



Agenda  
Village of Glen Ellyn  
Regular Village Board Meeting  
Monday, March 23, 2026  
7:00 PM  
Glen Ellyn Civic Center, Galligan Board Room

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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](http://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. Presentation**

- 1) National Wildlife Federation Mayors' Monarch Champion Proclamation - Calendar Year 2026 (Clerk Cosby)
- 2) Proclamation in Honor of Two-Time Olympian Athlete Ethan Cepuran (Clerk Cosby)

**E. 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 when the item is discussed. Please complete the Audience Participation form and turn it in to the Village Clerk. It is requested that one spokesperson for a group be appointed to provide comment for the entire group. When recognized, please step to the microphone and state your name and provide your comment. 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.

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

Motion to approve the following items including Payroll and Vouchers totaling \$1,322,108.56. These agenda items have been reviewed by the Executive Team (Trustee

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Civility Pledge - In the interest of civility, I pledge to promote civility by listening, being respectful of others, acknowledging that we are striving to support and improve our community, and understanding that we each may have different ideas for achieving that objective.

Duncan).

- 1) Total Expenditures (Payroll and Vouchers) - \$1,322,108.56
- 2) Approve Village Board January 20, 2026 Closed Executive Session Minutes
- 3) Approve a Fire Prevention Award in the Amount of \$10,000 to Vintage Charm, Inc. located at 495 N. Main Street to be Expensed to the Central Business District TIF Fund (Economic Development & Communications Director Hannah)
- 4) Adopt Resolution No 26-30, A Resolution Approving an Employment Contract between the Village of Glen Ellyn and the Village Manager and Authorizing Its Execution (President Burket)
- 5) Adopt Resolution No. 26-31, A Resolution Approving an Independent Contractor Agreement with Eco-Clean Maintenance Inc. for Civic Center Parking Garage Custodial Services for One Year with Two Option Years in an Amount Not to Exceed \$125,709.09 for the Three-Year Term to be Expensed to the Parking Fund and Authorizing its Execution (Public Works Director Hubsky)
- 6) Adopt Ordinance No. 7264, An Ordinance Reserving and Authorizing the Transfer of Volume Cap in Connection with Private Activity Bond Issues and Related Matters (Economic Development & Communications Director Hannah)

**G. Non-Consent Agenda**

- 1) Adopt Resolution 26-32, A Resolution Approving Amendment Number 4 to the Phase II Engineering and Architectural Design Services Agreement with CDM Smith of Chicago, Illinois for the Glen Ellyn Metra Station and Multimodal Access Improvements Project in an Amount Not-to-Exceed \$312,459 to be Expensed to the Capital Projects Fund and Authorizing the Amendment's Execution (Engineer Daubert) (Trustee Simon)
- 2) Adopt Ordinance No. 7265, An Ordinance Granting a Second Amendment to the Special Use Permit for the Glenwood Station Planned Unit Development Located at 464 Glenwood Avenue, Glen Ellyn, Illinois (Community Development Director Henaghan) (Trustee Thompson)

**H. Consideration of an Annexation Agreement for the Property located at 22W584 Ahlstrand Road (Community Development Director Henaghan) (Trustee Thompson)**

- 1) Motion to Open the Public Hearing Regarding a Proposed Annexation Agreement for 22W584 Ahlstrand Road, Glen Ellyn, Illinois (Trustee Thompson)
- 2) Motion to Close the Public Hearing Regarding a Proposed Annexation Agreement for 22W584 Ahlstrand Road, Glen Ellyn, Illinois (Trustee Thompson)
- 3) Adopt Ordinance No. 7266, An Ordinance Granting Approval of a Minor Plat of Subdivision with Subdivision Variations for the Property Located at 22W584 Ahlstrand Road, Glen Ellyn, Illinois (Community Development Director Henaghan) (Trustee Thompson)
- 4) Adopt Ordinance No. 7267, An Ordinance Approving an Annexation and Development Agreement for the Property Located at 22W584 Ahlstrand Road, Glen Ellyn, Illinois and Authorizing its Execution (Community Development Director Henaghan) (Trustee Thompson)

**I. Other Business**

**J. Reminders**

- 1) Village Board Meeting Monday, April 13, 2026 at 7 pm
- 2) Village Board Workshop Monday, April 20, 2026 at 7 pm
- 3) Village Board Meeting, Monday, April 27, 2026 at 7 pm

**K. Adjourn**



# Proclamation

**W**HEREAS, the monarch butterfly is an iconic North American species whose multigenerational migration and metamorphosis from caterpillar to butterfly has captured the imagination of millions of Americans; and

**W**HEREAS, populations of this iconic species have declined substantially; and

**W**HEREAS, cities, towns, and counties have a critical role to play to help save the monarch butterfly; and

**W**HEREAS, the Village of Glen Ellyn supports a healthy environment which is accomplished through increased adoption of sustainable landscaping practices that support both people and pollinators; and

**W**HEREAS, over the last decade, the Village of Glen Ellyn has taken steps to set an example for supporting the Monarch butterfly and other pollinators on municipal lands; and

**W**HEREAS, within the 2023 Glen Ellyn Comprehensive Plan, sustainability was listed as a strategic priority.

**N**OW, THEREFORE, I, JAMES BURKET, Village President of the Village of Glen Ellyn, Illinois, on behalf of the Village Board, do hereby proclaim the Village's commitment to prioritize monarch conservation initiatives and to achieve Monarch Champion status in 2026 under the National Wildlife Federation's Mayors' Monarch Pledge.

\_\_\_\_\_  
**VILLAGE PRESIDENT**  
**ATTEST:**

\_\_\_\_\_  
**VILLAGE CLERK**

\_\_\_\_\_  
**DATE**



# Proclamation

**W**HEREAS, the Olympic Games are recognized globally as the pinnacle of athletic determination and achievement; and

**W**HEREAS, the Village of Glen Ellyn takes great pride in the efforts and achievements of its residents; and

**W**HEREAS, Glen Ellyn native Ethan Cepuran has represented the United States with distinction on the world stage; and

**W**HEREAS, the immense effort, perseverance, determination, and talent exhibited by Mr. Cepuran places him among the incredibly rare and most elite echelon of two-time Olympians; and

**W**HEREAS, Mr. Cepuran continued to train and compete, and returned to the Olympic Games in Milan, winning a silver medal for Men's Speedskating Team Pursuit, after winning a bronze medal at the 2022 Olympic Games; and

**W**HEREAS, the Village of Glen Ellyn is beaming with pride for Mr. Cepuran for the level of dedication, commitment and sacrifice required to earn this achievement; and

**N**OW, THEREFORE, I, JIM BURKET, President of the Village of Glen Ellyn, Illinois, do hereby convey the sincere congratulations of the Village Board and the residents of Glen Ellyn for the outstanding efforts and achievements of Mr. Cepuran and every wish for continued success in the years to come.

ATTEST

\_\_\_\_\_  
VILLAGE PRESIDENT

\_\_\_\_\_  
VILLAGE CLERK

\_\_\_\_\_  
DATE

**Approval of Vouchers  
For the Village Board Meeting on March 23, 2026**

**EXPENDITURES:**

Accounts Payable Warrant 0326-1	\$	85,927.96	
Accounts Payable Warrant 0326-2	\$	488,129.62	
<b>Sub-Total</b>		<b>\$ 574,057.58</b>	<b><u>\$ 574,057.58</u></b>

**PAYROLL EXPENDITURES**

**March 6, 2026**

<b>Net Employee Payroll Checks</b>	\$	470,853.91	
<b><u>Employee &amp; Employer Payroll Deductions:</u></b>			
Employee Deductions*	\$	216,057.31	
IMRF - Employer contribution	\$	23,179.75	
Social Security/Medicare Tax Withheld - Employer portion	\$	37,960.01	
<b>Total Payroll</b>	<b>\$</b>	<b><u>748,050.98</u></b>	<b>\$ -</b>
			<b><u>\$ 1,322,108.56</u></b>

\* Employee deductions include contributions for pensions, health insurance, union dues and other employee directed deductions such as tax withholdings, 457 & 125 plan contributions and supplemental life insurance.

# 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
414 ILLINOIS DEPT. OF REVENUE												
03022026		03/02/2026			41147	1,583.00	1,583.00	03/06/2026	DIR	PD		03/02/26 ACC SALES TAX
CHECK DATE: 03/02/2026												
03092026		03/09/2026			41149	2,797.00	2,797.00	03/13/2026	DIR	PD		03/09/26 ACC SALES TAX
CHECK DATE: 03/09/2026												
13444 A MAESTRANZI SONS KNIFE SERVICES												
954858		02/26/2026			267527	35.50	35.50	02/26/2026	INV	PD		PROFESSIONAL SERVICES
CHECK DATE: 03/06/2026												
5016 ABBOTT TREE CARE PROFESSIONALS, LLC												
57498		02/25/2026			267528	3,600.00	3,600.00	03/02/2026	INV	PD		LOG REMOVAL
CHECK DATE: 03/06/2026												
14564 ACE DISPLAYS LLC												
ACE73961		02/12/2026			267529	2,062.92	2,062.92	03/12/2026	INV	PD		POP UP DISPLAY
CHECK DATE: 03/06/2026												
10753 ADVANCED TURF SOLUTIONS												
S01432213		02/20/2026			267530	375.42	375.42	03/02/2026	INV	PD		1 SET OF FAIRWAY MOWER
CHECK DATE: 03/06/2026												
14581 AJAY INC												
234500		03/03/2026			267531	49.77	49.77	03/03/2026	INV	PD		953 OXFORD RD UB REFUN
CHECK DATE: 03/06/2026												
12567 AMAZON.COM SALES, INC.												
1FRD-C7M4-HW41		03/01/2026			267532	179.18	179.18	03/06/2026	INV	PD		BANKERS BOX/FILE FOLDE
CHECK DATE: 03/06/2026												
1KLY-634K-1KKX		03/01/2026			267532	109.64	109.64	03/06/2026	INV	PD		9X12 ENVELOPES/ADDRESS
CHECK DATE: 03/06/2026												
						288.82						
13113 AMERICAN WELDING & GAS, INC.												
0011491938		02/28/2026			267533	58.10	58.10	03/01/2026	INV	PD		BULK GAS
CHECK DATE: 03/06/2026												
13617 AMSOIL INC.												
24454124 RI		02/10/2026			267534	93.49	93.49	03/02/2026	INV	PD		DIESEL FUEL ADDITIVE
CHECK DATE: 03/06/2026												
10850 ANGELO GELATO ITALIANO, INC												
12438		02/20/2026			267535	101.00	101.00	02/20/2026	INV	PD		FOOD - RESALE

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## VENDOR INVOICE LIST

INVOICE	P. O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 03/06/2026												
6832 FACIL INVESTMENT												
P89981255		02/27/2026			0326-1 267536	105.95	105.95	03/06/2026	INV	PD		BATTERY FOR SHOP TRAIL
CHECK DATE: 03/06/2026												
9879 BREAKTHRU BEVERAGE ILLINOIS, LLC												
125831886		02/26/2026			0326-1 267537	993.75	993.75	03/01/2026	INV	PD		BEVERAGE FOR RESALE
CHECK DATE: 03/06/2026												
3955 BURRIS EQUIPMENT CO.												
PS3022952-1		02/19/2026			0326-1 267538	277.44	277.44	02/27/2026	INV	PD		TEMPERATURE SENSOR FOR
CHECK DATE: 03/06/2026												
14583 JAMES CAITHAMER												
03032026		01/28/2026			0326-1 267539	31.00	31.00	03/06/2026	INV	PD		REIMBURSEMENT FOR RENE
CHECK DATE: 03/06/2026												
5866 CASE LOTS INC.												
6457		02/11/2026			0326-1 267540	1,089.87	1,089.87	03/06/2026	INV	PD		CIVIC CENTER - CLEANIN
CHECK DATE: 03/06/2026												
6043 CHICAGO PARTS & SOUND LLC												
40V0108140		02/24/2026			0326-1 267541	261.75	261.75	02/27/2026	INV	PD		NEW BRAKE PARTS FOR UN
CHECK DATE: 03/06/2026												
40V0108411		02/25/2026			0326-1 267541	261.75	261.75	02/27/2026	INV	PD		INVENTORY - BRAKE PART
CHECK DATE: 03/06/2026												
14429 KATHLEEN & BERNARD CHRISTEL												
02272026		02/27/2026			0326-1 267542	75.00	75.00	03/06/2026	INV	PD		MAILBOX DAMAGE 12/01/2
CHECK DATE: 03/06/2026												
1076 CINTAS CORPORATION NO 2												
4260773904		02/25/2026			0326-1 267543	168.00	168.00	03/01/2026	INV	PD		JANITORIAL RESTOCK
CHECK DATE: 03/06/2026												
4260165785		02/19/2026			0326-1 267544	63.51	63.51	03/06/2026	INV	PD		CIVIC CENTER - WEEKLY
CHECK DATE: 03/06/2026												
13547 COLLEY ELEVATOR CO.												
295325		03/01/2026			0326-1 267545	229.00	229.00	03/06/2026	INV	PD		CIVIC CENTER ELEVATOR
CHECK DATE: 03/06/2026												
175 COMMONWEALTH EDISON COMPANY												

523.50

VENDOR INVOICE LIST

INVOICE	P. O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
9242011222	0226	02/20/2026		0326-1	267546	132.21		132.21	03/06/2026	INV	PD	90 FINLEY 1/14-2/12 &
CHECK DATE: 03/06/2026												
9242011222	0625	06/16/2025		0326-1	267547	68.38		68.38	03/06/2026	INV	PD	90 FINLEY 5/14-6/13/25
CHECK DATE: 03/06/2026												
3525 COMMERCIAL TIRE SERVICE												
2220100014		02/26/2026		0326-1	267548	714.00		714.00	02/27/2026	INV	PD	NEW TIRES INSTALLED -
CHECK DATE: 03/06/2026												
10952 CONSUMERS PACKING COMPANY												
437271		02/25/2026		0326-1	267549	1,252.89		1,252.89	02/25/2026	INV	PD	FOOD - RESALE
CHECK DATE: 03/06/2026												
204 DAILY HERALD												
368928		02/23/2026		0326-1	267550	124.20		124.20	02/27/2026	INV	PD	ESCROW 2025-0053
CHECK DATE: 03/06/2026												
368981		02/23/2026		0326-1	267551	87.40		87.40	03/06/2026	INV	PD	BID NOTICE FOR LAMBERT
CHECK DATE: 03/06/2026												
1078 EQUIFAX INFORMATION SVCS LLC												
2070520993		02/17/2026		0326-1	267552	25.00		25.00	03/19/2026	INV	PD	BILLING PERIOD 01/18/2
CHECK DATE: 03/06/2026												
291 EUCLID BEVERAGE, LLC												
W-4566899		02/26/2026		0326-1	267553	477.10		477.10	03/01/2026	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 03/06/2026												
W-4567652		02/26/2026		0326-1	267553	79.00		79.00	03/01/2026	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 03/06/2026												
						556.10						
11334 EURO USA MIDWEST LLC												
843782-00		02/27/2026		0326-1	267554	287.80		287.80	02/27/2026	INV	PD	FOOD - RESALE
CHECK DATE: 03/06/2026												
843885-00		02/26/2026		0326-1	267554	441.90		441.90	02/26/2026	INV	PD	FOOD - RESALE
CHECK DATE: 03/06/2026												
						729.70						
13368 FEECE OIL COMPANY												
449352		02/17/2026		0326-1	267555	142.01		142.01	03/02/2026	INV	PD	GASOLINE FOR RENTAL CA
CHECK DATE: 03/06/2026												
450693		02/17/2026		0326-1	267555	1,018.62		1,018.62	03/02/2026	INV	PD	GASOLINE FOR GROUNDS A
CHECK DATE: 03/06/2026												
451383		02/17/2026		0326-1	267555	826.70		826.70	03/02/2026	INV	PD	DIESEL FUEL FOR VILLAG
CHECK DATE: 03/06/2026												

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INVOICE	P. O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
						1,987.33						
14303 FERGUSON US HOLDINGS, INC												
0545673		02/18/2026		0326-1	267556	96.21	96.21	03/06/2026	INV	PD		WIRE FOR SEALING WATER
CHECK DATE: 03/06/2026												
12695 FILTERSHINE CHICAGO INC.												
12473823		02/26/2026		0326-1	267557	205.00	205.00	02/26/2026	INV	PD		PROFESSIONAL SERVICES
CHECK DATE: 03/06/2026												
348 GLEN ELLYN CHAMBER OF COMMERCE												
24593		02/27/2026		0326-1	267558	480.00	480.00	03/03/2026	INV	PD		AWARD DINNER TABLE REG
CHECK DATE: 03/06/2026												
14567 GLEN ELLYN INDEPENDENCE DAY FOUNDATION, INC												
001		02/23/2026		0326-1	267559	10,000.00	10,000.00	02/27/2026	INV	PD		4th OF JULY 2026 PLAN
CHECK DATE: 03/06/2026												
10033 G & B SERVICE AND RECOVERY												
26-252071		02/25/2026		0326-1	267560	165.00	165.00	03/25/2026	INV	PD		2001 TOYOTA RAV 4 TOW
CHECK DATE: 03/06/2026												
368 GRACE LUTHERAN CHURCH												
GRACE-158		03/01/2026		0326-1	267561	360.00	360.00	03/06/2026	INV	PD		CUSTODIAL/TELECOM
CHECK DATE: 03/06/2026												
929 W.W. GRAINGER INC												
9810577057		02/17/2026		0326-1	267562	29.90	29.90	03/06/2026	INV	PD		PW - HEATER
CHECK DATE: 03/06/2026												
3861 GRANT & POWER LANDSCAPING												
20231319		02/24/2026		0326-1	267563	14,000.00	14,000.00	02/27/2026	INV	PD		502 BRYANT AVE RESTORE
CHECK DATE: 03/06/2026												
198 HERITAGE-CRYSTAL CLEAN INC												
19834557		02/25/2026		0326-1	267564	682.69	682.69	02/27/2026	INV	PD		PARTS CLEANER SERVICE
CHECK DATE: 03/06/2026												
389 HOLSTEIN'S GARAGE												
3870		02/28/2026		0326-1	267565	180.00	180.00	03/06/2026	INV	PD		VARIOUS SAFETY LANE IN
CHECK DATE: 03/06/2026												
10976 ILLINOIS CASUALTY COMPANY												
LL102454 2026		02/01/2026		0326-1	267566	3,180.00	3,180.00	03/03/2026	INV	PD		LIQUOR LIABILITY INSUR

