyn, Illinois 60137 after the Demolition of the Principal Structure (Community Development Director Henaghan)

Statement of the Issue:

The Petitioner, the Glen Ellyn Historical Society, requests a variation from the Village's Zoning Code to allow for accessory structures, a detached garage, driveway, and shed, to remain at the property located 551 Geneva Road after the demolition of the principal structure, a single-family residential home. The principal structure was acquired by the petitioner in 2018, and has subsequently been deemed uninhabitable due to structural and environmental concerns. The approximately 440-square-foot garage and 64-square-foot shed are intended to be used as additional outdoor storage on the Glen Ellyn Historical Society campus.

Analysis:

The Petitioner seeks a variation from Section 10-4-1(c) of the Zoning Code to allow accessory structures (garage, shed, and driveway) to remain on the property without a principal structure after the principal structure is demolished.

The basis of the application is due to excessive costs related to making the principal structure at 551 Geneva Road habitable. The property was donated to the applicant in 2018. Upon inspection of the property, it was determined that there are structural concerns with the home. Although the applicant is unable to improve the conditions of the home due to economic hardship, the Petitioner seeks to utilize the site for storage and as open space for events at the adjacent History Park, Stacy's Tavern, and Historical Society Museum.

In July 2021, the Historical Society was granted approval for a zoning variation for the demolition of the principal structure by Ordinance No. 6887. However, funding gaps related to utility shut-off delayed the project and Ordinance No. 6887 expired in July of 2023. The Historical Society has now resubmitted this application for a zoning variation and have the requisite funding prepared to move forward with the demolition project.

The Zoning Board of Appeals considered the application at its May 13, 2025, meeting and

recommended the variance be granted by the Village Board by a vote of four (4) in favor and none (0) against, with the condition that if the property is sold or transferred by the Petitioner at some point in the future, the accessory structures shall be removed from the property or brought in compliance with the Zoning Code. The Zoning Board of Appeals packet for the May 13, 2025, meeting can be viewed [here](#).

Budget Impact:

Removal of the principal structure is likely to impact tax evaluation of property. The impact on local property tax revenue collection Village-wide is to be de minimis or be of no impact.

Contribution to Strategic Plan

Strategic Priority: Development; Initiative: Successful growth, development, annexation and business retention.

Action Requested:

Adopt the Ordinance.

Attachments:

1. Ordinance 551 Geneva Road



Village of Glen Ellyn

Ordinance No. _____

**An Ordinance Granting a Variation from Section 10-4-1(C) of the
Glen Ellyn Zoning Code to Allow for Accessory Structures
Without a Principal Building on the Property Located at 551
Geneva Road, Glen Ellyn, Illinois 60137**

**Adopted by the
Village President and the Board of Trustees
of the Village of Glen Ellyn
DuPage County, Illinois
This 27th Day of May, 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 May, 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 10-4-1(C) of the Glen Ellyn Zoning Code to Allow for Accessory Structures Without a Principal Building on the Property Located at 551 Geneva Road, Glen Ellyn, Illinois 60137

WHEREAS, the Glen Ellyn Historical Society (“Petitioner”) is the owner of the property located at 551 Geneva Road, Glen Ellyn, Illinois 60137 (“Subject Property”), and has applied for a variation from the requirements of Section 10-4-1(C) of the Village of Glen Ellyn (“Village”) Zoning Code to allow for a garage, driveway and shed to remain at the Subject Property after the demolition of the principal structure, a single-family residence, at 551 Geneva Road, Glen Ellyn, Illinois 60137; and

WHEREAS, the Subject Property is legally described in Exhibit A, attached hereto and incorporated herein by reference; 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 250 feet of the subject property at least ten (10) days prior thereto, and following the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Village’s Zoning Board of Appeals conducted a public hearing on May 13, 2025, at which the Petitioner presented evidence, testimony, and exhibits in support of the variations requested and no persons appeared in favor and no persons spoke in opposition to the request; and

WHEREAS, based upon the evidence, testimony, and exhibits presented at the public hearing on May 13, 2025, the Village of Glen Ellyn’s (“Village”) Zoning Board of Appeals adopted Findings of Fact and Recommendation dated May 13, 2025, which is attached hereto and incorporated herein as Exhibit B; and