# VILLAGE OF GLEN ELLYN



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INVOICE	P. O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 03/06/2026											
14455 FRESH COAST PROMOTIONS											
2187		01/30/2026		0326-1	267567	241.15	241.15	03/06/2026	INV	PD	UNIFORMS - MIGUEL MONT
CHECK DATE: 03/06/2026											
2193		02/16/2026		0326-1	267567	207.10	207.10	03/06/2026	INV	PD	UNIFORMS - MIGUEL MONT
CHECK DATE: 03/06/2026											
13958 JCB CHICAGO LLC											
P01478		02/24/2026		0326-1	267568	1,349.08	1,349.08	02/27/2026	INV	PD	PREVENTIVE MAINT. PART
CHECK DATE: 03/06/2026											
P01481		02/25/2026		0326-1	267568	157.03	157.03	03/02/2026	INV	PD	LATCH ASSM FOR TELESKI
CHECK DATE: 03/06/2026											
						<u>448.25</u>					
14582 KINGS III EMERGENCY COMMUNICATIONS LLC											
3336645		01/31/2026		0326-1	267569	198.00	198.00	03/06/2026	INV	PD	ELEVATOR MONITORING SE
CHECK DATE: 03/06/2026											
8984 LANDSCAPE MATERIAL & FIREWOOD SALES, INC											
97385		02/20/2026		0326-1	267570	695.00	695.00	03/02/2026	INV	PD	SEMI LOAD OF TOPSOIL
CHECK DATE: 03/06/2026											
13839 LEAF CAPITAL FUNDING LLC											
19866758	20250047	02/23/2026		0326-1	267571	3,614.25	3,614.25	03/03/2026	INV	PD	4 YR LEASE AGREEMENT -
CHECK DATE: 03/06/2026											
546 LEN'S ACE HARDWARE, INC.											
119130/3		02/13/2026		0326-1	267572	9.87	9.87	03/02/2026	INV	PD	KEYS FOR EMPLOYEES
CHECK DATE: 03/06/2026											
119146/3		02/17/2026		0326-1	267572	161.98	161.98	03/02/2026	INV	PD	EXTENSION CORDS FOR CH
CHECK DATE: 03/06/2026											
119147/3		02/17/2026		0326-1	267572	3.59	3.59	03/02/2026	INV	PD	OUTLET COVERS FOR BANQ
CHECK DATE: 03/06/2026											
119171/3		02/19/2026		0326-1	267572	17.99	17.99	03/06/2026	INV	PD	RENO CENTER - HEATER
CHECK DATE: 03/06/2026											
119192/3		02/26/2026		0326-1	267572	63.83	63.83	03/02/2026	INV	PD	WIRE CHANNEL FOR HALFW
CHECK DATE: 03/06/2026											
119209/3		03/02/2026		0326-1	267572	26.95	26.95	03/06/2026	INV	PD	1C62 USB CABLE AND SHO
CHECK DATE: 03/06/2026											
						<u>284.21</u>					
588 MCMASTER-CARR SUPPLY CO											
60563377		02/26/2026		0326-1	267573	39.71	39.71	03/02/2026	INV	PD	HEX HEAD SCREWS
CHECK DATE: 03/06/2026											
590 MEADE ELECTRIC COMPANY, 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
716026		02/27/2026		0326-1	267574	175.42	175.42	03/06/2026	INV	PD		REPLACE SELECTOR EVP
CHECK DATE: 03/06/2026												
13822 METROPOLIS COFFEE CO, LLC												
2291238		02/23/2026		0326-1	267575	374.25	374.25	02/23/2026	INV	PD		NA BEV
CHECK DATE: 03/06/2026												
4643 MIDWEST LUBE, INC.												
033295		02/19/2026		0326-1	267576	118.00	118.00	03/06/2026	INV	PD		SERVICE TO AUTO-LUBE S
CHECK DATE: 03/06/2026												
033296		02/19/2026		0326-1	267576	145.21	145.21	03/06/2026	INV	PD		SERVICE TO AUTO-LUBE S
CHECK DATE: 03/06/2026												
033297		02/19/2026		0326-1	267576	59.00	59.00	03/06/2026	INV	PD		SERVICE TO AUTO-LUBE S
CHECK DATE: 03/06/2026												
033298		02/19/2026		0326-1	267576	86.21	86.21	03/06/2026	INV	PD		SERVICE TO AUTO-LUBE S
CHECK DATE: 03/06/2026												
7328 MOBOTREX, LLC												
						408.42						
288569		01/31/2026		0326-1	267577	1,494.00	1,494.00	03/06/2026	INV	PD		SCHOOL ZONE FLASHES PR
CHECK DATE: 03/06/2026												
5841 GENUINE PARTS CO-NAPA												
823794		02/25/2026		0326-1	267578	17.02	17.02	02/27/2026	INV	PD		INVENTORY - FILTERS
CHECK DATE: 03/06/2026												
488 JOHN NERI CONSTRUCTION CO.												
022526-1		02/26/2026		0326-1	267579	3,000.00	3,000.00	03/06/2026	INV	PD		LEAD SERVICE LINE REPL
CHECK DATE: 03/06/2026												
022526-2		02/26/2026		0326-1	267579	2,100.00	2,100.00	03/06/2026	INV	PD		SANITARY SEWER REPAIR,
CHECK DATE: 03/06/2026												
651 NORTHERN ILLINOIS GAS COMPANY												
						5,100.00						
86-07-35-9064 7 0226		02/16/2026		0326-1	267580	23.31	23.31	03/06/2026	INV	PD		889 W ST CHARLES, GAS
CHECK DATE: 03/06/2026												
13747 O'REILLY AUTO ENTERPRISES, LLC												
3896-385879		02/26/2026		0326-1	267581	75.29	75.29	03/02/2026	INV	PD		FILTER STOCK
CHECK DATE: 03/06/2026												
10823 PEST MANAGEMENT SERVICES, INC												
46939		02/20/2026		0326-1	267582	416.14	416.14	03/06/2026	INV	PD		VOGE BUILDINGS - PEST
CHECK DATE: 03/06/2026												
5678 PRIORITY PRODUCTS, 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
1028898		02/26/2026			0326-1 267583	58.56	58.56	03/06/2026	INV	PD	RIVETS
CHECK DATE: 03/06/2026											
1254 REINDERS, INC.											
6088640-00		02/27/2026			0326-1 267584	142.03	142.03	03/02/2026	INV	PD	GRINDING STONE
CHECK DATE: 03/06/2026											
12740 REVELS TURF AND TRACTOR, LLC											
381366		02/20/2026			0326-1 267585	110.60	110.60	03/02/2026	INV	PD	PARTS FOR FWY REEL REB
CHECK DATE: 03/06/2026											
381680		02/24/2026			0326-1 267585	243.62	243.62	03/02/2026	INV	PD	BELTS FOR FWY MOWERS
CHECK DATE: 03/06/2026											
381885		02/25/2026			0326-1 267585	193.40	193.40	03/02/2026	INV	PD	FWY REEL PARTS
CHECK DATE: 03/06/2026											
8900 ROADSAFE TRAFFIC SYSTEMS INC											
						547.62					
265529		02/27/2026			0326-1 267586	3,215.00	3,215.00	03/06/2026	INV	PD	SHOP SUPPLIES - VEHICL
CHECK DATE: 03/06/2026											
14573 ANTHONY & KRISTIE RYAN											
333250		02/26/2026			0326-1 267587	1,550.00	1,550.00	02/26/2026	INV	PD	405 FAIRVIEW AVE UB RE
CHECK DATE: 03/06/2026											
14484 MARTHA SANTOS											
01202026		01/20/2026			0326-1 267588	59.00	59.00	02/20/2026	INV	PD	VUE TESTING FIRE INSP
CHECK DATE: 03/06/2026											
12013 SENTINEL EMERGENCY SOLUTIONS LLC											
INV-2452		02/25/2026			0326-1 267589	15.16	15.16	03/06/2026	INV	PD	SWITCH COVER - UNIT #
CHECK DATE: 03/06/2026											
13465 SIMPLOT TURF & HORTICULTURE											
238009015		02/19/2026			0326-1 267590	474.12	474.12	03/02/2026	INV	PD	EMERALD FUNGICIDE (CLE
CHECK DATE: 03/06/2026											
238009016		02/19/2026			0326-1 267590	500.08	500.08	03/02/2026	INV	PD	CLUBHOUSE FERTILIZER 2
CHECK DATE: 03/06/2026											
14223 SAM SOLTWISCH											
						974.20					
03022026		02/18/2026			0326-1 267591	55.00	55.00	03/06/2026	INV	PD	REIMB RENEWING IAA MEM
CHECK DATE: 03/06/2026											
03032026		02/04/2026			0326-1 267591	6.00	6.00	03/06/2026	INV	PD	REIMBURSEMENT FOR RENE
CHECK DATE: 03/06/2026											

# 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
5109 SOUTH SIDE CONTROL SUPPLY, CO.						61.00						
S101088906.002		02/11/2026		0326-1	267592	499.21	499.21	03/06/2026	INV	PD		PW - HEATER
CHECK DATE:	03/06/2026											
S101088906.003		02/23/2026		0326-1	267592	-442.70	-442.70	02/23/2026	CRM	PD		RETURN - PW HEATER
CHECK DATE:	03/06/2026											
S101090710.001		02/18/2026		0326-1	267592	28.98	28.98	03/06/2026	INV	PD		PW - HEATER EXTRA
CHECK DATE:	03/06/2026											
12512 SOUTHEAST LINEN ASSOCIATES, INC.						85.49						
1415333		02/27/2026		0326-1	267593	550.43	550.43	03/01/2026	INV	PD		LINEN SERVICE
CHECK DATE:	03/06/2026											
10181 SOUTHERN GLAZER'S WINE AND SPIRITS, LLC												
2199335		02/26/2026		0326-1	267594	1,391.41	1,391.41	03/01/2026	INV	PD		BEVERAGE FOR RESALE
CHECK DATE:	03/06/2026											
4345 SYMBOLARTS												
0558331		02/24/2026		0326-1	267595	1,875.50	1,875.50	03/26/2026	INV	PD		GOLD AND SILVER RETIRE
CHECK DATE:	03/06/2026											
844 SYSCO FOOD SERV - CHICAGO, INC												
924029960		02/25/2026		0326-1	267596	41.10	41.10	02/25/2026	INV	PD		DRY GOODS
CHECK DATE:	03/06/2026											
924032041		02/25/2026		0326-1	267596	59.45	59.45	02/25/2026	INV	PD		FOOD - RESALE
CHECK DATE:	03/06/2026											
924035008		02/27/2026		0326-1	267596	49.99	49.99	02/27/2026	INV	PD		DRY GOODS
CHECK DATE:	03/06/2026											
924035797		02/27/2026		0326-1	267596	2,422.21	2,422.21	02/27/2026	INV	PD		FOOD - RESALE, DRY GOO
CHECK DATE:	03/06/2026											
14195 TACIT GOLF SUPPLY						2,572.75						
8365		02/23/2026		0326-1	267597	914.30	914.30	03/02/2026	INV	PD		REPLACEMENT CUP CUTTER
CHECK DATE:	03/06/2026											
854 TERRACE SUPPLY COMPANY												
0001077751		02/28/2026		0326-1	267598	8.40	8.40	03/06/2026	INV	PD		CYLINDER RENTAL
CHECK DATE:	03/06/2026											
10558 TESTA PRODUCE, INC												
00429542		02/23/2026		0326-1	267599	-15.55	-15.55	02/23/2026	CRM	PD		FOOD - RESALE
CHECK DATE:	03/06/2026											
06124949		02/25/2026		0326-1	267599	515.20	515.20	02/25/2026	INV	PD		FOOD - RESALE, NA BEV.
CHECK DATE:	03/06/2026											

# 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
10577 CAMPAGNA-TURANO BAKERY, INC						499.65						
130041760		02/23/2026		0326-1	267600	41.67	41.67	02/23/2026	INV	PD		FOD - RESALE
CHECK DATE:	03/06/2026											
130041895		02/27/2026		0326-1	267600	39.10	39.10	02/27/2026	INV	PD		FOOD - RESALE
CHECK DATE:	03/06/2026											
130041936		02/28/2026		0326-1	267600	147.76	147.76	02/28/2026	INV	PD		FOOD - RESALE
CHECK DATE:	03/06/2026											
11819 UNIFIRST CORPORATION						228.53						
1190280612		02/25/2026		0326-1	267601	75.19	75.19	03/06/2026	INV	PD		RENO CENTER - WEEKLY F
CHECK DATE:	03/06/2026											
884 U.S. FOODSERVICE, INC.												
2738953		02/25/2026		0326-1	267602	2,891.28	2,891.28	02/25/2026	INV	PD		FOOD - RESALE, NA BEV.
CHECK DATE:	03/06/2026											
2765419		02/25/2026		0326-1	267602	136.38	136.38	02/25/2026	INV	PD		DRY GOODS
CHECK DATE:	03/06/2026											
2771202		02/25/2026		0326-1	267602	103.47	103.47	02/25/2026	INV	PD		FOOD - RESALE
CHECK DATE:	03/06/2026											
906 UTILITY DYNAMICS CORPORATION						3,131.13						
0206-990		02/06/2026		0326-1	267603	3,900.00	3,900.00	03/06/2026	INV	PD		POLE REPLACEMENT, SURR
CHECK DATE:	03/06/2026											
9719 VERIZON CONNECT NWF INC.												
37800083028		03/02/2026		0326-1	267604	1,143.15	1,143.15	03/06/2026	INV	PD		GPS-AVL FLEET TRACKING
CHECK DATE:	03/06/2026											
915 VERIZON WIRELESS SERVICES LLC												
6136202660		02/16/2026		0326-1	267605	788.94	788.94	03/06/2026	INV	PD		580459997-00001 01/17/
CHECK DATE:	03/06/2026											
7711 WINDY CITY DISTRIBUTION COMPANY												
100951876		02/26/2026		0326-1	267606	410.09	410.09	03/01/2026	INV	PD		BEVERAGE FOR RESALE
CHECK DATE:	03/06/2026											
13444 A MAESTRANZI SONS KNIFE SERVICES												
957587		03/05/2026		0326-2	267607	35.50	35.50	03/05/2026	INV	PD		PROFESSIONAL SERVICES
CHECK DATE:	03/13/2026											
5016 ABBOTT TREE CARE PROFESSIONALS, LLC												
57514		02/26/2026		0326-2	267608	6,400.00	6,400.00	03/09/2026	INV	PD		PRUNING OF CLUBHOUSE 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
CHECK DATE: 03/13/2026												
57569		03/04/2026		0326-2	267608	2,400.00	2,400.00	03/09/2026	INV	PD		WOODCHIP REMOVAL
CHECK DATE: 03/13/2026												
						8,800.00						
14198 ACME SPORTS, INC.												
101-42199	20250086	02/21/2026		0326-2	267609	17,760.08	17,760.08	03/23/2026	INV	PD		RED DOT SIGHTS/MOUNTIN
CHECK DATE: 03/13/2026												
10753 ADVANCED TURF SOLUTIONS												
S01434902		03/02/2026		0326-2	267610	449.35	449.35	03/09/2026	INV	PD		STORM SWAPTANK SPRAYER
CHECK DATE: 03/13/2026												
S01435425		03/05/2026		0326-2	267610	971.50	971.50	03/09/2026	INV	PD		STARTER FERTILIZERS FO
CHECK DATE: 03/13/2026												
						1,420.85						
14117 BRECHBUHLER SCALES, INC												
18003599		01/14/2026		0326-2	267611	240.00	240.00	02/14/2026	INV	PD		(4) SCALES RECERTIFICA
CHECK DATE: 03/13/2026												
14369 ALAN HORTICULTURE LLC												
24205	20250084	03/01/2026		0326-2	267612	21,464.47	21,464.47	03/13/2026	INV	PD		SNOW/ICE REMOVAL CBD &
CHECK DATE: 03/13/2026												
2962 ALTORFER INDUSTRIES, INC												
S9810701	20260009	02/26/2026		0326-2	267613	85,695.00	85,695.00	03/06/2026	INV	PD		NEW EQUIPMENT PURCHASE
CHECK DATE: 03/13/2026												
12567 AMAZON.COM SALES, INC.												
1C7R-M4MF-6676		03/01/2026		0326-2	267614	3,478.55	3,478.55	03/10/2026	INV	PD		FOOD NA BEV FOR RESALE
CHECK DATE: 03/13/2026												
1FKL-FFJY-V9QV		03/01/2026		0326-2	267614	886.11	886.11	04/15/2026	INV	PD		LABEL MAKER, COFFEE, C
CHECK DATE: 03/13/2026												
1RVX-MPTL-1HWG		03/01/2026		0326-2	267614	-130.79	-130.79	03/10/2026	CRM	PD		DIESEL FUEL CONTAINER
CHECK DATE: 03/13/2026												
1YRV-C6PL-R63G		03/01/2026		0326-2	267614	916.70	916.70	03/06/2026	INV	PD		CRUCIAL P310 DRIVES/LO
CHECK DATE: 03/13/2026												
						5,150.57						
65 AT&T												
630Z99013102 0226		02/16/2026		0326-2	267615	64.24	64.24	03/06/2026	INV	PD		VOGE E911
CHECK DATE: 03/13/2026												
67 ATLAS REFRIGERATION, INC.												
40603		02/27/2026		0326-2	267616	247.50	247.50	02/27/2026	INV	PD		REPAIRS/EQUIP
CHECK DATE: 03/13/2026												

# 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
4874 BAXTER & WOODMAN, INC.												
0282185		02/23/2026		0326-2	267617	1,325.00	1,325.00	03/13/2026	INV	PD	RT	53 WATER MAIN LININ
CHECK DATE: 03/13/2026												
0282188		02/23/2026		0326-2	267617	253.75	253.75	03/13/2026	INV	PD	LEAD	SERVICE LINE FUND
CHECK DATE: 03/13/2026												
						1,578.75						
9879 BREAKTHRU BEVERAGE ILLINOIS, LLC												
125938118		03/05/2026		0326-2	267618	865.96	865.96	03/10/2026	INV	PD	BEVERAGE	- RESALE
CHECK DATE: 03/13/2026												
103 BRISTOL HOSE & FITTING												
3601827		03/03/2026		0326-2	267619	101.59	101.59	03/13/2026	INV	PD	SHOP	SUPPLIES - O-RING
CHECK DATE: 03/13/2026												
14578 BRIDGET CARROLL												
03062026		03/06/2026		0326-2	267620	5,000.00	5,000.00	03/06/2026	INV	PD	285 HILL,	OVERHEAD SEW
CHECK DATE: 03/13/2026												
03132026		02/24/2026		0326-2	267620	6,087.00	6,087.00	03/13/2026	INV	PD	285 HILL,	SEWER SERVIC
CHECK DATE: 03/13/2026												
						11,087.00						
5866 CASE LOTS INC.												
6667		02/23/2026		0326-2	267621	289.68	289.68	03/13/2026	INV	PD	PW	- CLEANING SUPPLIE
CHECK DATE: 03/13/2026												
150 CHICAGO TITLE INSURANCE COMPANY												
260001022COM-1		03/03/2026		0326-2	267622	85.00	85.00	03/13/2026	INV	PD	PROPERTY	TITLE SERVICE
CHECK DATE: 03/13/2026												
151 CHICAGO TRIBUNE												
022626		02/26/2026		0326-2	267623	281.03	281.03	04/02/2026	INV	PD	26 WEEK	SUBSCRIPTION -
CHECK DATE: 03/13/2026												
1076 CINTAS CORPORATION NO 2												
4261098999		02/27/2026		0326-2	267624	35.57	35.57	03/13/2026	INV	PD	PD	- WEEKLY FLOOR MATS
CHECK DATE: 03/13/2026												
4261680928		03/05/2026		0326-2	267625	173.92	173.92	03/10/2026	INV	PD	JANITORIAL	RESTOCK
CHECK DATE: 03/13/2026												
4261680786		03/05/2026		0326-2	267626	63.51	63.51	03/13/2026	INV	PD	CIVIC CENTER	- WEEKLY
CHECK DATE: 03/13/2026												
59 ARTHUR CLESEN, INC												
28592-00		12/01/2025		0326-2	267627	1,616.30	1,616.30	03/09/2026	INV	PD	PLANT	PROTECTANTS

VENDOR INVOICE LIST

INVOICE	P. O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 03/13/2026												
4876 CONSTELLATION NEWENERGY, INC.												
7302778-88623	0226	02/28/2026			0326-2 267628	12,500.86	12,500.86	03/13/2026	INV	PD		STREETLIGHTS CHARGED T
CHECK DATE: 03/13/2026												
10952 CONSUMERS PACKING COMPANY												
437582		03/04/2026			0326-2 267629	808.22	808.22	03/04/2026	INV	PD		FOOD - RESALE
CHECK DATE: 03/13/2026												
4547 CORE & MAIN LP												
Y588431		02/25/2026			0326-2 267630	938.00	938.00	03/13/2026	INV	PD		FIRE HYDRANT EXTENSION
CHECK DATE: 03/13/2026												
11887 DACRA ADJUDICATION SYSTEMS LLC												
2026-02-003	20250073	02/28/2026			0326-2 267631	2,000.00	2,000.00	03/23/2026	INV	PD		YR 1 OF 4 SOFTWARE LIC
CHECK DATE: 03/13/2026												
13860 DAVIS EQUIPMENT CORPORATION												
CE00119		02/23/2026			0326-2 267632	27,728.00	27,728.00	03/02/2026	INV	PD		SMITHCO SAND STAR III
CHECK DATE: 03/13/2026												
12755 ECO CLEAN MAINTENANCE, INC.												
14722	20250052	02/23/2026			0326-2 267633	3,500.00	3,500.00	03/06/2026	INV	PD		YEAR 3 OF 3 CC-GARAGE
CHECK DATE: 03/13/2026												
291 EUCLID BEVERAGE, LLC												
W-4574972		03/05/2026			0326-2 267634	419.30	419.30	03/10/2026	INV	PD		BEVERAGE - RESALE
CHECK DATE: 03/13/2026												
11334 EURO USA MIDWEST LLC												
844101-00		03/04/2026			0326-2 267635	880.30	880.30	03/04/2026	INV	PD		FOOD - RESALE
CHECK DATE: 03/13/2026												
844698-00		03/06/2026			0326-2 267635	405.99	405.99	03/06/2026	INV	PD		FOOD - RESALE
CHECK DATE: 03/13/2026												
10821 JENNIFER FRASCA												
021926		02/15/2026			0326-2 267636	44.38	44.38	03/19/2026	INV	PD		(2) DRESS PANTS
CHECK DATE: 03/13/2026												
14055 GENESISONE												
1028794		03/04/2026			0326-2 267637	257.31	257.31	03/13/2026	INV	PD		FINANCE TONER
CHECK DATE: 03/13/2026												
						1,286.29						

# 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
348 GLEN ELLYN CHAMBER OF COMMERCE												
24594/24615		02/27/2026		0326-2	267638	300.00	300.00	03/13/2026	INV	PD	(5)	ANNUAL AWARDS DINN
CHECK DATE: 03/13/2026												
24561		02/23/2026		0326-2	267639	180.00	180.00	03/13/2026	INV	PD	(3)	ANNUAL AWARDS DINN
CHECK DATE: 03/13/2026												
10033 G & B SERVICE AND RECOVERY												
26-252126		03/04/2026		0326-2	267640	165.00	165.00	04/04/2026	INV	PD		2010 HONDA TOW
CHECK DATE: 03/13/2026												
929 W.W. GRAINGER INC												
9812286681		02/18/2026		0326-2	267641	15.56	15.56	03/09/2026	INV	PD		HALFWAY HOUSE FAUCET P
CHECK DATE: 03/13/2026												
9814323334		02/19/2026		0326-2	267641	51.93	51.93	03/09/2026	INV	PD		TOILET DIAPHRAM STOCK
CHECK DATE: 03/13/2026												
9815218590		02/20/2026		0326-2	267641	6.27	6.27	03/09/2026	INV	PD		HEX HEAD CAP SCREWS
CHECK DATE: 03/13/2026												
9815981973		02/20/2026		0326-2	267641	194.80	194.80	03/09/2026	INV	PD		BEARINGS FOR JOHN DEER
CHECK DATE: 03/13/2026												
9827209264		03/03/2026		0326-2	267641	438.62	438.62	03/13/2026	INV	PD		CIVIC CENTER - HVAC UN
CHECK DATE: 03/13/2026												
9832960422		03/06/2026		0326-2	267641	80.08	80.08	03/09/2026	INV	PD		SPRAYER SCREENS
CHECK DATE: 03/13/2026												
						787.26						
370 GRAYBAR ELECTRIC COMPANY INC												
9352073918		02/16/2026		0326-2	267642	454.32	454.32	03/13/2026	INV	PD		LED DRIVERS
CHECK DATE: 03/13/2026												
5049 GROOT INDUSTRIES INC.												
15999212T107		03/01/2026		0326-2	267643	150,481.12	150,481.12	03/06/2026	INV	PD		1225 SERVICES
CHECK DATE: 03/13/2026												
15998915T107		03/01/2026		0326-2	267644	861.13	861.13	03/10/2026	INV	PD		TRASH AND RECYCLING
CHECK DATE: 03/13/2026												
12677 GUARDIAN ALLIANCE TECHNOLOGIES, INC.												
32984		02/28/2026		0326-2	267645	852.00	852.00	03/28/2026	INV	PD		MONTHLY SOFTWARE AND R
CHECK DATE: 03/13/2026												
12335 ILLINOIS PHLEBOTOMY SERVICES												
2631		03/05/2026		0326-2	267646	1,275.00	1,275.00	04/04/2026	INV	PD		PHLEBOTOMY SERVICES -
CHECK DATE: 03/13/2026												
14455 FRESH COAST PROMOTIONS												
2165		01/25/2026		0326-2	267647	220.75	220.75	03/13/2026	INV	PD		UNIFORMS - KEVIN HAYWO

VENDOR INVOICE LIST

INVOICE	P. O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
2205	CHECK DATE: 03/13/2026	02/13/2026		0326-2	267647	200.00	200.00	03/13/2026	INV	PD		UNIFORMS - JUSTIN ROSS
2208	CHECK DATE: 03/13/2026	02/23/2026		0326-2	267647	247.00	247.00	03/13/2026	INV	PD		UNIFORMS - JACK PONES
2212	CHECK DATE: 03/13/2026	02/27/2026		0326-2	267647	412.25	412.25	03/13/2026	INV	PD		UNIFORM - JEFF BLECHA
2213	CHECK DATE: 03/13/2026	02/27/2026		0326-2	267647	450.00	450.00	03/13/2026	INV	PD		UNIFORM - JAMES CAITHA
2218	CHECK DATE: 03/13/2026	02/27/2026		0326-2	267647	450.00	450.00	03/13/2026	INV	PD		UNIFORMS - MICHAEL BIL
2219	CHECK DATE: 03/13/2026	02/27/2026		0326-2	267647	200.00	200.00	03/13/2026	INV	PD		UNIFORM - JOHN HUBSKY
						<b>2,180.00</b>						
9780 KBJ ENTERTAINMENT LLC												
03062026	CHECK DATE: 03/13/2026	03/06/2026		0326-2	267648	3,000.00	3,000.00	03/13/2026	INV	PD		BEAUTIFICATION AWARD
14584 ZACH KELSEY												
03132026	CHECK DATE: 03/13/2026	02/26/2026		0326-2	267649	4,245.00	4,245.00	03/13/2026	INV	PD		165 BRANDON AVE, OVERH
14047 KLUBER, INC												
10063	20250053	02/28/2026		0326-2	267650	5,110.00	5,110.00	03/13/2026	INV	PD		RENO CENTER PROF SERVI
14585 AMY LAFOREST												
03132026	CHECK DATE: 03/13/2026	03/02/2026		0326-2	267651	645.00	645.00	03/13/2026	INV	PD		366 N MONTCLAIR AVE, S
2162 LANDSCAPE CREATIONS INC												
20250509	CHECK DATE: 03/13/2026	03/09/2026		0326-2	267652	250.00	250.00	03/13/2026	INV	PD		92 HILLCREST AVE RESTO
8984 LANDSCAPE MATERIAL & FIREWOOD SALES, INC												
97717	CHECK DATE: 03/13/2026	03/04/2026		0326-2	267653	695.00	695.00	03/09/2026	INV	PD		SEMI LOAD OF TOPSOIL
97762	CHECK DATE: 03/13/2026	03/05/2026		0326-2	267653	695.00	695.00	03/09/2026	INV	PD		SEMI LOAD OF TOPSOIL
						<b>1,390.00</b>						
546 LEN'S ACE HARDWARE, INC.												
119211/3	CHECK DATE: 03/13/2026	03/02/2026		0326-2	267654	64.57	64.57	03/09/2026	INV	PD		PAINT, SPACKLE, ELECRH
119214/3	CHECK DATE: 03/13/2026	03/03/2026		0326-2	267654	26.97	26.97	03/09/2026	INV	PD		FLAT BLACK SPRAYPAINT
119218/3	CHECK DATE: 03/13/2026	03/03/2026		0326-2	267654	125.51	125.51	03/11/2026	INV	PD		CLEANING SUPPLIES FOR

VENDOR INVOICE LIST

INVOICE	P. O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 03/13/2026												
119225/3		03/04/2026		0326-2	267654	13.47	13.47	03/13/2026	INV	PD		NEWTON TRANSMITTER, PL
CHECK DATE: 03/13/2026												
119227/3		03/05/2026		0326-2	267654	17.97	17.97	03/13/2026	INV	PD		NEWTON TRANSMITTER, PL
CHECK DATE: 03/13/2026												
119240/3		03/06/2026		0326-2	267654	52.99	52.99	03/13/2026	INV	PD		CIVIC CENTER - SPIGOT
CHECK DATE: 03/13/2026												
119242/3		03/06/2026		0326-2	267654	29.66	29.66	03/09/2026	INV	PD		HAND SPREADER FOR LAND
CHECK DATE: 03/13/2026												
119254/3		03/09/2026		0326-2	267654	599.00	599.00	03/10/2026	INV	PD		GAS GRILL FOR HWH
CHECK DATE: 03/13/2026												
14377 RELX INC						930.14						
3096352863		02/28/2026		0326-2	267655	432.00	432.00	03/13/2026	INV	PD		LEGAL RESEARCH DATABAS
CHECK DATE: 03/13/2026												
14576 JOHN MAILLET												
03132026		02/24/2026		0326-2	267656	7,500.00	7,500.00	03/13/2026	INV	PD		621 WESTERN AVE, LEAD
CHECK DATE: 03/13/2026												
13352 MDSOLUTIONS, INC												
0063911-1		03/04/2026		0326-2	267657	2,626.00	2,626.00	03/13/2026	INV	PD		SIGN MATERIAL
CHECK DATE: 03/13/2026												
595 MENARDS, INC.												
70295		02/23/2026		0326-2	267658	40.63	40.63	03/13/2026	INV	PD		GARBAGE BAGS & CLEANIN
CHECK DATE: 03/13/2026												
70304		02/23/2026		0326-2	267658	162.70	162.70	03/13/2026	INV	PD		STACEY'S TAVERN LIGHTS
CHECK DATE: 03/13/2026												
70729		03/03/2026		0326-2	267658	521.69	521.69	03/13/2026	INV	PD		CIVIC CENTER - PROJECT
CHECK DATE: 03/13/2026												
70838		03/05/2026		0326-2	267658	90.02	90.02	03/13/2026	INV	PD		FIRE STATION 1 WORK
CHECK DATE: 03/13/2026												
70846		03/05/2026		0326-2	267658	7.96	7.96	03/13/2026	INV	PD		FIRE STATION 1 WORK
CHECK DATE: 03/13/2026												
620 MOTOROLA SOLUTIONS, INC						823.00						
8282270910		01/27/2026		0326-2	267659	413.35	413.35	02/26/2026	INV	PD		EARPIECES
CHECK DATE: 03/13/2026												
622 MUNICIPAL CLERKS OF DUPAGE CTY												
04012026		03/04/2026		0326-2	267660	40.00	40.00	03/13/2026	INV	PD		04/01/26 DINNER MEETIN
CHECK DATE: 03/13/2026												
13867 NOBLETEC LLC												
C23388		03/04/2026		0326-2	267661	1,430.05	1,430.05	03/13/2026	INV	PD		GEVFC NETWORK MAINTENA

# 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
CHECK DATE: 03/13/2026												
738 RAY O'HERRON CO. INC.												
2451289		12/18/2025			0326-2	267662		771.03	01/18/2026	INV	PD	ARMOR, PLACARD, TAGS -
CHECK DATE: 03/13/2026												
2451894		12/22/2025			0326-2	267662		85.50	01/22/2026	INV	PD	HAT BADGE SILVER POLIC
CHECK DATE: 03/13/2026												
2451895		12/22/2025			0326-2	267662		52.18	01/22/2026	INV	PD	(2) WATCH CAP - BLACK
CHECK DATE: 03/13/2026												
2452762		12/27/2025			0326-2	267662		89.99	01/27/2026	INV	PD	MEN'S A2 PANT - JAGODZ
CHECK DATE: 03/13/2026												
2455040		01/12/2026			0326-2	267662		805.00	02/12/2026	INV	PD	ARMOR, PLACARD, TAGS -
CHECK DATE: 03/13/2026												
2457303		01/22/2026			0326-2	267662		354.25	02/22/2026	INV	PD	(10) RHODIUM TIE BARS
CHECK DATE: 03/13/2026												
2458466		01/28/2026			0326-2	267662		154.62	02/28/2026	INV	PD	(2) CARGO PANT - MONTE
CHECK DATE: 03/13/2026												
2459608		02/03/2026			0326-2	267662		797.81	03/03/2026	INV	PD	ARMOR, PLACARD, TAGS,
CHECK DATE: 03/13/2026												
13747 O'REILLY AUTO ENTERPRISES, LLC												
<b>3,110.38</b>												
3896-386257		03/04/2026			0326-2	267663		121.99	03/09/2026	INV	PD	BATTERY CHARGER
CHECK DATE: 03/13/2026												
12858 PEERLESS NETWORK, INC.												
2026-03-01		03/01/2026			0326-2	267664		1,352.80	03/06/2026	INV	PD	VOGE TELECOMMUNICATION
CHECK DATE: 03/13/2026												
1724 POMP'S TIRE SERVICE INC												
411212729		03/03/2026			0326-2	267665		759.14	03/13/2026	INV	PD	NEW TIRES - UNIT #244
CHECK DATE: 03/13/2026												
12866 PRESTIGE FLAG												
767235		03/05/2026			0326-2	267666		1,978.34	03/09/2026	INV	PD	ALUMINUM CART CONTROL
CHECK DATE: 03/13/2026												
1254 REINDERS, INC.												
4313101-00		03/03/2026			0326-2	267667		5,409.20	03/09/2026	INV	PD	COURSE ACC (BALL WASHE
CHECK DATE: 03/13/2026												
8900 ROADS SAFE TRAFFIC SYSTEMS INC												
265530		02/27/2026			0326-2	267668		2,242.50	03/13/2026	INV	PD	ALUMINUM FOR SIGNS
CHECK DATE: 03/13/2026												
265652		03/03/2026			0326-2	267668		8,830.00	03/13/2026	INV	PD	BARRICADES FOR BARRICA
CHECK DATE: 03/13/2026												

# 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
6093 SCHAMBERGER BROTHERS, INC						11,072.50						
1000193923		03/06/2026		0326-2	267669	290.50	290.50	03/10/2026	INV	PD		BEVERAGE - RESALE
CHECK DATE: 03/13/2026												
14577 RICHARD SCHWARTZ												
03062026		03/06/2026		0326-2	267670	1,692.00	1,692.00	03/06/2026	INV	PD		70 HIGHLAND, LEAD LINE
CHECK DATE: 03/13/2026												
12013 SENTINEL EMERGENCY SOLUTIONS LLC												
INV-2493		02/27/2026		0326-2	267671	16,294.42	16,294.42	03/06/2026	INV	PD		AERIAL REPAIRS TO FD U
CHECK DATE: 03/13/2026												
13465 SIMPLOT TURF & HORTICULTURE												
238009058		03/06/2026		0326-2	267672	148.00	148.00	03/09/2026	INV	PD		TANK CLEANER
CHECK DATE: 03/13/2026												
12512 SOUTHEAST LINEN ASSOCIATES, INC.												
1416143		03/06/2026		0326-2	267673	519.47	519.47	03/10/2026	INV	PD		LINEN RENTAL
CHECK DATE: 03/13/2026												
10181 SOUTHERN GLAZER'S WINE AND SPIRITS, LLC												
2208865		03/05/2026		0326-2	267674	1,289.97	1,289.97	03/10/2026	INV	PD		BEVERAGE - RESALE
CHECK DATE: 03/13/2026												
168 ROGER CLEVELAND GOLF CO, INC												
8806808 SO		02/04/2026		0326-2	267675	3,960.00	3,960.00	03/11/2026	INV	PD		RANGE BALLS FOR DAILY
CHECK DATE: 03/13/2026												
8806815 SO		02/04/2026		0326-2	267675	3,960.00	3,960.00	03/11/2026	INV	PD		RANGE BALLS FOR DAILY
CHECK DATE: 03/13/2026												
8808718 SO		02/05/2026		0326-2	267675	116.79	116.79	03/11/2026	INV	PD		MERCHANDISE FOR RESALE
CHECK DATE: 03/13/2026												
14566 SARAH SHILLERSTROM						8,036.79						
1053		02/19/2026		0326-2	267676	11,925.00	11,925.00	02/27/2028	INV	PD		WORKPLACE & CONFLICT M
CHECK DATE: 03/13/2026												
11331 ST JAMES THE APOSTLE CATHOLIC CHURCH												
02282026		02/28/2026		0326-2	267677	202.54	202.54	03/13/2026	INV	PD		02/19/26 DONATION 15%
CHECK DATE: 03/13/2026												
806 STANDARD EQUIPMENT COMPANY												
P09059		02/26/2026		0326-2	267678	1,938.23	1,938.23	03/13/2026	INV	PD		MAINTENANCE & REPAIR P

# VILLAGE OF GLEN ELLYN



## VENDOR INVOICE LIST

INVOICE	P. O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 03/13/2026												
2687 STAPLES CONTRACT & COMMERCIAL, INC.												
6057878912		03/06/2026			0326-2 267679	200.48	200.48	03/13/2026	INV	PD		CIVIC CENTER SUPPLIES
CHECK DATE: 03/13/2026												
7600 STUEVER & SONS, INC												
BLM522274		03/04/2026			0326-2 267680	190.00	190.00	03/10/2026	INV	PD		BEER LINE CLEANING
CHECK DATE: 03/13/2026												
826 SUBURBAN DOOR CHECK & LOCK SERVICE INC												
IN589274		02/27/2026			0326-2 267681	169.00	169.00	03/13/2026	INV	PD		PW - WASHBAY DOOR HAND
CHECK DATE: 03/13/2026												
5018 SUBURBAN LABORATORIES, INC.												
GA6001060		03/03/2026			0326-2 267682	593.28	593.28	03/13/2026	INV	PD		REGULATORY WATER SAMPL
CHECK DATE: 03/13/2026												
13794 SUPER SMART SHOPPERS												
PS-INV104236		01/23/2026			0326-2 267683	861.58	861.58	02/22/2026	INV	PD		TEST KITS, REAGENTS, D
CHECK DATE: 03/13/2026												
844 SYSCO FOOD SERV - CHICAGO, INC												
924054675		03/06/2026			0326-2 267684	2,082.30	2,082.30	03/06/2026	INV	PD		FOOD - RESALE, DRY GOO
CHECK DATE: 03/13/2026												
924059201		03/07/2026			0326-2 267684	885.80	885.80	03/07/2026	INV	PD		FOOD - RESALE, NA BEV.
CHECK DATE: 03/13/2026												
8733 T-MOBILE USA												
022126		02/21/2026			0326-2 267685	210.72	210.72	03/22/2026	INV	PD		MONTHLY SERVICE CHARGE
CHECK DATE: 03/13/2026												
10558 TESTA PRODUCE, INC												
00429843		03/02/2026			0326-2 267686	-1,417.50	-1,417.50	03/02/2026	CRM	PD		FOOD - RESALE
CHECK DATE: 03/13/2026												
06127042		02/26/2026			0326-2 267686	1,802.00	1,802.00	02/26/2026	INV	PD		FOOD - RESALE, NA BEV
CHECK DATE: 03/13/2026												
06129430		03/04/2026			0326-2 267686	731.10	731.10	03/04/2026	INV	PD		FOOD - RESALE
CHECK DATE: 03/13/2026												
06129530		03/04/2026			0326-2 267686	26.40	26.40	03/04/2026	INV	PD		FOOD - RESALE
CHECK DATE: 03/13/2026												
06129624		03/02/2026			0326-2 267686	14.18	14.18	03/02/2026	INV	PD		FOOD - RESALE
CHECK DATE: 03/13/2026												
06130801		03/04/2026			0326-2 267686	9.90	9.90	03/04/2026	INV	PD		FOOD - RESALE
CHECK DATE: 03/13/2026												
06131658		03/05/2026			0326-2 267686	548.45	548.45	03/05/2026	INV	PD		FOOD - RESALE
						2,968.10						

# 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
CHECK DATE: 03/13/2026												
06133270		03/07/2026		0326-2	267686	460.70	460.70	03/07/2026	INV	PD		FOOD - RESALE
CHECK DATE: 03/13/2026												
1242 THIRD MILLENNIUM ASSOCIATES, INC						2,175.23						
33964		02/05/2026		0326-2	267687	2,014.04	2,014.04	03/06/2026	INV	PD		HOSTED V-PAY ONLINE 03
CHECK DATE: 03/13/2026												
33965		02/23/2026		0326-2	267687	1,335.99	1,335.99	03/06/2026	INV	PD		VEHICLE ONLINE PAYMENT
CHECK DATE: 03/13/2026												
33966		02/05/2026		0326-2	267687	1,611.21	1,611.21	03/06/2026	INV	PD		VEHICLE STICKER SOFTWA
CHECK DATE: 03/13/2026												
865 ACUSHNET COMPANY						4,961.24						
922300020		02/20/2026		0326-2	267688	938.84	938.84	03/11/2026	INV	PD		MERCHANDISE FOR RESALE
CHECK DATE: 03/13/2026												
922318665		02/25/2026		0326-2	267688	1,425.90	1,425.90	03/11/2026	INV	PD		MERCHANDISE FOR RESALE
CHECK DATE: 03/13/2026												
922329701		02/26/2026		0326-2	267688	3,572.10	3,572.10	03/11/2026	INV	PD		MERCHANDISE FOR RESALE
CHECK DATE: 03/13/2026												
922329702		02/26/2026		0326-2	267688	227.85	227.85	03/11/2026	INV	PD		MERCHANDISE FOR RESALE
CHECK DATE: 03/13/2026												
922340034		02/27/2026		0326-2	267688	384.82	384.82	03/11/2026	INV	PD		MERCHANDISE FOR RESALE
CHECK DATE: 03/13/2026												
14580 TOWER CO						6,549.51						
19.0002		03/02/2026		0326-2	267689	1,460.45	1,460.45	03/06/2026	INV	PD		19.0002 945 BEMIS RD C
CHECK DATE: 03/13/2026												
10845 TRAVISMATHEW LLC												
93290525		01/27/2026		0326-2	267690	591.46	591.46	03/11/2026	INV	PD		GROUNDS STAFF UNIFORM
CHECK DATE: 03/13/2026												
93331208		02/17/2026		0326-2	267690	58.20	58.20	03/11/2026	INV	PD		GROUNDS STAFF UNIFORMS
CHECK DATE: 03/13/2026												
93356213		03/02/2026		0326-2	267690	222.25	222.25	03/11/2026	INV	PD		GROUNDS STAFF UNIFORMS
CHECK DATE: 03/13/2026												
10577 CAMPAGNA-TURANO BAKERY, INC						871.91						
130042057		03/05/2026		0326-2	267691	33.10	33.10	03/05/2026	INV	PD		FOOD - RESALE
CHECK DATE: 03/13/2026												
130042102		03/06/2026		0326-2	267691	74.14	74.14	03/06/2026	INV	PD		FOOD - RESALE
CHECK DATE: 03/13/2026												
130042141		03/07/2026		0326-2	267691	72.20	72.20	03/07/2026	INV	PD		FOOD - RESALE
CHECK DATE: 03/13/2026												
11819 UNIFIRST CORPORATION						179.44						

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION	
1190282332		03/04/2026		0326-2	267692	75.19	75.19	03/13/2026	INV	PD		RENO & FLEET - WEEKLY	
CHECK DATE: 03/13/2026													
884 U.S. FOODSERVICE, INC.													
122606		03/05/2026		0326-2	267693	40.21	40.21	03/05/2026	INV	PD		FOOD - RESALE	
CHECK DATE: 03/13/2026													
67964		03/04/2026		0326-2	267693	2,899.29	2,899.29	03/04/2026	INV	PD		FOOD - RESALE, NA BEV.	
CHECK DATE: 03/13/2026													
88894		03/04/2026		0326-2	267693	94.60	94.60	03/04/2026	INV	PD		FOOD - RESALE	
CHECK DATE: 03/13/2026													
1190 HD SUPPLY FACILITIES MAINT LTD.													
						3,034.10							
INV00969195		02/20/2026		0326-2	267694	43.89	43.89	03/13/2026	INV	PD		WATER SAMPLING SUPPLIE	
CHECK DATE: 03/13/2026													
13612 UTILITY TRANSPORT SERVICE, INC													
INV-090663	20260003	02/24/2026		0326-2	267695	1,737.98	1,737.98	03/13/2026	INV	PD		YEAR 3 OF 3 MATERIAL H	
CHECK DATE: 03/13/2026													
						263 INVOICES							574,057.58

\*\* END OF REPORT - Generated by Patrick Brankin \*\*



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

Meeting 3/23/2026 7:00 PM  
 Department: Economic Development and  
 Communications  
 Department Head: Mark Franz  
 Category: Award  
 Prepared By: Meredith Hannah

**AGENDA ITEM (ID # 2026-211)**

**DOC ID: 2026-211**

**Approve a Fire Prevention Award in the Amount of \$10,000 to Vintage Charm, Inc. located at 495 N. Main Street to be Expensed to the Central Business District TIF Fund (Economic Development & Communications Director Hannah)**

**Statement of the Issue:**

Vintage Charm, Inc.(Vintage Charm) has signed a lease for 495 N. Main Street to open a Vintage Charm & Four Sons Mercantile store. Vintage Charm requests a Fire Prevention Award to assist with their build out to occupy the space. The Village Board approved an \$10,000 Downtown Retail Interior Improvement Award to Main Street Venture, LLC, the property owner, for this address for the installation of an HVAC system to secure this new business during the December 8, 2025, Village Board Meeting.