WHEREAS, the Zoning Board of Appeals recommended that the zoning 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 May 13, 2025, as reflected in the minutes of the public hearing, incorporated herein by reference as though fully set forth; and

WHEREAS, the Village President and Board of Trustees have reviewed the evidence, exhibits, and materials presented at the May 13, 2025, meeting of the Zoning Board of Appeals and has considered the Findings of Fact and Recommendation of the Zoning Board of Appeals; and

WHEREAS, the Village President and Board of Trustees have determined that the granting of the zoning 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 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, the Village President and Board of Trustees grant the Petitioner's application for a zoning variation from Section 10-4-1(C) of the Village's Zoning Code to allow for accessory structures including a garage, driveway and

shed to remain on the Subject Property after the demolition of the principal structure (“Project”).

Section 4. Conditions of Variations. The variation granted herein is subject to the following conditions:

1. The Project shall be 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.
2. If the Subject Property is sold or transferred by the Petitioner at some point in the future, the accessory structures shall be removed from the Subject Property or the Subject Property shall be brought into compliance with the Zoning Code within one (1) of the sale or transfer of the Subject Property.

Section 5. 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 6. 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 7. Failure to Comply with Ordinance. Failure of the Petitioner or other party in interest or a subsequent owner or other party in interest to comply with the terms of this 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 8. 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 9. Effective Date. This Ordinance shall be in full force and effect after its approval, passage and publication as provided by law.

Passed by the Village President and Board of Trustees of the Village of Glen Ellyn, Illinois this 27th day of May, 2025.

Voting	Ayes	Nays	Abstain	Absent
Desai Bhagwakar				
Christiansen				
Kalinich				
Simon				
Szymanski				
Thompson				
Burket (in case of a tie)				

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

James Burket, Village President

ATTEST

Caren Cosby, Village Clerk

Exhibit A

Legal Description

THE EAST HALF OF LOT 1 AND THE EAST 25 FEET OF THE WEST HALF OF LOT 1 IN LILLEY'S NORTH GLEN ELLYN, A SUBDIVISION OF LOT 2 IN COUNTY CLERK'S ASSESSMENT DIVISION OF BLOCK 1 OF P.W. STACY'S ADDITION PROSPECT PARK, A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID LILLEY'S NORTH GLEN ELLYN, RECORDED APRIL 13, 1921 AS DOCUMENT 147662, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-11-214-010

Property Address: 551 Geneva Road, Glen Ellyn, Illinois 60137

Exhibit B

Village President James Burket and Board of Trustees
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, Illinois 60137

Re: Application of Glen Ellyn Historical Society For a Zoning Variation for the property at Located at 551 Geneva Road, Glen Ellyn, Illinois 60137

Dear Village President James Burket and Board of Trustees:

Glen Ellyn Historical Society (“Applicants”) filed an application pursuant to Section 10-10-10 of the Village Zoning Ordinance requesting a zoning variation as set forth below to allow for accessory structures, a driveway, shed and garage, to remain at the property located at 551 Geneva Road, Glen Ellyn, Illinois 60137 (“Subject Property”) after the demolition of the principal structure (“Project”).

The Applicant seeks a variation from 10-4-1(c) to allow the accessory structures to remain at the Subject Property.

A public hearing was held on the application by the Zoning Board of Appeals on May 13, 2025 at 7:00 p.m. The notice and time and place of said public hearing was duly published on April 25, 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 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 10-10-4 and 10-10-12 of the Village’s Zoning Code:

The Applicant seeks a zoning variation pursuant to Sections 10-10-12 of the Village’s Zoning Code to allow for accessory structures to remain on a property after the demolition of the principal structure at the Subject Property.

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 Variance;
- b. Plat of Survey;
- c. Location and Zoning Mapping;
- d. Notification Materials
- e. Ordinance No. 6887

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 proposed Project 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 Zoning Board of Appeals, hereby recommends to the Village President and Board of Trustees pursuant to a vote of four (4) in favor and none (0) against, that a variation from 10-4-1(c) to allow accessory structures (garage, shed and driveway) to remain at the Subject Property without a principal structure after the principal structure is demolished be granted pursuant to the Zoning Ordinance.

This report adopted by a 4-0 vote of this Zoning Board of Appeals, this 13th day of May, 2025.

Exhibit C