**Analysis:**

The Fire Prevention Award Program supports the installation of fire alarm and sprinkler systems in buildings located in the C5A and C5B business districts and Roosevelt Road Tax Increment Financing (TIF) District. Financial awards are available to business owners or property owners, for no more than \$15,000, per building, per unit, and is paid based on the following award scale:

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

**Award Issues**

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

<b>Fire Prevention Award Request</b>	
Fire Alarm System	\$16,145
Electrical Service Upgrades for new system	\$ 4,750
Plumbing Upgrades	\$ 1,800
<b>Total Eligible Fire Prevention Expenses</b>	<b>\$22,695</b>
<b>Total Fire Prevention Award</b>	<b>\$10,000</b>

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

**Budget Impact:**

The Village Board approved \$200,000 for the Downtown Award Programs, including the Downtown Retail Interior Improvement, Façade Improvement and Fire Prevention, from the Central Business District (CBD) TIF, \$30,000 for Roosevelt Road and Historic Stacy’s Corners commercial district from the General Fund for Façade Awards and \$15,000 from the Roosevelt Road TIF for Fire Prevention Assistance Program for businesses within the Roosevelt Road TIF district as part of the 2026 annual budget. The Board has approved one (1) award requests for 2026, and has \$170,000 remaining in the budget (CBD TIF Fund 25000-520406).

**Contribution to Strategic Plan**

Strategic Priority: Development; Initiatives:

- Effective stewardship of incentives to support business recruitment and retention; Action: Coordinate award programs and assessment of value to the business community annually
- Implement an Economic Development strategy focused on overall commercial vitality, EAV growth and sales tax growth

**Action Requested:**

Approve a Fire Prevention Award in the amount of \$10,000, to Vintage Charm, Inc. Alternatively, the Village Board may deny the request or the Village Board may approve a different amount.

**Attachments:**

1. Award Budget Summary 03-16-26

BUSINESS	APPLICANT NAME	ADDRESS	TYPE OF AWARD	DATE RECEIVED	DATE OF APPROVAL	AMOUNT REQUESTED	AMOUNT APPROVED	AMOUNT PAID
<b>FY 2026 - \$200,000 Total Funds Available</b>								
*	Trans Holding Corp	Trans Holding Corp	505 Pennsylvania Ave	Façade	12/20/2025	1/12/2026	\$ 30,000.00	\$ 30,000.00
*	Vintage Charm/Four Sons Mercantile	Vintage Charm, Inc.	495 N Main Street	Fire	3/26/2026		\$ 10,000.00	

Per Above	\$ 40,000.00	\$ 30,000.00	\$ -
Total Available	\$ 245,000.00		
Funds Available	\$ 205,000.00		

- \*\$200,000 for downtown projects funded by TIF
- \*\* \$30,000 for Roosevelt Road and Historic Stacey's Corners façade awards
- + \$15,000 for Roosevelt Road Fire Prevention Awards to RR TIF Properties

BUSINESS	APPLICANT NAME	ADDRESS	TYPE OF AWARD	DATE RECEIVED	DATE OF APPROVAL	AMOUNT REQUESTED	AMOUNT APPROVED	AMOUNT PAID
<b>FY 2025 - \$155,000 Total Funds Available</b>								
* Fuschia	Ashlee Rooney	534 Duane Street	Interior	12/20/2024	1/13/2025	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00
* Fuschia	Ashlee Rooney	534 Duane Street	Façade	12/20/2024	1/13/2025	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
* Complimentary Café	Complimentary Café	464 Glenwood Ave	Interior	1/13/2025	1/27/2025	\$ 30,000.00	\$ 30,000.00	
* M+K STK Bar	2 JA's Hospitality LLC	400 N Main St, Ste 116	Interior	3/21/2025	4/14/2025	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00
* M+K STK Bar	2 JA's Hospitality LLC	400 N Main St, Ste 116	Fire	3/21/2025	4/14/2025	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
** 803-807 N Main St	Leo Panopoulos Trust	803-807 N Main St	Façade	4/14/2025	4/28/2025	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00
* Fuschia	Ashlee Rooney	534 Duane Street	Interior	4/17/2025	4/28/2025	\$ 3,750.00	\$ 3,750.00	\$ 3,750.00
* Fuschia	Ashlee Rooney	534 Duane Street	Façade	4/17/2025	4/28/2025	\$ 8,750.00	\$ 8,750.00	\$ 8,750.00
* a la main	Jillian Olenski & Emily Harazih	532 Pennsylvaina Ave	Interior	7/7/2025	7/28/2025	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00
* Elizabeth Mager	Elizabeth Mager	532 Pennsylvaina Ave	Fire	7/7/2025	7/28/2025	\$ 15,000.00	\$ 15,000.00	\$ 7,500.00
* Maplewood	Mercenary	486 Pennsylvania Ave	Interior	10/31/2025	11/10/2025	\$ 30,000.00	\$ 30,000.00	
* Maplewood	Mercenary	486 Pennsylvania Ave	Façade	10/31/2025	11/10/2025	\$ 30,000.00	\$ 30,000.00	
* Maplewood	Mercenary	486 Pennsylvania Ave	Fire	10/31/2025	11/10/2025	\$ 15,000.00	\$ 15,000.00	
* Elizabeth Mager	Elizabeth Mager	532 Pennsylvaina Ave	Façade	10/31/2025	11/10/2025	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
* Vintage Charm/Four Sons	Main Street Ventures	495 N Main St	Interior	11/21/2025	12/8/2025	\$ 8,750.00	\$ 8,750.00	
					Per Above	\$ 296,250.00	\$ 296,250.00	\$ 175,000.00
					Total Available	\$ 200,000.00		
					Funds Available	\$ (96,250.00)		

\*\$155,000 for downtown projects funded by TIF  
 \*\* \$30,000 for Roosevelt Road and Historic Stacey's Corners façade awards  
 + \$15,000 for Roosevelt Road Fire Prevention Awards to RR TIF Properties

BUSINESS	APPLICANT NAME	ADDRESS	TYPE OF AWARD	DATE RECEIVED	DATE OF APPROVAL	AMOUNT REQUESTED	AMOUNT APPROVED	AMOUNT PAID
<b>FY 2024 - \$170,000 Total Funds Available</b>								
* Village Pharmacy	Village RX, LLC	546 Duane Street	Interior	1/2/2024	1/8/2024	\$ 18,750.00	\$ 18,750.00	\$ 18,750.00
* Brick & Mortar	Brick & Morter Glen Ellyn LLC	411 N. Main Street	Façade	3/6/2024	3/15/2024	\$ 30,000.00	\$ 30,000.00	\$ 3,000.00
* Brick & Mortar	Brick & Morter Glen Ellyn LLC	411 N. Main Street	Fire	3/6/2024	3/15/2024	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
* 580 Duane Street	580 Duane Street	580 Duane Street	Fire	4/10/2024	5/13/2024	\$ 10,000.00	\$ 10,000.00	
* 580 Duane Street	580 Duane Street	580 Duane Street	Façade	4/10/2024	12/9/2024	\$ 28,750.00	\$ 28,750.00	
* 481 N Main Street	481 N Main Street	481 N Main Street	Façade	4/15/2024	4/22/2024	\$ 28,750.00	\$ 28,750.00	\$ 28,750.00
* Banyan Tree Mall	Shirley Lubowich Trust	485 N Main Street	Fire	11/6/2024	11/12/2024	\$ 10,000.00	\$ 10,000.00	

Per Above	\$ 141,250.00	\$ 141,250.00	\$ 65,500.00
Total Available	\$ 170,000.00		
Funds Available	\$ 28,750.00		

\*\$125,000 for downtown projects funded by TIF  
 \*\* \$30,000 for Roosevelt Road and Historic Stacey's Corners façade awards  
 + \$15,000 for Roosevelt Road Fire Prevention Awards to RR TIF Properties



**Village of Glen Ellyn**

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**Resolution No. 26-xx**

**A Resolution Approving an Employment Contract between the  
Village of Glen Ellyn and the Village Manager and Authorizing Its Execution**

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**Adopted by the  
Village President and the Board of Trustees  
Of the Village of Glen Ellyn  
DuPage County, Illinois  
This 23<sup>rd</sup> Day of March, 2026**

**Resolution 26-XX**

**A Resolution Approving an Employment Contract between the Village of Glen Ellyn and the Village Manager 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 Employment Contract between the Village and the Village Manager (“Agreement”) is approved and the Village President 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 23<sup>rd</sup> day of March, 2026.

<b>Voting</b>	<b>Ayes</b>	<b>Nays</b>	<b>Abstain</b>	<b>Absent</b>
Desai Bhagwakar				
Christiansen				
Duncan				
Kalinich				
Simon				
Thompson				
President Burket (in case of a tie)				

**Approved** by the Village President of the Village of Glen Ellyn, Illinois this \_\_\_\_\_ day of March, 2026.

\_\_\_\_\_  
James Burket, Village President

**ATTEST**

\_\_\_\_\_  
Caren Cosby, Village Clerk

## EMPLOYMENT CONTRACT

This Employment Contract (hereinafter “Contract” or “Agreement”) is entered into by and between MARK FRANZ (hereinafter “Franz”), individually, and the VILLAGE OF GLEN ELLYN (hereinafter “Village”), an Illinois municipal corporation. The Village and Franz are sometimes referred to herein individually as a “Party” and collectively as the “Parties.”

### RECITALS

**WHEREAS**, Section 1-7-1 of the Glen Ellyn Village Code (hereinafter the “Village Code”) provides the Village President and Village Board of Trustees (hereinafter “Village Board”) are authorized to employ a Village Manager, such Manager being appointed by the Village President with the advice and consent of the Village Board; and

**WHEREAS**, the Village Board desires to secure Franz as the Village Manager under the terms, provisions, and conditions set forth in this Agreement; and

**WHEREAS**, Franz desires to accept such employment under the terms, provisions, and conditions as set forth herein; and

**WHEREAS**, the terms and conditions of employment of the Village Manager are within the scope of the government and affairs of the Village.

**NOW, THEREFORE**, in consideration of the premises and of the mutual covenants and agreements contained herein, including Franz’s employment by the Village, the compensation to be paid to Franz, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Village and Franz agree as follows:

**1. INCORPORATION OF RECITALS.** The Recitals set forth above are incorporated herein by reference and made part of this Agreement.

**2. EFFECTIVE DATE.** This Agreement shall become effective when signed by Franz and the Village President and approved by majority vote of the Village Board and the effective date of this Agreement shall be the last date of signature by one of the Parties. All bonuses and other compensation payable pursuant to Franz’s Letter of Agreement dated May 20, 2011 (“Letter of Agreement”) shall be paid out accordingly before this Agreement is effective. This Agreement shall supersede and replace the Letter of Agreement and all other previous or contemporaneous oral or written agreements and negotiations between the Village and Franz.

**3. JOB DUTIES.** As Village Manager, Franz will perform the duties and have the authority set forth in, *inter alia*, Section 1-7-1 of the Village Code, and in other sections of the Village Code specifically referring to the duties and authority of the Village Manager. If Section 1-7-1 or any other section of the Village Code is amended by the Village Board, any amendments will be incorporated by reference and become part of this Agreement. Franz will also perform such additional duties assigned to him by the Village Board as allowed by law and in the spirit of the provisions of 1-7-1 Village Code.

4. **HOURS OF WORK.** Franz agrees that except during periods of vacation or leave provided under this Agreement, the general duties of the office of Village Manager generally require that Franz be present and available during regular business hours and require Franz to devote a great deal of time outside the normal office hours on business for the Village. To that end, the Village understands and agrees that Franz is allowed to establish an appropriate, reasonable work schedule.

5. **COMPLIANCE WITH VILLAGE PERSONNEL MANUAL/CODE OF ETHICS.** Franz shall comply with and be subject to the policies and procedures of the Village as reflected in the Village's Personnel Manual, as amended, and the Village Code of Ethics, codified as Title 1 ("Administrative"), Chapter 12 ("Ethics") of the Glen Ellyn Village Code, as amended (hereinafter "Code of Ethics") the terms of conditions of which are incorporated by reference. To the extent of any conflict between a provision of this Agreement and a provision of the Village's Personnel Manual or any Village ordinance, resolution or policy, this Agreement shall control.

6. **COMPENSATION.** Franz's base compensation as of January 1, 2026, shall be \$219,927.20 retroactive to January 1, 2026 and he shall receive a \$15,000 one-time bonus under the previous Letter of Agreement. On January 1, 2027, the Village will incorporate a one-time \$10,000 increase into Franz's base compensation in addition to the same pay adjustment to his base compensation that is approved for non-union Village Employees as long as his job performance is not subject to formal counseling per the Village's Personnel Manual or as otherwise determined by the Village Board per an annual performance evaluation. Franz shall not receive a merit bonus annually under this Agreement. Franz shall receive an annual deferred compensation amount of \$12,500 paid into a deferred compensation program of his choice that is made available to other Village employees. Franz will also receive an auto allowance of \$600 per month.

Beginning January 1, 2028, Franz will receive at least the same pay adjustment as his base compensation that is approved for non-union Village employees as long as his job performance is not subject to formal corrective counseling per the Village's Personnel Manual or as otherwise determined by the Village Board per an annual performance evaluation.

The Village shall not at any time during the term of this Agreement reduce Franz's salary, compensation, or other financial benefits except to the degree such a reduction similarly affects all non-union employees.

Except for the benefits specifically provided herein for the Employee, all other provisions of the Village Code, and all Village regulations and rules relating to employment with the Village, or to other fringe benefits and working conditions as currently exist or as may hereafter be amended, shall apply to Franz as they would to other employees of the Village.

7. **PERFORMANCE REVIEW.** At Franz's request or by the action of the Village Board, Franz will receive an annual evaluation.

8. **OVERTIME.** Franz acknowledges and agrees that he is a salaried employee, whose primary duties are managing the day-to-day operations of the Village, which includes, but is not limited to, directing the work of at least two or more other full-time employees or their equivalent, and he is vested with the authority to hire, fire, promote, or discipline other employees as provided in the Village Code. As such Franz hereby consents and agrees that he qualifies as an executive, administrative, or

professional employees, as defined by the Fair Labor Standards Act, and is therefore exempt from overtime pay.

9. **TAXES.** All payments made, or benefits provided, to Franz pursuant to this Agreement are subject to the usual and appropriate payroll, personnel, and benefits policies of the Village as well as the requirements of any applicable federal, state, or local laws, including appropriate tax withholdings. Nothing in this Agreement may be deemed or interpreted as requiring the Village to pay, directly or by way of reimbursement to Franz, any federal or state income tax liability that the Employee may incur because of this Agreement or any of the transactions, benefits, or payments contemplated in this Agreement. Franz shall comply with all applicable Internal Revenue Service and Illinois Department of Revenue requirements and regulations concerning the transactions, benefits, or payments contemplated in this Agreement.

10. **RETIREMENT PLAN.** Franz is entitled to participate in the Illinois Municipal Retirement Fund (“IMRF”) retirement program at the contribution rate for full-time Village employees of 4.5% of the Employee's Base Salary.

11. **HEALTH INSURANCE.** Franz will receive health and life insurance coverage and short-term and long-term disability identical to that offered to all Village employees.

12. **VACATION/SICK/PERSONAL DAYS.** Franz will receive twenty-six (26) annual vacation/personal days administered in the same manner as other Village employees and calculations for the annual leave bank will then be accomplished with the same process as for all other employees. Franz will have six (6) annual sick days, the calculation of which will be accomplished with the same process as for all other employees. Franz will also receive ten (10) paid holidays and two (2) floating holidays identical to that offered to all Village employees.

13. **BUSINESS EXPENSES.** Within funding limits set forth in the Annual Budget, Franz shall be entitled to reimbursement of all necessary and reasonable expenses incurred by him in the performance of his duties, tasks, and responsibilities under this Agreement, subject to the presentation of appropriate vouchers and receipts in accordance with all applicable Village rules and policies and subject to review and approval by the Village Board through the regular voucher process.

14. **ADDITIONAL BENEFITS.** Franz shall receive the following additional benefits while employed as a Village employee:

- A. The Village will pay for Franz’s membership in the Rotary Club of Glen Ellyn.
- B. Franz will be provided with a laptop computer. In addition, the Village will pay Franz \$80/month as a reimbursement for his personal cell phone, with usage adequate to fulfill the responsibilities as the Village Manager, the make and model of which shall be determined by the Village.
- C. Franz will be allowed to attend, at the expense of the Village, annual International City/County Management Association (“ICMA”) conferences, annual Illinois City/County Management Association (“ILCMA”) conferences, plus various metropolitan area professional organizations and luncheons. The Village Board may

establish an annual not-to-exceed amount for such expenses as part of the Village's annual budget.

**15. CONFIDENTIAL INFORMATION.** Franz acknowledges he will have access to confidential information (hereinafter "Confidential Information") about, and belonging to, the Village. Confidential Information does not include public documents or information that would otherwise constitute Confidential Information but that has become public. Franz covenants and warrants that, both during and after Franz's term of employment, Franz will not directly or indirectly use, divulge, furnish, or make accessible Confidential Information to any person, firm, or corporation other than persons, firms, or corporations employed and/or retained by the Village in a fiduciary capacity without the prior express written authorization of the Village and will keep all Confidential Information strictly and absolutely confidential except as otherwise provided in this Agreement or as required by the Illinois Freedom of Information Act, 5 ILCS 140/1 *et seq.*

**16. TERM.** The term of Franz's employment by the Village is at will as set forth in Section 30 below and desire of the Village Board and is not for a fixed or stated term. Accordingly, this Agreement is terminable at will by either party.

**17. TERMINATION.** As provided in Section 30 of this Agreement, the Employee is employed at the will of the Village Board and thus may be terminated by the Village Board at any time without cause as defined below. The Employee also may be terminated for just cause as defined below.

- A. Termination Without Cause. The Village Board may determine at any time, without cause, that the Employee will no longer serve as the Village Manager. In the event of termination without cause, the Employee will be entitled to severance pay and benefits as provided in Section 19 of this Agreement.
- B. Termination for Just Cause. The Village Board may terminate Employee's employment with the Village for cause. For purposes of this Agreement, "cause" shall mean: (i) the gross neglect of Employee's performance of his duties, willful malfeasance or willful misconduct by Employee in connection with his employment; (ii) the second willful breach of any written policy or ordinance applicable to all employees adopted by the Village for which Employee has already received a prior written warning from the Board; (iii) intoxication or use or possession of un-prescribed drugs during business hours or while engaged in Village business, but this shall not apply to social drinking at events where alcohol is served; (iv) being found guilty of any felony, or being found guilty of any misdemeanor involving dishonesty, a drug-related offense, moral turpitude, official misconduct, or for conviction of any crime damaging the public reputation of the Village; (v) being convicted of driving under the influence while operating a Village-owned vehicle in violation of 625 ILCS 5/11-500 *et seq.*; (vi) theft, misappropriation, or willful, unauthorized destruction of Village property; (vii) solicitation of gifts, bribes or other valuable things for personal gain or other corrupt practices during business hours or related to Village business; (viii) a final order of a finding of liability after all appeals in violation of Title VII, United States Code or the state law equivalent or a final order of a finding of guilty after all appeals in an employment related case brought under section 1983 of the United States Code; (ix) engaging in political activity which is prohibited under the Village's Personnel Manual;

or (x) Employee's direct ownership in any business interest that is subject to regulatory oversight by the Village.

- C. Village Board Discretion. In the event the Village Board determines that cause exists for termination as set forth in this Section, the Village Board may in its sole discretion may suspend the Employee with or without pay for a time period in its discretion.

18. **DISABILITY.** If Franz becomes disabled or is otherwise unable to perform his duties with reasonable accommodation because of sickness, accident, injury, mental incapacity, or health for a period of four successive weeks or for 20-work days over a 30-work day period, following exhaustion of any accrued sick leave, the Village has the option to terminate this Agreement unless otherwise prohibited by applicable law, subject to termination and severance requirements.

19. **SEVERANCE PROVISIONS.** If Franz is terminated without cause of the Village, Franz shall be entitled to receive severance pay. At the discretion of Franz, he may be paid in a lump sum or in monthly payments, payable on the date he would customarily receive his paycheck for the duration of the severance period. Franz would not have accepted the position without the severance provision stated in this Section. If Franz voluntarily leaves his employment with the Village or is terminated with cause, he will not be entitled to any severance pay. Severance shall be paid to Franz as follows:

- A. If Franz is terminated without cause, the Village shall provide a minimum severance payment equal to (20) twenty weeks of compensation and (20) twenty weeks of health and dental insurance at the Village's full expense after which time, Franz will be provided access to health insurance pursuant to the Consolidated Omnibus Budget Reconciliation Act ("COBRA").
- B. Franz shall be compensated for all accrued leave time, including vacation, sick, and floating holidays time if terminated without cause as of the date of his termination. In addition, the full annual deferred compensation contribution for that calendar year shall be paid in full. At the discretion of Franz, these payments may be contributed to Franz's deferred compensation account or as a lump sum.
- C. If Franz is terminated with cause or resigns his employment, he shall be paid his accrued leave time in the same manner as non-union employees as of the date of his termination or resignation.

20. **RESIGNATION NOTICE.** If Franz intends to voluntarily resign his position with the Village, then Franz will provide the Village with a minimum of sixty (60) days' notice, unless Franz and the Village agree otherwise in writing.

21. **PROPERTY OF THE VILLAGE; RETURN OF PROPERTY.** All business plans, financial data, reports, memoranda, correspondence, and all other documents pertaining to the current or prospective business of the Village are and will at all times remain the property of the Village. Upon termination of Franz's employment with the Village, regardless of cause therefor, Franz shall promptly surrender to the Village all property provided to Franz by the Village for use in relation to the Employee's employment, including, without limitation, any equipment described herein.

22. **INDEMNIFICATION.** The Village will defend, hold harmless, and indemnify Franz as required by law. The Village shall indemnify, hold harmless and defend Franz in the same manner as other management employees of the Village. This obligation shall survive the termination of Franz's employment with the Village.

23. **NON-DISPARAGEMENT.** In the event of Franz's separation from the Village, whether voluntary or involuntary, Franz agrees he will not disparage or portray in a negative light the Village, its Village Board individually or collectively, employees, or agents. The Village will instruct all employees not to disparage or portray Franz in a negative light. Franz will instruct any future employer to direct requests for references to the Village's Human Resources Director. It is acknowledged and agreed that the Village will respond to any such requests only by confirming Franz's dates of employment and job title.

24. **NON-ASSIGNMENT.** The Village and Franz acknowledge and agree Franz's employment relationship with the Village involves a relationship of personal trust and confidence between the Parties, and the Village's desire to hire Franz is due in part to his skill, integrity, experience, and other personal qualities unique to Franz. Therefore, Franz duties and responsibilities under this Agreement may not be assigned, transferred, delegated, or shared with any other person, firm, or corporation unless approved in writing by the Village Board.

25. **POST-TERMINATION COOPERATION.** Franz agrees that should his employment terminate for any reason, then for a period of three (3) years thereafter, if requested by the Village President, he shall cooperate with and assist the Village in any investigations, proceedings, or actions arising out of, relating to or in connection with Franz's employment by the Village, or relating to any matter in which Franz was or is involved while an employee of the Village or performing services for the Village or of which Franz has knowledge. Franz shall be reasonably compensated for his time, travel, and other related expenses, which are documented in accordance with the Village's purchasing and/or travel and training policies (which may be amended from time to time), applicable tax laws, and which are approved by the Village President in writing and in advance.

26. **MERGER AND INTEGRATION.** The Parties agree and acknowledge this Agreement contains the entire agreement between the Parties and is intended to supersede and replace all prior agreements and contracts, and all amendments to any such prior agreements and contracts, between the Parties. This Agreement may only be modified or amended by a written document signed by all the Parties hereto.

27. **SEVERABILITY.** Each Party agrees and acknowledges that if any term or provision of this Agreement is determined to be invalid or unenforceable, such term or provision shall be deemed stricken and the entire remainder of this Agreement shall remain in full force and effect.

28. **NON-WAIVER.** No delay on the part of any Party in the exercise of any right or remedy shall operate as a waiver thereof, and no single or partial exercise by any Party of any right or remedy shall preclude the exercise of any other right or remedy. The excuse of or failure to enforce any breach or condition of this Agreement by any Party shall not constitute a waiver or estoppel of the future enforcement of any of the terms and conditions of this Agreement.

29. **CHOICE OF LAW/FORUM SELECTION.** All the rights and obligations of the Parties arising under or related to this Agreement shall be governed by the laws of the State of Illinois. Any

suit, claim, or other action brought on or with respect to this Agreement or any other document executed in connection herewith by a Party to this Agreement against another Party to this Agreement shall be brought only in the Circuit Court of the Eighteenth Judicial Circuit, DuPage County, Illinois (“Circuit Court”) or the United States District Court for the Northern District of Illinois (“Northern District”). Each Party to this Agreement: (a) consents to the jurisdiction of the Circuit Court or the Northern District; (b) waives any objection to venue in the Circuit Court or the Northern District; and (c) waives any objection that either the Circuit Court or the Northern District is an inconvenient forum.

**30. AT-WILL EMPLOYMENT.** Franz acknowledges that, notwithstanding any express or implied provision in this Agreement to the contrary, his employment shall at all times remain on an “at-will” basis and not for a fixed or stated term. Accordingly, this Agreement is terminable at will by either Party. Nothing contained in this Agreement shall be deemed or construed as creating any property or other right to a continuation of Franz’s employment in any capacity. Nothing in this Agreement shall prevent, limit, or otherwise interfere with the rights of the Village Board to terminate Franz’s employment at any time subject only to the provisions of this Agreement, the Village Code, the Illinois Municipal Code, or any other applicable statute, ordinance, rule, or regulation.

**31. COUNTERPARTS.** This Agreement may be executed in counterparts and shall constitute one agreement, binding upon the Parties as if the Parties signed the same document. A copy of the original or of a signature hereto shall have the same force and effect as the original. The signature of any signatory to this Agreement may be executed using facsimile transmission or by way of a Portable Document Format (PDF) as an attachment to an e-mail, in which case the signature (whether by facsimile or PDF) on this Agreement shall be as effective as if an original signature were affixed hereto.

**32. JOINT DRAFTING.** The Parties acknowledge and agree this Agreement is the product of informed, arms-length negotiations. Additionally, neither Party provided the other with any advice (legal or otherwise) concerning this Agreement, nor is either Party relying upon the other with respect to any rights, duties, or obligations that may arise hereunder. Therefore, the Parties stipulate and agree this Agreement has been jointly drafted and any ambiguity in this Agreement shall not be construed against either Party.

**33. VILLAGE APPROVALS.** Any action, consent, or approval needed to be taken or given under this Agreement by the Village may only be performed by the Village Board or its designee, to the extent provided for by law.

**34. ACKNOWLEDGMENTS.** The Parties acknowledge they have carefully read this Agreement, fully understand the legal consequences of signing this Agreement, have had the advice of counsel or an opportunity to consult with counsel of their choosing prior to signing this Agreement. The Parties further acknowledge and agree the terms of this Agreement are contractual and not a mere recital.

**35. NOTICES.** Any notice required to be given by this Agreement shall be deemed sufficient if made in writing and sent by certified mail, return receipt requested, by U.S. mail, or by personal service to the persons and addresses indicated below or to such other addresses as either party hereto shall notify the other party of in writing pursuant to the provisions of this Section:

If to the Village:  
  
Village President  
Village of Glen Ellyn  
535 Duane Street  
Glen Elly, Illinois 60137

If to Franz:  
  
Mark Franz  
535 Duane Street  
Glen Ellyn, Illinois 6137

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.

**37. CHANGE IN LAWS.** Except as otherwise explicitly provided in this Agreement, any reference to laws, ordinances, rules, or regulations of any kind includes the laws, ordinances, rules, or regulations of any kind as they may be amended or modified from time to time hereafter.

**38. HEADINGS AND TITLES.** The headings, titles, and captions in this Agreement have been inserted only for convenience and in no way define, limit, extend, or describe the scope or intent of this Agreement. The headings or titles of any provisions of this Agreement are for convenience or reference only and are not to be considered in construing this Agreement.

**39. TIME OF ESSENCE.** Time is of the essence in the performance of this Agreement.

**40. RIGHTS CUMULATIVE.** Unless expressly provided to the contrary in this Agreement, each one of the rights, remedies, and benefits provided by this Agreement will be cumulative and will not be exclusive of any other rights, remedies, and benefits allowed by law.

**41. CONSENTS.** Unless otherwise provided in this Agreement, whenever the consent, permission, authorization, approval, acknowledgement, or similar indication of assent of any party to this Agreement, or of any duly authorized officer, employee, agent, or representative of any party to this Agreement, is required in this Agreement, the consent, permission, authorization, approval, acknowledgement, or similar indication of assent must be in writing.

**42. CALENDAR DAYS; CALCULATION OF TIME PERIODS.** Unless otherwise specific in this Agreement, any reference to days in this Agreement will be construed to be calendar days. Unless otherwise specified, in computing any period of time described in this Agreement, the day of the act or event on which the designated period of time begins to run is not to be included and the last day of the period so computed is to be included, unless the last day is a Saturday, Sunday or legal holiday under the laws of the State in which the Property is located, in which event the period shall run until the end of the next day which is neither a Saturday, Sunday or legal holiday. The final day of any period will be deemed to end at 5:00 p.m. central time.

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

**IN WITNESS WHEREOF**, the parties hereto have caused this Agreement to be signed by their duly authorized representatives on the dates set forth below.

**VILLAGE OF GLEN ELLYN**

**MARK FRANZ**

\_\_\_\_\_  
By: James Burket  
Its: Village President

\_\_\_\_\_

Date: \_\_\_\_\_, 2026

Date: \_\_\_\_\_, 2026

**ATTEST**

**ATTEST**

\_\_\_\_\_  
By: Caren Cosby  
Its: Village Clerk

\_\_\_\_\_  
By:

Date: \_\_\_\_\_, 2026

Date: \_\_\_\_\_, 2026



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

Meeting 3/23/2026 7:00 PM  
Department: Public Works - Internal Services  
Department Head: John Hubsy  
Category: Agreement  
Prepared By: Victor Sabaliauskas

AGENDA ITEM (ID # 2026-190)

DOC ID: 2026-190

## **Adopt Resolution No. 26-31, A Resolution Approving an Independent Contractor Agreement with Eco-Clean Maintenance Inc. for Civic Center Parking Garage Custodial Services for One Year with Two Option Years in an Amount Not to Exceed \$125,709.09 for the Three-Year Term to be Expensed to the Parking Fund and Authorizing its Execution (Public Works Director Hubsy)**

### **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 Eco-Clean Maintenance Inc. (Eco-Clean) for Civic Center parking garage custodial services. The Civic Center parking garage opened in May 2021. The Village does not have the equipment or staffing levels to effectively provide the needed custodial services for this asset on an ongoing basis. A Request for Proposals (RFP) was issued, and staff recommends the Village enter into a one-year Agreement with Eco-Clean to perform custodial services for the Civic Center parking garage, with the option to renew the Agreement for two additional one-year periods.

### **Analysis:**

The Civic Center Parking Garage (garage) contains 277 parking stalls across five levels encompassing approximately 109,000 square feet. The ramp from Duane Street leading to the garage is the only point of vehicular ingress/egress. There are two separate points where pedestrians can enter/exit the structure from the ground floor along with two stair towers, one of which includes an elevator shaft.

Eco-Clean is the current service provider of custodial services for the Civic Center garage. The current contract with Eco-Clean expires at the end of April 2026. Staff issued a Request for Proposal (RFP) for custodial services on February 11, 2026. Proposals were due on March 5, 2026, and a total of four proposals were received. Eco-Clean submitted the most favorable proposal and based on the pricing submitted and the good service Eco-Clean has provided over the last three years, staff recommends entering into a new three-year agreement with Eco-Clean. Custodial services would be provided three times per week for most items, along with other cleaning and maintenance tasks on a less frequent basis. If approved, the new contract with Eco-Clean would be in effect from May 1 to April 30 each year the Agreement is in effect.

As part of the bid process, alternate pricing was obtained for the publicly maintained portion of the

Main Street Garage. The proposed work includes service provided two times a week instead of three, as there is less to maintain in this garage without the stair towers, elevator shaft, or multiple levels. Height in the Main Street Garage is also less of a restriction, allowing existing Public Works (PW) equipment to easily access most of the areas under Village responsibility. Based on the pricing received, lower workload, and ability to utilize existing equipment, staff does not recommend awarding the alternate bid and would do this work with in-house PW staff.

**Budget Impact:**

If approved, the Independent Contractor Agreement with Eco-Clean for the three-year period May 1, 2026 through April 30, 2029 would not exceed \$125,709.09 which includes a cost of \$39,876.00 for the initial contract period (May 1, 2026 through April 30, 2027), plus \$41,869.80 for year two of the contract if renewed (year one cost of \$39,876 plus a maximum of 5% CPI increase), plus \$43,963.29 for year three of the contract if renewed (year two cost of \$41,869.80 plus a maximum of 5% CPI increase). Should the annual CPI remain below 5% throughout the contract term, the 2027 and 2028 contract costs would be adjusted accordingly.

**Contribution to Strategic Plan**

Strategic Priority: Infrastructure; Initiatives:

- Facility improvements
- Transit oriented downtown

**Action Requested:**

Adopt the Resolution.

**Attachments:**

1. Resolution
2. ICA - Eco-Clean Maintenance
3. Eco Clean Proposal
4. Proposal Summary



**Village of Glen Ellyn**

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**Resolution No. 26-xx**

**A Resolution Approving an Independent Contractor Agreement with  
Eco-Clean Maintenance Inc. for Civic Center Parking Garage  
Custodial Services for One Year with Two Option Years  
in an Amount Not to Exceed \$125,709.09 for the Three Year Term to be  
Expensed to the Parking Fund and Authorizing its Execution**

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**Adopted by the  
Village President and the Board of Trustees  
Of the Village of Glen Ellyn  
DuPage County, Illinois  
This 23rd Day of March, 2026**

**Resolution No. 26-xx**

**A Resolution Approving an Independent Contractor Agreement with Eco-Clean Maintenance Inc. for Civic Center Parking Garage Custodial Services for One Year with Two Option Years in an Amount Not to Exceed \$125,709.09 for the Three Year Term 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 Independent Contractor Agreement with Eco-Clean Maintenance Inc. (“Agreement”) for the Civic Center Parking Garage custodial services for one (1) year with two (2) option years in an amount not to exceed \$125,709.09 for the three year term 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 23rd day of March, 2026.

<b>Voting</b>	<b>Ayes</b>	<b>Nays</b>	<b>Abstain</b>	<b>Absent</b>
Desai Bhagwakar				
Christiansen				
Duncan				
Kalinich				
Simon				
Thompson				
President Burket (in case of a tie)				

**Approved** by the Village President of the Village of Glen Ellyn, Illinois this 23<sup>rd</sup> day of March, 2026.

---

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 March, 2026, by and between the Village of Glen Ellyn, an Illinois home rule municipal corporation (hereinafter referred to as the “Village”), and Eco-Clean Maintenance, Inc., an Illinois corporation (hereinafter referred to as the “Contractor”). The Village and the Contractor may also be referred to as a “Party” or collectively as the “Parties.”

**WHEREAS**, the Village issued a Request for Proposals for Civic Center Parking Garage Custodial Service dated February 11, 2026, incorporated herein as though fully set forth (hereinafter referred to as the “RFP”); and

**WHEREAS**, the Contractor submitted a Proposal dated March 4, 2026, a copy of which is attached hereto and incorporated herein by reference (hereinafter referred to as the “Proposal”) to perform the services set forth in the Village’s RFP (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 the Village’s Request for Proposals and the Contractor’s Proposal in an amount not-to-exceed \$125,709.09 for the entire three year term of this Contract (hereinafter referred to as the “Contract Price”). The Contractor shall complete the Work in accordance with any applicable manufacturers’ warranties and in accordance with the Village’s RFP, the Contractor’s Proposal, 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 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 (hereinafter referred to as the "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 Arkadiusz Grabowski 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 Public Works 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 May 1, 2026, and ending at 11:59 p.m. on April 30, 2027 (hereinafter referred to as the "Completion Date").

The Village shall have the right to renew this Contract for two (2) additional one-year terms with all terms and conditions, other than price, remaining the same (May 1 to April 30). Upon written request from the Contractor, on or before February 20 of each year this Contract is in effect, the cost of the services provided under this Contract may be adjusted as follows:

(A) The Contractor shall submit a request for adjustment to the Village based upon the average of the published monthly Index as defined herein for the period February through January for the previous year. The Index shall be the United States Department of Labor, Bureau of Labor Chicago Statistics, Revised Consumer Price Index for all Urban Wage Earners for Chicago-Naperville-Elgin, IL-IN-WI (all items, 1982-84 = 100).

(B) An annual adjustment shall not be greater than five percent (5.0%) of the previous year's cost for services provided under this Contract in any year.

(C) Any applicable adjustment shall take effect on May 1st.

## **5. PAYMENT SCHEDULE**

As a condition precedent to the Contractor's right to receive any payment, the Contractor shall 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:

- (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. Payments to the contractor shall be made within sixty (60) days of receipt of an invoice for services. All invoices will be paid within sixty (60) days of approval.

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 work will be paid for at the contract price. Before payment for completed work will be processed the Village will inspect the job sites to confirm there are no punch list items to be resolved before payment. Payment will be made to the Contractor within four (4) weeks of receipt of billing for services rendered which invoice will include waivers of lien and authorization from the appropriate department of the Village that all work has been satisfactorily completed.

The 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 attorneys' 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 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, failure to complete the Project by the Completion Date deadline without prior written approval shall result in a penalty of \$500 per calendar day. This amount will be deducted from any unpaid invoices due the Contractor.

## **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 protect, indemnify, hold and save harmless and defend 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, hold and save harmless and defend 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**

At the Contractor's expense, the Contractor shall 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 work on 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; contain a clause stating that the coverage afforded by the policies listed will not be canceled or materially altered, except after forty-five (45) days advance written notice to the Village. The Contractor shall secure the following endorsements to each of the required policies: "It is understood and agreed that the insurance company will give not less than forty-five (45) days advance written notice of any cancellation or material change under any of these policies to the Village of Glen Ellyn. In the event that such notice is not given to the Village at least forty-five (45) days prior to cancellation or material change, the policy will continue in full force and effect for the benefit of the Village as if such change or cancellation had not occurred." 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
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**(D) Umbrella:**

i.	Limits:	
	Each Occurrence/Aggregate	\$5,000,000.00

- (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 protect, indemnify, hold 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.
- (G) 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.

**11. GUARANTY**

The Contractor warrants and guarantees that its Work provided for the Work 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.

At no expense to the Village, the Contractor shall correct any failure to fulfill the above guaranty that may arise at any time. Said guaranty shall not be the 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: [jhubsky@glenellyn.org](mailto:jhubsky@glenellyn.org)

**To Contractor:**

Arkadiusz Grabowski, President  
Eco-Clean Maintenance, Inc.  
515 W. Wrightwood Avenue  
Elmhurst, Illinois 60126  
Email: [ecocleanmaintenance@yahoo.com](mailto:ecocleanmaintenance@yahoo.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 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. CONTRACT BOND**

Before commencing the Work, the Contractor shall furnish a Contract Bond. The Contract Bond shall be in an amount equal to 100% of the full amount of the Contract Price as security for the faithful performance of its obligations pursuant to the Contract Documents and as security for the payment of all persons performing labor and furnishing materials in connection with the Contract Documents. Such bond shall be on a standard AIA document, shall be issued by a surety satisfactory to the Village, and shall name the Village as a primary co-obligee. The Contract Bond shall become a part of the Contract Documents. The failure of the Contractor to supply the required Contract Bond within ten (10) days after the Notice of Award or within such extended period as the Village may grant if the Contract Bond does not meet its approval shall constitute a default, and the Village may either award the Contract to the next lowest responsible proposer or re-advertise for proposals. A charge against the Contractor may be made for the difference between the amount of the Contractor's Proposal and the amount for which a contract for the Work is subsequently executed, irrespective of whether the amount thus due exceeds the amount of the bid guarantee.

**19. 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.

**20. 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.

**21. 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.

**22. CONFLICT**

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

**23. 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.

**24. 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.

**25. COUNTERPARTS; FACSIMILE OR PDF/EMAIL 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.

## **26. 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 this 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.

The Contractor shall protect, indemnify, hold harmless, and defend the Village and its officers, officials, employees, agents and volunteers (hereinafter referred to as the “Indemnified Parties” in this Section) against all regulatory actions, complaints, damages, claims, suits, liabilities, liens, judgments, costs and expenses, including reasonable attorneys’ 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 Grantee 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 Work, 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.

## **27. CERTIFIED PAYROLL**

The 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 Facilities Superintendent 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 Facilities Superintendent or the Facilities Superintendent's designee.

**28. 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.

**29. RIGHT TO SUSPEND WORK**

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

**[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**

**ECO-CLEAN MAINTENANCE, INC.**

\_\_\_\_\_  
By: Mark Franz  
Its: Village Manager

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

Dated: \_\_\_\_\_, 2026

Dated: \_\_\_\_\_, 2026

**ATTEST**

**ATTEST**

\_\_\_\_\_  
By: Caren Cosby  
Its: Village Clerk

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

Dated: \_\_\_\_\_, 2026

Dated: \_\_\_\_\_, 2026



## **REQUEST FOR PROPOSALS (RFP)**

### **Parking Garages Custodial Services for Village of Glen Ellyn**

Issued: Wednesday, February 11<sup>th</sup>, 2026

Due: 10:00 AM Thursday, March 5<sup>th</sup>, 2026

**A mandatory pre-proposal walk-through meeting will be held on Wednesday, February 18<sup>th</sup>, 2026, at 9:00 AM at the Civic Center located at 535 Duane St. Glen Ellyn, IL Room 306**

The Village of Glen Ellyn is requesting proposals to identify qualified custodial contractors to ensure that it is receiving the optimum level of services at a competitive price.

Proposals shall be submitted in writing **AND** via e-mail on or before Thursday, March 5<sup>th</sup>, 2026 by 10:00 AM to:

Michael Bills, Facilities Superintendent  
Village of Glen Ellyn  
535 Duane Street  
Glen Ellyn, Illinois 60137  
[mbills@glenellyn.org](mailto:mbills@glenellyn.org)

**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:

Base-bid:

1. A bid for Custodial Services for the Civic Center Garage submitted by:

---

For the Village of Glen Ellyn.

May 1, 2026 - April 30, 2027      Total \$39,876.00 / Monthly Cost \$3,323.00

2. An alternate bid for Custodial Services for the Main Street Garage submitted by:

---

For the Village of Glen Ellyn.

May 1, 2026 - April 30, 2027      Total \$10,416.00 / Monthly Cost \$868.00

Company Name: Eco-Clean Maintenance, Inc.

Company Contact Name: Arkadiusz ("Eric") Grabowski

Contact Information: Phone 773.-310-2002

E-mail [ecocleanmaintenance@yahoo.com](mailto:ecocleanmaintenance@yahoo.com)

Signature of Company Contact: 

Printed Name of Company Contact: Arkadiusz Grabowski



**ATTACHMENT I. RESPONDENT CERTIFICATION**

PROPOSAL SIGNATURE: *Arkadiusz Grabowski*  
State of ILLINOIS  
County of COOK  
Arkadiusz Grabowski,  
TYPE NAME OF SIGNEE

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 03/02/26

Eco-Clean Maintenance, Inc.

Organization Name

(Seal - If Corporation)

By *Arkadiusz Grabowski*

Authorized Signature

515 W. Wrightwood Ave, Elmhurst, IL 60126

Address

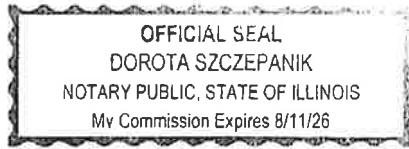
773-310-2002

Telephone

Subscribed and sworn to before me this 2nd day of MARCH, 2026.

In the state of IL *Dorota Szczepanik*  
Notary Public

My Commission Expires: 08/11/26



(Fill Out Applicable Paragraph Below)

(a) Corporation

The Respondent is a corporation, which operates under the legal name of Eco-Clean Maintenance, Inc.

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

The full names of its Officers are:

President Arkadiusz Grabowski  
Secretary Arkadiusz Grabowski  
Treasurer Arkadiusz Grabowski

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

Project Name:

## Parking Garages Custodial Services for Village of Glen Ellyn

Project Manager: Michael Bills  
Facilities Superintendent  
[mbills@glenellyn.org](mailto:mbills@glenellyn.org)  
[630-547-5211](tel:630-547-5211)



### BID SUMMARY

**Bid Due March 5, 2026 10:00AM**

**Parking Garages Custodial Services for Village of Glen Ellyn May 1, 2026 - April 30, 2027**

<b>Company Name</b>	<b>Bravo Services, Inc</b>	<b>Eco Clean Maintenance, Inc.</b>	<b>Perfect Cleaning System, Inc.</b>	<b>Skyward Building Services Inc</b>
<b><u>Base Bid: Civic Center</u></b>				
Monthly:	\$3,850.00	\$3,323.00	\$3,437.50	\$3,539.25
Yearly Total:	\$46,200.00	\$39,876.00	\$41,250.00	\$42,471.00
<b><u>Alternate Bid: Main Street Garage</u></b>				
Monthly:	\$1,826.00	\$868.00	\$860.00	\$1,394.25
Yearly Total:	\$21,900.00	\$10,416.00	\$10,320.00	\$16,731.00



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

Meeting 3/23/2026 7:00 PM  
Department: Economic Development and  
Communications  
Department Head: Mark Franz  
Category: Ordinance  
Prepared By: Meredith Hannah

AGENDA ITEM (ID # 2026-  
184)

DOC ID: 2026-184

## **Adopt Ordinance No. 7264, An Ordinance Reserving and Authorizing the Transfer of Volume Cap in Connection with Private Activity Bond Issues and Related Matters (Economic Development & Communications Director Hannah)**

### **Statement of the Issue:**

The Village annually receives a volume cap allocation of tax-exempt private activity bonds (PAB) per Section 146 of the IRS Code from the State of Illinois. The Village may use this allocation to allow private businesses or not-for-profits to finance eligible activities also known as "qualified private activities" which can include affordable housing initiatives, industrial development projects, nonmanufacturing and other uses. Federal guidelines determine an annual limit allocated to each state and this limit is known as the volume cap limit.

### **Analysis:**

The State of Illinois has issued its annual guidance for volume cap allocation and the allocation is \$135 per capita or \$3,897,720. This amount is based on the Village's population estimate listed in the State of Illinois 2026 Guidelines and Procedures for private activity bonding authority. The Village has the right to reserve, transfer, or remand the volume cap back to the State of Illinois. The Village has not identified any active plans to utilize volume cap during 2026. However, staff recommends that the Village reserve the volume cap in the event an eligible project comes up during the year.

The Village's volume cap allocation allows for certain private activities to be funded at tax-exempt rates. Any allocation provided to a private entity would not constitute an obligation of the Village. The Village must adopt the ordinance reserving the volume cap by May 1 and report such reservation to the State by May 10 of its intention to reserve its volume cap for the year, or allow it to go back into a pool to be used by other home rule units of government or other State agencies.

### **Budget Impact:**

The Village has no financial liability for any activities that may be financed by private activity bonds and the Village's volume cap.

### **Contribution to Strategic Plan**

Strategic Priority: Development; Initiative: Effective Stewardship of incentives to support business recruitment & retention

**Action Requested:**

Adopt the Ordinance.

**Attachments:**

1. Volume Cap Ordinance 2026 03-16-26



**Village of Glen Ellyn**

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**Ordinance No. \_\_\_\_**

**An Ordinance Reserving and Authorizing the Transfer of  
Volume Cap in Connection with Private Activity Bond Issues and Related Matters**

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**Adopted by the  
Village President and the Board of Trustees  
Of the Village of Glen Ellyn  
DuPage County, Illinois  
this 23<sup>rd</sup> Day of March, 2026**

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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 March, 2026.

**Ordinance No. \_\_\_\_**

**An Ordinance Reserving and Authorizing the Transfer of  
Volume Cap in Connection with Private Activity Bond Issues and Related Matters**

**WHEREAS**, the Village of Glen Ellyn, DuPage County, Illinois (“Village”), is a municipality and a home rule unit of government under Section 6 of Article VII of the 1970 Constitution of the State of Illinois; and

**WHEREAS**, Section 146 of the Internal Revenue Code of 1986, as amended (“Code”), provides that the Village has been allocated private activity bonding authority (“Volume Cap”) equal to \$135.00 per resident of the Village for calendar year 2026, or \$3,897,720, which may be reserved and allocated to certain tax-exempt private activity bonds; and

**WHEREAS**, the Illinois Private Activity Bond Allocation Act, 30 ILCS 345/1 *et seq.*, as amended (“Act”), provides that a home rule unit of government may reserve its allocation of volume cap or transfer its allocation of volume cap to a home rule unit of government, non-home rule unit of government, the State of Illinois or any agency thereof; and

**WHEREAS**, it is deemed necessary and desirable by the Village to reserve all its volume cap allocation for calendar year 2026 to be applied toward the issuance of private activity bonds (“Bonds”), as provided in this Ordinance, or to be transferred, as permitted by this Ordinance.

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

**Section 2. Volume Cap Reservation.** Pursuant to Section 146 of the Code and the Act, the entire volume cap of \$3,897,720 for the calendar year of 2026 is reserved by the Village,

which may issue Bonds using such volume cap in such manner as shall be directed by the Village without any further action required on the part of the Village's corporate authorities, may transfer such volume cap to a home rule unit of government, non-home rule unit of government, the State of Illinois or any agency thereof for the issuance of private activity bonds by such governmental entity, and the adoption of this Ordinance shall be deemed to be an allocation of such volume cap for such purpose; provided, that any such transfer shall be evidenced by a written instrument executed by the Village President, the Village Manager, the Finance Director or other proper officer or employee of the Village.

**Section 3. Maintenance of Ordinance.** The Village Clerk shall maintain a written record of this Ordinance in the Village's records during the term that any applicable Bonds or any other such bonds to which such volume cap is allocated and remain outstanding.

**Section 4. Execution of Documents and Certificates.** The Village President, the Village Manager and all other Village proper officials, agents and employees of the Village are hereby authorized, empowered and directed to perform all such acts and to execute all such documents and certificates as may be necessary to further the purposes and intent of this Ordinance.

**Section 5. 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, resolutions and motion in conflict herewith are hereby repealed to the extent of such conflict.

**Section 6. 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 23<sup>rd</sup> day of March, 2026.

<b>Voting</b>	<b>Ayes</b>	<b>Nays</b>	<b>Abstain</b>	<b>Absent</b>
Desai Bhagwakar				
Christiansen				
Duncan				
Kalinich				
Simon				
Thompson				
Burket (in case of a tie)				

**Approved** by the Village President of the Village of Glen Ellyn, Illinois, this \_\_\_\_ day of  
 March, 2026.

\_\_\_\_\_  
 James Burket, Village President

**ATTEST**

\_\_\_\_\_  
 Caren Cosby, Village Clerk

**CERTIFICATION**

I, Caren Cosby, the duly elected Village Clerk of the Village of Glen Ellyn, Illinois, do hereby certify that the attached is a true and correct copy of Ordinance No. XX, “An Ordinance Reserving and Authorizing the Transfer of Volume Cap in Connection with Private Activity Bond Issues and Related Matters,” adopted by the corporate authorities of the Village of Glen Ellyn, Illinois, at the Village Board meeting of said Board held on March 23, 2026, and that the same was signed and approved by the Village President of the Village of Glen Ellyn March \_\_, 2026.

I do further certify that the original, of which the attached is a true and correct copy, is entrusted to me as the Village Clerk of the Village of Glen Ellyn and that I am the lawful custodian and keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand affixed the corporate seal of the Village of Glen Ellyn, Illinois, on March 23, 2026.

(Seal)

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Caren Cosby, Village Clerk



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

Meeting 3/23/2026 7:00 PM  
Department: Public Works - Engineering  
Department Head: John Hubsby  
Category: Amendment  
Prepared By: Richard Daubert

AGENDA ITEM (ID # 2026-206)

DOC ID: 2026-206

## **Adopt Resolution 26-32, A Resolution Approving Amendment Number 4 to the Phase II Engineering and Architectural Design Services Agreement with CDM Smith of Chicago, Illinois for the Glen Ellyn Metra Station and Multimodal Access Improvements Project in an Amount Not-to-Exceed \$312,459 to be Expensed to the Capital Projects Fund and Authorizing the Amendment's Execution (Engineer Daubert) (Trustee Simon)**

### **Statement of the Issue:**

This agenda item serves to provide a staff recommendation for the approval of Amendment Number 4 to the Phase II Engineering and Architectural Design Services Agreement with CDM Smith of Chicago, Illinois for the Glen Ellyn Metra Station and Multimodal Access Improvements Project.

### **Analysis:**

The Village has an agreement, including three amendments thereto, with CDM Smith for the final design (Phase II Engineering) of the Glen Ellyn Metra Station and Multimodal Access Improvements Project.

Initial Agreement Dated 4/5/2023: In summary, the initial agreement included final engineering for the project, but only to the 30% complete stage. Tasks included Zoning, Surveying, Civil Design, Structural Design, Architectural Design, Landscaping Design, Cost Estimating, Coordination with Union Pacific and the Illinois Commerce Commission, Value Engineering, Project Management/Administration, Quality Assurance, and direct costs such as for Legal Counsel and Utility Exploration. The initial agreement is a cost plus fixed fee arrangement where the engineer is to be compensated for their work based on the agreed-upon scope and actual hours and costs expended on the project, up to a not-to-exceed value of \$1,625,000.

Amendment Number 1 Dated 11/13/2023: Amendment Number 1 expanded the scope of the assignment from the 30% complete stage to the 100% complete stage. It added more complete services across the aforementioned tasks but also largely expanded permitting and land acquisition efforts. The not-to-exceed value of the agreement increased to \$3,993,649.

Amendment Number 2 Dated 7/29/2024: Amendment Number 2 added a lifecycle cost analysis for

the project to inform the Village of new operational and maintenance costs associated with the project improvements. The not-to-exceed agreement value increased to \$4,028,097.

Amendment Number 3 Dated 5/28/2025: Amendment Number 3 added out-of-scope work for parking configuration changes, utility undergrounding, land acquisition, renderings, and project management/administration. The not-to-exceed agreement value increased to \$4,329,856.

#### **Request for Amendment Number 4**

Staff received a memorandum from CDM Smith on October 17, 2025, which outlined approximately \$718,000 in out-of-scope tasks and hours/fee that it felt were not covered within the agreement. The request included approximately \$280,000 in additional work that has already been completed, along with approximately \$438,000 in future additional work. CDM Smith indicated that they were trying to absorb this work within the existing agreement. Elaborating on this, the firm was hoping that certain other efforts may not have been fully expended such that there would be available hours/fee to work with. However, that was not the case. Staff did express frustration to the firm in terms of the formal request not having been raised until after much of the work was completed. However, staff does also acknowledge that the firm has expended its hours/fees with some of the items being due to complications outside the firm's control. Examples of the latter include complications with Phase I efforts with IDOT, back and forth with Union Pacific on revising what should have been a standard platform design, and unforeseen electrical utility conditions.

#### **Review with Capital Improvements Commission**

Staff initially reviewed this matter with the Capital Improvements Commission (CIC) at its December 12, 2025, regular meeting. Staff noted it was not fully supportive of the request in the context of timing and scope, with staff initially supporting approximately 50% of the request. However, certain items were still under deliberation between staff and CDM Smith. Following good feedback from the December CIC Meeting, staff revisited the Amendment with CDM Smith and further negotiated the reduction of the Amendment from its original value of \$717,905.78 to \$312,459. The revised amendment, attached with this agenda item, was presented to the Capital Improvements Commission at its March 11, 2026, regular meeting. The major changes presented were as follows:

1. CDM Smith has agreed to absorb 50% of the additional fee for Phase I Engineering, Underpass Ramp and Tunnel Drainage, Redesign of Streetscape Planers, and Electric Vehicle Charging System.
2. The request for water service line work was fully removed.
3. The request for photometric work was fully removed.
4. The hours/fee for the removal of North Forest Avenue (Crescent to Pennsylvania) was reduced from ~\$135,902 to \$85,616.
5. The preparation of separate construction documents for North Forest Avenue (Crescent to Pennsylvania) has been removed from the amendment. This would still need to be completed at a later date but staff feels there are more cost-effective measures to accomplish this. Also, it should not be done until there is confirmation that the larger federal aid Metra Station/Underpass project moves forward.

A tabular comparison of the December 2025 (CIC initial review) CDM Request and March 2026 Negotiated Amendment 4 is as follows:

Item	December, 2025 CDM Request	March, 2026 Amendment 4	Difference
Phase I/PDR Efforts	\$ 44,543	\$ 22,145	\$ (22,398)
Water Line Replacements	\$ 34,027	\$ -	\$ (34,027)
UPRR/Metra Platform	\$ 35,266	\$ 37,093	\$ 1,827
Forest Avenue Drainage	\$ 21,039	\$ 21,886	\$ 847
Tunnel ADA Ramp Drainage	\$ 39,812	\$ 20,573	\$ (19,239)
Streetscape Planters	\$ 23,738	\$ 11,562	\$ (12,176)
Electric Vehicle Charging	\$ 22,100	\$ 10,947	\$ (11,153)
Photometrics	\$ 15,103	\$ -	\$ (15,103)
560 Crescent Electrical	\$ 20,157	\$ 19,970	\$ (187)
Station Mural	\$ 14,017	\$ 12,992	\$ (1,025)
Admin and PM	\$ 10,497	\$ 8,233	\$ (2,264)
Remove N. Forest from Federal Aid Project	\$ 135,902	\$ 85,616	\$ (50,286)
N. Forest Separate Construction Documents	\$ 238,490	\$ -	\$ (238,490)
Warming Shelter Revisions	\$ 63,215	\$ 61,442	\$ (1,773)
<b>Totals</b>	<b>\$ 717,906</b>	<b>\$ 312,459</b>	<b>\$ (405,447)</b>

The negotiated Amendment Number 4 will increase the Agreement Value to \$4,642,315.

Staff did note to the Capital Improvements Commission that in terms of other potential additional efforts and further subsequent amendments, the major unknown at this time is how smoothly Land Acquisition will go. IDOT and the Federal Highway Administration have been digging in a little in terms of requiring permanent easements in lieu of license agreements for improvements constructed on railroad property. Staff is trying to get ahead of this but the Village cannot bypass the land acquisition procedures without compromising the federal funding for the project. With preliminary design approval anticipated for the project in the coming weeks, the project will be able to fully work through land acquisition in 2026.

**Capital Improvements Commission Recommendation**

Based upon the information above, on March 11, 2026, the Capital Improvements Commission unanimously approved a "Motion to recommend to the Glen Ellyn Village Board the approval of Amendment 4 to the Village's Agreement with CDM Smith for Phase II Engineering and Architectural Design Services for the Glen Ellyn Metra Station and Multimodal Access Improvements Project in the amount of \$312,459 to be expensed to the Capital Projects Fund."

Staff does wish to commemorate that other expenditure approvals will be coming before the Village Board in the next month or so. Specifically, the proposed utility undergrounding adjacent to the soon-to-be-constructed downtown park at Duane Street and Forest Avenue requires engineering deposits from ComEd and likely other communication utilities. Staff is attempting to collect all the respective utilities deposit requests and bring them forward to the Village Board for approval. Subsequent approvals would be required should the utility undergrounding work be advanced to construction. However, staff notes that the utility undergrounding initiative is separated from the Glen Ellyn Metra Station and Multimodal Access Improvements Project, albeit being coordinated with said project.

**Budget Impact:**

Due to the timing of the request and uncertainty of the final amendment 4 amount, funding for this amendment was not included in the Village's 2026 Budget. However, from an end-of-year fund balance perspective, the Capital Projects Fund will be able to fund Amendment 4. The recommended funding distribution is as follows:

Funding Source	Account Number	Amount
Capital Projects Fund	40000-580100-16012	\$312,459

**Contribution to Strategic Plan**

Strategic Priority: Infrastructure Initiatives:

- Develop the Capital Improvement Plan (CIP)
- Facility Improvements
- Transit oriented downtown
- Safe and reliable roads and utilities

**Action Requested:**

Adopt the Resolution.

**Attachments:**

1. Resolution
2. Amendment No. 4



**Village of Glen Ellyn**

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**Resolution No. 26-\_\_**

**A Resolution Approving Amendment Number 4 to the Phase II Engineering and Architectural Design Services Agreement with CDM Smith of Chicago, Illinois for the Glen Ellyn Metra Station and Multimodal Access Improvements Project in an Amount Not-to-Exceed \$312,459 to be Expensed to the Capital Projects Fund and Authorizing the Amendment's Execution**

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**Adopted by the  
Village President and the Board of Trustees  
Of the Village of Glen Ellyn  
DuPage County, Illinois  
This 23rd Day of March 2026**

**Resolution No. 26-\_\_**

**A Resolution Approving Amendment Number 4 to the Phase II Engineering and Architectural Design Services Agreement with CDM Smith of Chicago, Illinois for the Glen Ellyn Metra Station and Multimodal Access Improvements Project in an Amount Not-to-Exceed \$312,459 to be Expensed to the Capital Projects Fund and Authorizing the Amendment'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 that the Amendment Number 4 to the Phase II Engineering and Architectural Design Services Agreement with CDM Smith of Chicago, Illinois for the Glen Ellyn Metra Station and Multimodal Access Improvements Project in the not-to-exceed amount of \$312,459 to be expensed to the Capital Projects Fund is approved and the Village Manager is authorized to execute the Amendment 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 23<sup>rd</sup> day of **March**, 2026.

<b>Voting</b>	<b>Ayes</b>	<b>Nays</b>	<b>Abstain</b>	<b>Absent</b>
Desai Bhagwakar				
Christiansen				
Duncan				
Kalinich				
Simon				
Thompson				
Burket (in case of a tie)				

**Approved** by the Village President of the Village of Glen Ellyn, Illinois this 23<sup>rd</sup> day of March, 2026.

\_\_\_\_\_  
James Burket, Village President

**ATTEST**

\_\_\_\_\_  
Caren Cosby, Village Clerk

**AMENDMENT NO: 04**  
**TO AGREEMENT**  
**BETWEEN**  
**OWNER AND ENGINEER**  
**CDM SMITH PROJECT NUMBER 284380**

This Amendment Number 04 is made and entered on \_\_\_\_\_, and amends the terms and conditions of the Agreement between CDM Smith Inc. ("CDM Smith" or "ENGINEER") and Glen Ellyn, Illinois ("OWNER"), dated April 5, 2023 ("the Agreement").

WHEREAS, ENGINEER and OWNER entered into the Agreement for the performance of Phase – II Engineering and Architectural Design Services for the Glen Ellyn Metra Station and Multimodal Access Improvements Project: and

WHEREAS, ENGINEER and OWNER have previously amended said agreement through Amendment Number 01 dated November 13, 2023, Amendment Number 02, dated July 29, 2024 & Amendment Number 03, dated May 28, 2025.

WHEREAS, the parties desire to amend the Agreement so as to amend the scope of work or scope of work time periods of performance and payment, and/or responsibilities of OWNER; and

WHEREAS, the Agreement provides that any amendments shall be valid only when expressed in writing and signed by the parties.

NOW THEREFORE, in consideration of the mutual understandings and Agreements contained herein, the parties agree to amend the Agreement as follows:

1. The Basic Services of ENGINEER as described in the Agreement are amended and supplemented as follows:
  - a. The Scope of Services is amended to include Engineering and Architectural Design Services and support as described in Attachment 01, Amendment No.4.

2. The responsibilities of OWNER as described in the Agreement are amended and supplemented as follows:
  - a. There are no changes to the Basic Services of the OWNER as described in the Agreement.
  
3. The time periods for the performance of ENGINEER's services as set forth in the Agreement are amended and supplemented as follows:
  - a. The overall contract duration is extended to April, 2027.
  - b. The following Phase II Engineering Milestones are amended by the 10% Design Phase through the 100% Design Phase as follows:

<b>Phase II Engineering Milestones</b>	<b>Milestone Dates</b>
Notice to Proceed	April 14, 2023
10% Design	December 2023
10% Design Agency Review	February 2024
30% Design	June 2024
60% Design	November 2024
90% Design	June 2025
IDOT Prefinal Plans, 95% Submittal	June 2026
IDOT Final 99% Plans, 99% Specifications, 99% Estimate	August 2026
IDOT 100% Final Plans and Specifications	September 2026
IDOT Letting	March 2027

4. The payment for service rendered by ENGINEER shall be as set forth below:
  - a. Total cost for the Basic Services outlines in ATTACHMENT 01 of Amendment No. 4 are **(\$312,459)**. The breakdown of costs is as follows:

1. Additional Phase I Effort:	\$ 22,145
2. UPRR/Metra Platform Section Coordination:	\$ 37,093
3. Addition of Forest Ave Scope to Drainage Design:	\$ 21,886
4. Tunnel ADA Ramp Drainage:	\$ 20,573
5. Redesign of Streetscape Planters:	\$ 11,562
6. Electrical Vehicle Charging:	\$ 10,947
7. Secondary Feeder Design for 560 N. Crescent Ave:	\$ 19,970
8. Station Mural Relocation Design:	\$ 12,992
9. Additional Administration and OH:	\$ 8,233
10. Revisions for Removal of N. Forest Avenue:	\$ 85,616
11. Warming Shelter Revisions, Further Cost Reductions:	<u>\$ 61,442</u>
	<b>\$ 312,459</b>

- b. The total cost of all Services is increased from **(\$4,329,856)** to **(\$4,642,315)**.
  
5. Except as herein modified, all terms and conditions of the Agreement shall remain in full force an effect.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment on the date indicated above for the purpose herein expressed.

CDM Smith, Inc.

Village of Glen Ellyn, Illinois

\_\_\_\_\_  
Name: Steve S. Pasinski, P.E.

\_\_\_\_\_  
Name: Mark Franz

Title: Vice President | Client Services Leader

Title: Village Manager

Date:

Date:

Address for giving Notices:  
125 S. Wacker Drive, Suite 2510  
Chicago, IL 60606

Address for giving Notices:  
535 Duane Street  
Glen Ellyn Illinois, 60137

## ATTACHMENT 01

### Glen Ellyn Metra Station and Multimodal Access Improvements Project

#### Amendment Number 04 - Scope of Services

The Village is pursuing a project known as the Glen Ellyn Metra Station and Multimodal Access Improvements Project to construct a larger station building and a pedestrian tunnel under the Union Pacific Railroad (UPRR) West Line, reconstruct parking lots, provide ADA access throughout the project area, and reconstruct affected roadways including utility and streetscape improvements. The Village has advanced Phase I Engineering for the project with said services being rendered by CDM Smith of Chicago, Illinois.

In April 2023, the Village issued approval for Phase II Engineering Services for the design of the project to the 30% Design Phase. In May 2023, the Village issued approval as part of Amendment 01 to complete Phase II Engineering Services for the design of the project from the 30% design phase through 100%. The Village of Glen Ellyn requested that a Life Cycle Cost Analysis (LCCA) be completed for the project to estimate maintenance and operational costs for the completed facility, which was approved in July of 2024 as part of Amendment 02.

Amendment 03, approved May 28, 2025 included four additional pieces of work that were in addition to the original scope: 1) Parking Alternatives, which includes all of the out of scope work required to revert the design from parallel to angled parking on Crescent Boulevard post 30% design , 2) Utility Undergrounding, which includes moving select pole mounted utilities underground along Duane Street to improve the aesthetic to the entrance of the proposed U.S. Bank Park, 3) Land Acquisition Support, which includes support for creation of Plat of Surveys, acquisition support, appraisal analysis, planning, relocation advisory services and negotiations from CDM Smith and 4) additional photorealistic renderings, in support of obtaining Village Architectural Appearance Commission (ACC) approval.

For this Amendment 04, there are several work items within the Glen Ellyn Metra Station Project that require a modification to the Contract. CDM Smith attempted to absorb this work into the project throughout design with the goal of maintaining progress and schedule. Following CDM Smith's completion of the 90% design, it became apparent that the additional work performed could not be absorbed into the project without an amendment.

#### **1.0 Scope of Services – Additional Work**

##### **1. Additional Phase I Effort**

The Project has experienced an extended and complex IDOT cultural clearance process that began in 2019 and has spanned over the last five years, involving multiple stages such as Section 106 consulting party invitations, Purpose and Need statement development, Section 106 and Section 4(f) report preparations, and the Memorandum of Agreement negotiations. Significant delays were experienced due to prolonged agency reviews, communication gaps, and repeated document revisions and resubmittals before final approvals were obtained from Illinois Department of Transportation (IDOT), Federal Highway Administration (FHWA), State Historic Preservation Office (SHPO), and other agencies.

Although eligibility determinations and consultations commenced as early as 2019, the project has encountered extended review periods, repeated rounds of correspondence, and considerable response times. As a result, the Section 106 and Section 4(f) processes have exceeded five (5) years to reach resolution duration significantly longer than typically anticipated for such reviews, that has resulted in significant additional labor to the project. Unforeseen requests from IDOT have also caused additional work with their request to reformat design exceptions into consolidated forms. This work was outside the agreed scope of work.

## **2. UPRR/Metra Platform Section Coordination and Drainage**

After the 30% design submission, coordination with Metra and Union Pacific Railroad (UPRR) began to increase due to issues related to the proposed platform configuration. Both agencies requested that a platform section be included in each Village design submission, and both had specific standards about what they would like to see as the proposed platform, but those standards did not align with one another. Metra proposed using an at-grade concrete platform contained within timber at the front and rear faces, while UPRR pushed to implement a new concrete platform standard that included an elevated cantilever of modular construction (precast or prefabricated synthetic material). CDM Smith used both standards and developed a new section with components of both at the request of UPRR for approval by both railroads. Multiple iterations of this platform section were developed for Metra and UPRR to review, including how it could be constructed in phases and division of work responsibilities between UPRR and the future Village Contractor.

One of the facets of UPRR's platform design that they were steadfast on keeping was the addition of an 8" diameter perforated ballast drains running parallel to the tracks, 18" below top of ballast along the track and platform edge. For the ballast drains to function properly maintenance and cleaning would be required. CDM Smith added vertical cleanouts along the drain spaced evenly, that could be accessed through small manholes at the platform surface. Over a period of months, the CDM Smith Team coordinated clean out spacing, revised platform curbs to control drainage, revised the storm drain system routing to include and capture this additional drainage, allowed UPRR to review the elevations and slopes of the proposed platform to show that positive drainage was achievable, added storm sewer laterals between the ballast drain and the larger storm system, and defined piping connections points and hardware beneath the platform. This work was outside the agreed scope of work.

## **3. Addition of Forest Avenue Scope to Drainage Design**

This task began accruing around the 30% plans and expanded during 60% design (November 2024) when the Village requested to have the main trunk line along North Forest Avenue replaced, in lieu of having it relined (as was the recommendation in the inspection report). This expanded scope required redesign and coordination with other utilities, lateral storm additions, planter connections, cleanout inclusions, an additional profile sheet, and updated storm sewer and structure tabulations. This work was outside the agreed scope of work.

#### **4. Tunnel ADA Ramp Drains**

CDM Smith's scope of work did not include drainage work within the tunnel or ramps; incidental runoff accumulating in the tunnel would be picked up by the tunnel sump pump. However, comments following the 60% Submittal requested drains be included within the tunnel ADA ramps and the east building entrance ramp. This work required revisions to the structural, plumbing and drainage design to ensure proposed pipes could be designed so that they provide sufficient maintainability, flow capacity and did not conflict with structural slabs and reinforcement. This work was outside the agreed scope of work.

#### **5. Redesign of Streetscape Planters**

As a result of comments on the 60% submittal the Village requested major changes be made to the Landscaping design. Following the 60% submittal ten (10) planters required redesign. Two (2) planters on Duane Street leading into the parking lot adjacent to S. Forest Avenue three (3) planters along N. Park Blvd., and two (2) new planters requested on N. Forest Ave. Along Main Street three (3) planters were included in the 60% design, however, one was eliminated, and the previous two included were revised from granite curbed planters to masonry planters. In addition, the Village requested an additional planter be added at 520 Crescent Blvd. Paver crosswalks (brick) also added at the request of the Village, replacing standard striped crosswalks. This work was outside the agreed scope of work.

#### **6. Electrical Vehicle Charging Design**

CDM Smith designed electric vehicle charging for four (4) parking spaces with two in the lot west of the depot and two in the southeast commuter parking lot. Labor spent on researching products, coordinating with and contacting manufacturers, determining load requirements for use with the parking lot lighting circuits and required electrical design. This work was outside the agreed scope of work.

#### **7. Secondary Feeder Design for 560 N Crescent Ave**

CDM Smith is responsible for the design of the upgraded electrical services to the new station and platforms. Following 60% design CDMS discovered that the electrical system for the existing station was linked to a secondary power feed that powered the business at 560 Crescent Blvd. Disconnecting the power from the station would also leave the business without any electricity, and this dependency was not known nor included in scope. The electrical design had to be revised significantly to create a secondary feed path with additional equipment, incorporating a sequence of installation, and coordinating with ComEd over a period of months to address their review comments and reflect those on the drawings. This work was outside the agreed scope of work.

#### **8. Station Mural Relocation Design**

IDOT requires that the existing mural of Glen Ellyn that is in the existing Metra station be preserved. Although, the mural is not considered NRHP-eligible because of age requirements, consulting parties did express a preference to preserve the mural during the Section 106 consultation process. The mural, which is painted on sheets of plywood fastened to the north and west walls of the current station, will be relocated before demolition

of the existing station, and stored in a climate-controlled location. CDM Smith coordinated with the Village and Metra about the mural's location, which has been revised several times from project inception, and included in several design milestone submittals. Currently it is expected that the mural will be placed in a nearby building, and its location and details will need to be removed from the current design set. This work was outside the agreed scope of work.

## **9. Additional Administration and Overhead Costs**

Amendment No. 1 of the contract states that Project Administration will be required for twenty-four (24) months following the 30% design. Based on the dates given in the original agreement, that administrative time is included until January 2026. Based on the current state of the project, the scheduled letting of April 2026 will not be met and will need to be revised. The assumption for the revised letting date is March, 2027. Additional time will be required for office administration and overhead costs to bring the project to completion.

## **10. Revisions For Removal of North Forest Avenue from IDOT Set**

The original ESR limits during Phase 1 of the project did not include North Forest Avenue. To avoid restarting cultural and biological clearances for IDOT (and delaying the project significantly) the portion of the design that includes N. Forest Ave will have to be removed from the current 90% design drawings including revising plans and sections and revising match lines where N. Forest Avenue is referenced. A minimum of 38 drawings will need to be edited from the IDOT set to reflect currently acceptable ESR limits, as well as any notes and specification references to North Forest Avenue. This is considered new work to the project scope.

## **11. Warming Shelter Revisions and Further Cost Reductions**

The construction costs of the project have been increasing over the project lifecycle, and the Village would like CDM Smith to lower costs where they can. Although a Value Engineering task to lower costs was previously performed, the Village would like CDM Smith to review costs data and help them decide on omitting items or changing materiality of items to help to lower costs further where possible. Following the 90% submittal cost estimate it became clear that the planned warming shelters have become one of the more substantial cost items. CDM Smith and the Village have been working together to find an alternative to the fully enclosed, heated shelters that is acceptable to Metra. The redesign of the shelters will include removal of the outbound shelter and replacing it with a mobile trailer shelter (or a temporary structure that would be removed at the completion of the project) that will serve the outbound platform until the stationhouse is operational. For redesigning the inbound shelter, the Village and Metra requested that CDM Smith implement a prefabricated three-sided windbreak type shelter with overhead radiant heat (and other amenities) in lieu of a formal heated building with foundation. Work to complete this work includes redesigning the concrete foundation, path geometrics, omission of the concrete ramp in the northeast parking lot, coordination with manufacturers, and additional cost estimation services. This is considered new work to the project scope.

**PAYROLL ESCALATION TABLE  
FIXED RAISES**

FIRM NAME CDM Smith Inc  
 PRIME/SUPPLEMENT Prime  
 Prepared By Akian

DATE 03/06/26  
 PTB-ITEM# 1

CONTRACT TERM 12 MONTHS  
 START DATE 4/2/2026  
 RAISE DATE 4/1/2027

OVERHEAD RATE 161.98%  
 COMPLEXITY FACTOR 0  
 % OF RAISE 4%

END DATE 4/1/2027

**ESCALATION PER YEAR**

<u>year</u>	<u>First date</u>	<u>Last date</u>	<u>Months</u>	<u>% of Contract</u>
0	4/2/2026	4/1/2027	12	100.00%

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The total escalation = 0.00%

# PAYROLL RATES

<b>FIRM NAME</b>	CDM Smith Inc	<b>DATE</b>	03/06/26
<b>PRIME/SUPPLEMENT</b>	Prime		
<b>PTB-ITEM #</b>	1		

**ESCALATION FACTOR** **0.00%**

*Note: Rates should be capped on the AVG 1 tab as necessary*

CLASSIFICATION	IDOT PAYROLL RATES ON FILE	CALCULATED RATE
Administrative 1 - Szczepanik, Candice A	\$36.30	\$36.30
	\$33.89	\$33.89
Professional 2 - Bruce, Nathan B	\$36.14	\$36.14
Professional 2 - Peroni, Anthony M	\$44.09	\$44.09
Professional 2 - Alvarez, Kassandra	\$48.08	\$48.08
Professional 3 - Pellet, Christian	\$43.91	\$43.91
Professional 3 - Riker, Catherine	\$40.05	\$40.05
Professional 3 - Eull, Jacob N	\$53.30	\$53.30
Professional 4 - Hostettler, Julia	\$50.49	\$50.49
Professional 4 - Niemiec, Magdalena E	\$45.65	\$45.65
Professional 4 - Irani Shemirani, Tella	\$48.08	\$48.08
Professional 4 - Koenig, Jenna N	\$56.72	\$56.72
Professional 4 - Carson, Raymond T	\$53.57	\$53.57
Professional 4 - Pereda, Christian	\$55.67	\$55.67
Professional 4 - Kukkapalli, Venu Madhav	\$49.14	\$49.14
Professional 4 - Cunningham, Brian	\$67.84	\$67.84
Professional 5 - Buirge, Dennis E	\$56.71	\$56.71
Professional 5 - Murdock, Jacquelyn K	\$72.75	\$72.75
Professional 5 - Alawneh, Abdallah B	\$62.50	\$62.50
Professional 5 - Flores, Akemi	\$67.50	\$67.50
Professional 8 - Aklan, Matthew	\$104.00	\$104.00
Professional 5 - Sutherlin, Sarah	\$72.17	\$72.17
Professional 5 - Deitz, Jacob R	\$68.28	\$68.28
Professional 5 - Lopez Gonzalez, Irvin J	\$76.46	\$76.46
Professional 6 - Watkins, Michael S (Mike)	\$84.49	\$84.49
Professional 7 - Elaine, Stryker	\$85.82	\$85.82
Professional 7 - Cheval, Robert A	\$80.92	\$80.92
Professional 7 - Sarich, Pete	\$74.02	\$74.02
Professional 7 - Wyder, Walter C Jr	\$78.51	\$78.51
Professional 7 - Figatner, Daniel A	\$76.93	\$76.93
Professional 7 - Mills, Christopher E	\$86.54	\$86.54
Professional 7 - Kloba, Theodore M	\$86.01	\$86.01
Professional 7 - Wendorf, Jared W	\$90.08	\$90.08
Professional 7 - Burdett, Stephen M	\$90.04	\$90.04
Professional 7 - Cerda, Antonio A	\$89.05	\$89.05
Professional 7 - Newby, John E	\$87.06	\$87.06
Professional 7 - Hands, Steve	\$96.55	\$96.55
Professional 8 - Harber, Benjamin O	\$90.76	\$90.76
Professional 8 - Fry, Karl D	\$98.78	\$98.78
Professional 9 - Pasinski, Steven S	\$115.72	\$115.72
Professional 9 - Khwaja, Mahmood	\$125.97	\$125.97
Professional 9 - Martel, Christopher M	\$137.20	\$137.20
Professional 6 - Melody Carvajal	\$56.27	\$56.27



**AVERAGE HOURLY PROJECT RATES**

**FIRM**  
**PTB-ITEM#**  
**PRIME/SUPPLEMENT**

**CDM Smith Inc**  
1  
**Prime**

**DATE** 03/06/26

**SHEET** 1 OF 5

PAYROLL CLASSIFICATION	AVG HOURLY RATES	TOTAL PROJ. RATES			1_Additional Phase I			2_UPRR/Metra Platform Se			3_Forest Avenue Drainage			4_Tunnel ADA Ramp Drains			5_Streetscape Planter Redesign		
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Administrative 1 - Szczepanik, Candice A	36.30	0.0																	
0	33.89	0.0																	
Professional 2 - Bruce, Nathan B	36.14	151.0	11.33%	4.09				65	50.39%	18.21	32	33.33%	12.05	16	19.05%	6.88			
Professional 2 - Peroni, Anthony M	44.09	0.0																	
Professional 2 - Alvarez, Kassandra	48.08	0.0																	
Professional 3 - Pellet, Christian	43.91	31.0	2.33%	1.02	31	26.96%	11.84												
Professional 3 - Riker, Catherine	40.05	0.0																	
Professional 3 - Eull, Jacob N	53.30	0.0																	
Professional 4 - Hostettler, Julia	50.49	78.0	5.85%	2.95						46	47.92%	24.19							
Professional 4 - Niemiec, Magdalena E	45.65	21.0	1.58%	0.72															
Professional 4 - Irani Shemirani, Tella	48.08	138.0	10.35%	4.98									18	21.43%	10.30	16	44.44%	21.37	
Professional 4 - Koenig, Jenna N	56.72	32.0	2.40%	1.36															
Professional 4 - Carson, Raymond T	53.57	0.0																	
Professional 4 - Pereda, Christian	55.67	32.0	2.40%	1.34															
Professional 4 - Kukkapalli, Venu Madhav	49.14	28.0	2.10%	1.03	28	24.35%	11.96												
Professional 4 - Cunningham, Brian	67.84	16.0	1.20%	0.81									8	9.52%	6.46				
Professional 5 - Burge, Dennis E	56.71	0.0																	
0	0.0																		
Professional 5 - Murdock, Jacquelyn K	72.75	0.0																	
0	0.0																		
Professional 5 - Alawneh, Abdallah B	62.50	24.0	1.80%	1.13	24	20.87%	13.04												
Professional 5 - Flores, Akemi	67.50	40.0	3.00%	2.03															
Professional 8 - Aklan, Matthew	104.00	124.0	9.30%	9.67	9	7.83%	8.14	40	31.01%	32.25	6	6.25%	6.50	4	4.76%	4.95			
Professional 5 - Sutherlin, Sarah	72.17	80.0	6.00%	4.33													8	22.22%	16.04
Professional 5 - Deitz, Jacob R	68.28	217.0	16.28%	11.12															
Professional 5 - Lopez Gonzalez, Irvin J	76.46	0.0																	
Professional 6 - Watkins, Michael S (Mike)	84.49	0.0																	
Professional 7 - Elaine, Stryker	85.82	10.0	0.75%	0.64															
Professional 7 - Cheval, Robert A	80.92	0.0																	
Professional 7 - Sarich, Pete	74.02	0.0																	
Professional 7 - Wyder, Walter C Jr	78.51	44.0	3.30%	2.59									20	23.81%	18.69				
Professional 7 - Figatner, Daniel A	76.93	101.0	7.58%	5.83									9	10.71%	8.24	12	33.33%	25.64	
Professional 7 - Mills, Christopher E	86.54	81.0	6.08%	5.26				24	18.60%	16.10	12	12.50%	10.82	9	10.71%	9.27			
Professional 7 - Kloba, Theodore M	86.01	62.0	4.65%	4.00															
Professional 7 - Wendorf, Jared W	90.08	0.0																	
Professional 7 - Burdett, Stephen M	90.04	0.0																	
Professional 7 - Cerda, Antonio A	89.05	0.0																	
Professional 7 - Newby, John E	87.06	0.0																	
Professional 7 - Hands, Steve	96.55	15.0	1.13%	1.09	15	13.04%	12.59												
Professional 8 - Harber, Benjamin O	90.76	0.0																	
Professional 8 - Fry, Karl D	98.78	0.0																	
0	0.0																		
Professional 9 - Pasinski, Steven S	115.72	8.0	0.60%	0.69	8	6.96%	8.05												
Professional 9 - Khwaja, Mahmood	125.97	0.0																	
Professional 9 - Martel, Christopher M	137.20	0.0																	
0	0.0																		
Professional 6 - Melody Carvajal	56.27	0.0																	
0	0.0																		
<b>TOTALS</b>		1333.0	100%	\$66.69	115.0	100.00%	\$65.63	129.0	100%	\$66.56	96.0	100%	\$53.56	84.0	100%	\$64.81	36.0	100%	\$63.05

**AVERAGE HOURLY PROJECT RATES**

**FIRM**  
**PTB-ITEM#**  
**PRIME/SUPPLEMENT**

**CDM Smith Inc**  
**1**  
**Prime**

**DATE** 03/06/26  
**SHEET** 2 **OF** 5

PAYROLL CLASSIFICATION	AVG HOURLY RATES	6_Electric Vehicle Charging			7_Secondary Feeder Design			8_Station Mural Relocation			9_Administration and Project			10_Removal of N. Forest Ave			11_Warming Shelter		
		Hrs	% Part.	Wgtd Avg	Hrs	% Part.	Wgtd Avg	Hrs	% Part.	Wgtd Avg	Hrs	% Part.	Wgtd Avg	Hrs	% Part.	Wgtd Avg	Hrs	% Part.	Wgtd Avg
Administrative 1 - Szczepanik, Candice A	36.30																		
0	33.89																		
Professional 2 - Bruce, Nathan B	36.14												38	11.80%	4.26				
Professional 2 - Peroni, Anthony M	44.09																		
Professional 2 - Alvarez, Kassandra	48.08																		
Professional 3 - Pellot, Christian	43.91																		
Professional 3 - Riker, Catherine	40.05																		
Professional 3 - Eull, Jacob N	53.30																		
Professional 4 - Hostettler, Julia	50.49												32	9.94%	5.02				
Professional 4 - Niemiec, Magdalena E	45.65									21	50.00%	22.83							
Professional 4 - Irani Shemirani, Tella	48.08							36	47.37%	22.77			32	9.94%	4.78	36	12.08%	5.81	
Professional 4 - Koenig, Jenna N	56.72												32	9.94%	5.64				
Professional 4 - Carson, Raymond T	53.57																		
Professional 4 - Pereda, Christian	55.67												32	9.94%	5.53				
Professional 4 - Kukkapalli, Venu Madhav	49.14																		
Professional 4 - Cunningham, Brian	67.84															8	2.68%	1.82	
Professional 5 - Buirge, Dennis E	56.71																		
0																			
Professional 5 - Murdock, Jacquelyn K	72.75																		
0																			
Professional 5 - Alawneh, Abdallah B	62.50																		
Professional 5 - Flores, Akemi	67.50												40	12.42%	8.39				
Professional 8 - Aklan, Matthew	104.00				24	28.57%	29.71				21	50.00%	52.00	20	6.21%	6.46			
Professional 5 - Sutherlin, Sarah	72.17							16	21.05%	15.19			4	1.24%	0.90	52	17.45%	12.59	
Professional 5 - Deitz, Jacob R	68.28	37	72.55%	49.54	48	57.14%	39.02						28	8.70%	5.94	104	34.90%	23.83	
Professional 5 - Lopez Gonzalez, Irvin J	76.46																		
Professional 6 - Watkins, Michael S (Mike)	84.49																		
Professional 7 - Elaine, Stryker	85.82												8	2.48%	2.13	2	0.67%	0.58	
Professional 7 - Cheval, Robert A	80.92		80.00%																
Professional 7 - Sarich, Pete	74.02																		
Professional 7 - Wyder, Walter C Jr	78.51															24	8.05%	6.32	
Professional 7 - Figatner, Daniel A	76.93							24	31.58%	24.29			8	2.48%	1.91	48	16.11%	12.39	
Professional 7 - Mills, Christopher E	86.54												36	11.18%	9.68				
Professional 7 - Kloba, Theodore M	86.01	14	27.45%	23.61	12	14.29%	12.29						12	3.73%	3.21	24	8.05%	6.93	
Professional 7 - Wendorf, Jared W	90.08																		
Professional 7 - Burdett, Stephen M	90.04																		
Professional 7 - Cerda, Antonio A	89.05																		
Professional 7 - Newby, John E	87.06																		
Professional 7 - Hands, Steve	96.55																		
Professional 8 - Harber, Benjamin O	90.76																		
Professional 8 - Fry, Karl D	98.78																		
0																			
Professional 9 - Pasinski, Steven S	115.72																		
Professional 9 - Khwaja, Mahmood	125.97																		
Professional 9 - Martel, Christopher M	137.20																		
0																			
Professional 6 - Melody Carvajal	56.27																		
0																			
<b>TOTALS</b>		51.0	180%	\$73.15	84.0	100%	\$81.02	76.0	100%	\$62.26	42.0	100%	\$74.83	322.0	100%	\$63.83	298.0	100%	\$70.27

<u>Sub-Consultant Fees</u>
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	Cost	5% Markup	Fee
Civiltech_Task #2	\$ 11,900.00	\$ 595.00	\$ 12,495.00
Civiltech_Task #3	\$ 6,800.00	\$ 340.00	\$ 7,140.00
Civiltech_Task #4	\$ 4,600.00	\$ 230.00	\$ 4,830.00
Civiltech_Task #10	\$ 15,597.00	\$ 779.85	\$ 16,376.85
Lakota_Task #5	\$ 4,901.00	\$ 245.05	\$ 5,146.05
Lakota_Task #10	\$ 5,509.00	\$ 275.45	\$ 5,784.45
Vistara_Task #10	\$ 4,200.00	\$ 210.00	\$ 4,410.00
<b>GRAND TOTALS</b>	<b>\$ 2,675.35</b>	<b>\$ 2,675.35</b>	<b>\$ 56,182.35</b>
	<b>Discount</b>	<b>\$ (2,674.45)</b>	<b>\$ 53,507.90</b>

**Cost Estimate of  
Consultant Services**  
(Direct Labor Multiple)

Firm The Lakota Group, Inc.  
 Route \_\_\_\_\_  
 Section \_\_\_\_\_  
 County Cook  
 Job No. \_\_\_\_\_  
 PTB & Item \_\_\_\_\_

Date 02/06/26  
 Overhead Rate 110.51%  
 Complexity Factor 0

ITEM	MANHOURS (A)	PAYROLL (B)	(2.80+R) TIMES PAYROLL (C)	DIRECT COSTS (D)	SERVICES BY OTHERS (E)	DBE TOTAL (C+D+E)	TOTAL (C+D+E)	% OF GRAND TOTAL
Drawing Review & Coordination	5	346.13	969.15				969.15	17.59%
Revisions to IDOT 90% Set	15	1,026.76	2,874.93				2,874.93	52.18%
QA/QC and Coordination	9	594.69	1,665.13				1,665.13	30.22%
<b>TOTALS</b>	29	1,967.57	5,509.20	0.00	0.00	0.00	5,509.20	100.00%

**Cost Estimate of  
Consultant Services**  
(Direct Labor Multiple)

Firm The Lakota Group, Inc.  
 Route \_\_\_\_\_  
 Section \_\_\_\_\_  
 County Cook  
 Job No. \_\_\_\_\_  
 PTB & Item \_\_\_\_\_

Date 02/09/26  
 Overhead Rate 110.51%  
 Complexity Factor 0

ITEM	MANHOURS (A)	PAYROLL (B)	(2.80+R) TIMES PAYROLL (C)	DIRECT COSTS (D)	SERVICES BY OTHERS (E)	DBE TOTAL (C+D+E)	TOTAL (C+D+E)	% OF GRAND TOTAL
Design/replacement SS planters	6	443.53	1,241.89				1,241.89	25.34%
Streetscape paver crosswalk	5	342.25	958.31				958.31	19.55%
Multiple coordination/submittals review	14	964.51	2,700.62				2,700.62	55.11%
<b>TOTALS</b>	25	1,750.29	4,900.81	0.00	0.00	0.00	4,900.81	100.00%



**Civiltech Engineering, Inc.**  
www.civiltechinc.com

Two Pierce Place, Suite 1400  
Itasca, IL 60143  
Phone: 630.773.3900  
Fax: 630.773.3975

30 N LaSalle Street, Suite 3220  
Chicago, IL 60602  
Phone: 312.726.5910  
Fax: 312.726.5911

**Transportation Design**

**Traffic Engineering**

**Civil Engineering**

**Construction Engineering**

**Environmental Studies**

**Water Resources**

**Structural Design**

**Right of Way**

**Urban Design**

**Transportation Planning**

**Program Management**

February 6, 2026

Matthew Aklan, P.E., PMP  
Sr. Project Manager  
CDM Smith  
125 S. Wacker Drive, Suite 2510  
Chicago, Illinois 60606

**Re: Proposal for Professional Engineering Services  
Amendment 3 to Civiltech's Contract with CDM Smith  
Extra Work Supplement  
Glen Ellyn Metra Station Redevelopment**

Dear Mr. Aklan:

Civiltech is pleased to submit this proposal to CDM Smith (CDMS) for professional engineering services for amending our subconsultant contract for the Glen Ellyn Metra Station Redevelopment Project.

As part of the existing subconsultant contract and all previously approved amendments, Civiltech has prepared (as a subconsultant to CDMS) the Phase II drainage design, plan sheets, and specifications for the entire project corridor. During the design process, there were multiple changes in scope that resulted in extra work that Civiltech was directed to complete. Additionally, there are changes to the upcoming scope of work for completing the final Phase II design.

CDM Smith has requested that Civiltech provide this scope amendment to define the effort that was conducted as part of previous scope additions as well as to accommodate the remaining design moving forward.

The scope of work completed and to be completed by Civiltech for this amendment contains the following main tasks, whose numbers align with CDM Smith's concurrent contract amendment with the Village of Glen Ellyn:

- 1B. Removal of N Forest from Plan Set
- 3A. UPRR/Metra Platform Design
- 4A. Addition of N Forest Scope to Drainage Design
- 5A. Tunnel ADA Ramp Drainage

**SCOPE OF WORK** – The detailed scope of work, comprised of each task listed above, is included as attachment A.1.

**ESTIMATE OF FEE** - In order to calculate our "not-to-exceed" fee, we have estimated the workhours to complete the individual tasks outlined in the Scope of Services section of this proposal. These workhour and fee calculations have been attached for CDM Smith's reference.



As requested by the Village, an IDOT-format Cost Estimate of Consultant Services (CECS) BDE 3608 is included as Attachment A.2. We have altered the pay rates and hours to enable as closely as possible the exact matching of the task fees approved by the Village of Glen Ellyn. The actual time spent on the project will be billed at the hourly rates and approved multiplier in accordance with the master subconsultant agreement between Civiltech and CDM Smith that this amendment references. Note that the BDE 3608 does not allow fractions of dollars and therefore the final amounts of each task fee and the total fee are rounded to the nearest dollar.

Please note that any additional requested meetings or additional services outside of what is listed in the attached fee estimate will be billed at our hourly rates.

**SCHEDULE –** We understand that this additional work will commence as soon as March 2026.

We thank you for considering Civiltech Engineering and we look forward to continue working with CDM Smith on this project. If this proposal is acceptable, please endorse one copy and return it to us.

Sincerely,

Thomas K. Liliensiek, P.E.  
Director of Water Resources  
**Civiltech Engineering, Inc.**

THIS PROPOSAL, ATTACHED SCOPE OF WORK, AND ATTACHED FEE ESTIMATE ARE ACCEPTED BY CDM SMITH.

By: \_\_\_\_\_  
Signature

Title: \_\_\_\_\_

Date: \_\_\_\_\_

## **Attachment A.1 – Scope of Work**

### **Glen Ellyn Metra Station Redevelopment – Amendment 3 – Extra Work Supplement**

#### **Project Understanding**

The Village of Glen Ellyn is redeveloping the Glen Ellyn Metra Station located adjacent to the commuter and freight train lines between Main Street and Park Boulevard. CDM Smith is the prime consultant for this work and has contracted with Civiltech to provide drainage design services as part of the Phase II Design. Civiltech’s responsibilities have included preparation of drainage plan sheets, drainage specifications, and coordination with CDM Smith on plan elements throughout the corridor.

During development of the Phase II plans, it was identified that the Phase I Environmental Survey Request (ESR) limits did not include North Forest Avenue, though design work was advanced in this area. IDOT has directed that all North Forest Avenue improvements must be excluded from the federally funded plan set. This scope of work does not include producing a standalone plan set for the North Forest Avenue improvements.

In addition to this change, Civiltech took on further out-of-scope work throughout the design process. Amendment 3 also outlines this additional work that was taken on previously.

**A detailed scope of services is included below and corresponds to the CECS spreadsheet attached with this submittal. CDM Smith is concurrently amending their contract with the Village of Glen Ellyn. The task numbers below correspond to those numbers in the amendment between CDM Smith and Glen Ellyn.**

#### **Task 1B – Removal of N Forest from Plan Set**

- i. **Revising Plan Sheets to Exclude North Forest Work** – This task includes revising the IDOT-funded plan sheets to remove all North Forest Avenue components. Revisions will include drainage plans, profiles, details, and notes. Given that the current 90% plan set contains many intertwined components between North Forest and the rest of the project area, especially related to quantity tabulations, this task is anticipated to require significant effort to ensure overlaps are avoided and project limits are clearly defined.
- ii. **Design Consultation with CDM Smith** – This task includes consultation with CDM Smith regarding impacts to drainage-adjacent plan components resulting from the removal of North Forest Avenue work, including ESC, removals, and proposed utilities.
- iii. **Revising Specifications** – This task includes revising the IDOT specification package to remove references to North Forest Avenue work.

#### **Task 3A – UPRR/Metra Platform Design**

- i. **Ballast Drains** – Following direction from UPRR in October 2024, ballast drain connections and cleanouts were added to the platform drainage design. Over the following months, Civiltech coordinated cleanout spacing, design, platform sections, storm sewer layouts, and connection points to the platform drainage system to accommodate these additions.
- ii. **Platform Surface Drainage** – Also included in this scope change was the revision of the platform drainage from trench drains (which was the direction established at the 30%

design) to 15" plastic drain basins plus a curb between 60% and 90% design.

#### **Task 4A – Addition of N Forest Scope to Drainage Design**

- i. **North Forest Drainage Improvements** – The original scope of work did not include North Forest Avenue work for drainage design. During conceptual design, the project limits expanded north from Crescent to Pennsylvania, however this did not include any major drainage work. During the 30% design, the drainage scope of work began expanding in this area and further expanded during 60% design (November 2024) when the Village requested to have the whole trunk line replaced as opposed to lined (lining was the recommendation in the inspection report). This expanded scope required coordination with other utilities, lateral storm additions, planter connections, cleanout inclusions, an additional profile sheet, and updated storm sewer and structure tabulations.

#### **Task 5A – Tunnel ADA Ramp Drainage**

- i. **Pedestrian Ramp and Tunnel Drains** – The original scope of work assumed no drainage work in the pedestrian tunnel underneath the UPRR/Metra tracks. It was originally assumed that incidental runoff accumulating in the tunnel ramps would be picked up by the tunnel sump pump. Metra comments on 60% plans requested that the design incorporates drains for the tunnel ramps. These drains were added during the 90% design stage. This work required close coordination with structural and plumbing teams to ensure the proposed pipes could be designed such that they provide sufficient maintainability, flow capacity, and did not conflict with the structural slabs.

# Attachment A.2 - CECS

## PAYROLL ESCALATION TABLE FIXED RAISES

FIRM NAME  
PRIME/SUPPLEMENT  
Prepared By  
Work Order #(if applicable)

Civiltech Engineering, Inc.  
Supplement  
Joseph Abramson, P.E., CFM  
N/A

DATE 02/06/26  
PTB-ITEM# 250

CONTRACT TERM 12 MONTHS  
START DATE 3/1/2026  
RAISE DATE 4/1/2026  
END DATE 3/1/2027

OVERHEAD RATE 134.33%  
COMPLEXITY FACTOR 0  
% OF RAISE 3%  
CURRENT SALARY CAP \$90.00

### ESCALATION PER YEAR

year	First date	Last date	Months	% of Contract
0	3/1/2026	4/1/2026	1	8.33%
1	4/2/2026	3/1/2027	11	94.42%

---

The total escalation = 2.75%

## PAYROLL RATES

FIRM NAME Civiltech Engineering, Inc.  
 PRIME/SUPPLEMENT Supplement  
 PTB-ITEM # 250  
 Work Order # N/A

DATE 02/06/26

ESCALATION FACTOR 2.75%

*JOB SPECIFIC - Classifications and Average Payrates need to match current payrolls submitted to the Department.*

*WORK ORDERS - Classifications and Average Payrates need to match the master work order agreement.*

CLASSIFICATION	DEPARTMENT AVG. PAYROLL RATES ON FILE	CALCULATED RATE (\$90.00 CAP)
Water Resources Manager	\$89.00	\$90.00
Water Resources Project Manager	\$62.00	\$63.71
Water Resources Engineer IV	\$47.17	\$48.47

## COST PLUS FIXED FEE COST ESTIMATE OF CONSULTANT SERVICES

**FIRM**  
**PTB-ITEM #**  
**PRIME/SUPPLEMENT**  
**Work Order #**

Civiltech Engineering, Inc.  
250  
Supplement  
N/A

**OVERHEAD RATE** 134.33%  
**COMPLEXITY FACTOR** 0

**DATE** 02/06/26

<u>Ph II only</u> Ph III HOURS BOX	DBE DROP BOX	TASKS (List the Subs below tasks)	MANHOURS (A)	PAYROLL (B)	OVERHEAD & FRINGE BENF (C)	DIRECT COSTS (D)	FIXED FEE (E)	SERVICES BY OTHERS (G)	DBE TOTAL (H)	TOTAL (B-G)	% OF GRAND TOTAL
		1B - Removal of N Forest from Plan Se	109	5,835	7,837	0	1,925		-	15,597	40.10%
		3A - UPRR/Metra Platform Design	82.405	4,451	5,980		1,469		-	11,900	30.59%
		4A - Addition of N Forest Scope to Dra	47.335	2,544	3,417		839		-	6,800	17.48%
		5A - Tunnel ADA Ramp Drainage	31.27	1,721	2,311		568		-	4,600	11.83%
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## Vistara Cost Estimate for Consulting Services

**Phase II Metra Station Glen Ellyn  
Cost Estimate**

2/6/2026

Revision to 90% CD Cost Estimate

RATE	PERSONNEL		HOURS	SUB-TOTAL
\$243.00	Sr. Cost Estimator	Ramesh Nair	4	\$4,216.00
\$184.00	Trade Cost Estimator	Mahesh Balasubramaniam	10	
\$108.00	Jr. Cost Estimator	Cherry Shune-Lett	13	

Adjustment \$ (16.00)

**Total \$4,200.00**



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

Meeting 3/23/2026 7:00 PM  
Department: Community Development  
Department Head: Jennifer Henaghan  
Category: Ordinance  
Prepared By: Daniel Harper

AGENDA ITEM (ID # 2026-191)

DOC ID: 2026-191

## **Adopt Ordinance No. 7265, An Ordinance Granting a Second Amendment to the Special Use Permit for the Glenwood Station Planned Unit Development Located at 464 Glenwood Avenue, Glen Ellyn, Illinois (Community Development Director Henaghan) (Trustee Thompson)**

### **Statement of the Issue:**

The Petitioner, Holladay Properties, has submitted an application for a second amendment to the special use permit for the planned unit development known as the Glenwood Station Development Located at 464 Glenwood Avenue.

### **Analysis:**

The Petitioner seeks a second amendment to the special use permit for the planned unit development known as the Glenwood Station Development to allow for the construction of six (6) private outdoor decks and one (1) private outdoor patio. The proposed decks and patio would be located in the landscaped area north of the building and are proposed as an additional amenity for the adjacent units. This would require approval of the following deviations:

1. A deviation from Section 10-5-5(B)(4)(8) to allow one (1) or more decks to be located within the required side yard; and
2. A deviation from Section 10-5-5(B)(4)(39) to allow one (1) or more terraces (patios) to be located within the required side yard.

The Plan Commission held a public hearing and considered the requested second amendment and associated deviations at its February 26, 2026, regular meeting. The agenda packet for this meeting can be viewed [here, including the proposed plans and previously approved ordinances for Glenwood Station](#). The Plan Commission recommends to the Village President and Board of Trustees that the Petitioner's request for a second amendment be approved with a vote of 4-2. The members who voted in favor of the second amendment stated that they would improve the appearance of the development. One member who voted against the second amendment stated that he did not want the ordinance to be on the consent agenda for the Village Board.

### **Budget Impact:**

N/A

**Contribution to Strategic Plan**

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

**Action Requested:**

Adopt the Ordinance.

**Attachments:**

1. Ordinance - PUD Amend Glenwood Station



**Village of Glen Ellyn**

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**Ordinance No. xxxx**

**An Ordinance Granting a Second Amendment to the Special Use Permit  
for the Glenwood Station Planned Unit Development  
Located at 464 Glenwood Avenue, Glen Ellyn, Illinois**

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**Adopted by the  
Village President and the Board of Trustees  
Of the Village of Glen Ellyn  
DuPage County, Illinois  
This 23<sup>rd</sup> Day of March 2026**

---

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 March 2026.

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

**Ordinance No. \_\_\_\_\_**

**An Ordinance Granting a Second Amendment to the Special Use Permit  
for the Glenwood Station Planned Unit Development  
Located at 464 Glenwood Avenue, Glen Ellyn, Illinois**

**WHEREAS**, Holladay Properties (“Petitioner”) is the owner of the property located at 464 Glenwood Avenue and commonly known as the Glenwood Station Planned Unit Development; and

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

**WHEREAS**, on December 14, 2020, the President and Village Board of Trustees adopted Ordinance No. 6834, “An Ordinance Granting Approval of a Special Use Permit for a Preliminary Planned Unit Development Plan with Deviations, a Final Planned Unit Development, A Special Use Permit and the Exterior Appearance for a Mixed-Use Development to be Known as Glenwood Station and to be Located at 460 Crescent Boulevard, Glen Ellyn, IL 60137;” and

**WHEREAS**, on June 27, 2022, the Village President and Village Board of Trustees adopted Ordinance No. 6970, “An Ordinance Granting Approval of an Amendment to Ordinance 6834, Granting Approval of a Special Use Permit for a Preliminary Planned Unit Development Plan with Deviations, a Final Planned Unit Development, A Special Use Permit and the Exterior Appearance for a Mixed Use Development to be Known as Glenwood Station and to be Located at 464 Glenwood Avenue, Glen Ellyn, IL 60137,” to allow for 102 parking stalls where a total of 151 parking stalls are required and an amendment to the exterior appearance; and

**WHEREAS**, the Petitioner has applied for a second amendment to the special use permit for a planned unit development at the Subject Property for the following deviations to allow the construction of six (6) private outdoor decks and one (1) private outdoor patio (“Application”):

1. A deviation from Section 10-5-5(B)(4)(8) to allow one (1) or more decks to be located within the required side yard; and

2. A deviation from Section 10-5-5(B)(4)(39) to allow one (1) or more terraces (patios) to be located within the required side yard; and

**WHEREAS**, following publication of notice in The Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto and following written notice to all property owners within 250 feet of the Subject Property and following the placement of a placard on the Subject Property not less than fifteen (15) days prior thereto, the Plan Commission conducted a public hearing on February 26, 2026 to consider the Application; and

**WHEREAS**, based upon the evidence, testimony, and exhibits presented at the public hearing on February 26, 2026, the Village of Glen Ellyn’s (“Village”) Plan Commission adopted Findings of Fact and Recommendations dated February 26, 2026, 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 February 26, 2026, 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 amendment to the special use permit for a final planned unit development reflected in this Ordinance be approved by a vote of four (4) in favor and two (2) against, upon the close of the public hearing held on February 26, 2026, 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 amendment to the special use permit for a final planned unit development set forth

in the Petitioners' 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 amendment to the special use permit for the final planned unit development 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. Amendment to Special Use Permit for a Final Planned Unit Development Granted.** The Petitioner's Application for an amendment to the special use permit for a final planned unit development set forth herein is granted subject to the following: (1) the terms and conditions set forth in the Plan Commission's Findings of Fact and Recommendations; (2) construction of the decks and patio shall substantially conform with the plans and testimony presented at the Plan Commission public hearing on February 26, 2026; (3) the Petitioner shall execute a stormwater management easement with the Village for the landscaped areas north and west of the building constructed at the Subject Property; and (4) this Ordinance.

**Section 4. Issuance of Building Permits.** The Building and Zoning Official is authorized and directed to issue building permits for the Subject Property consistent with the special use permit 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 special use permit 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 special use permit 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 Petitioners or other party in interest or a subsequent owner(s) 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.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]**

**Passed** by the President and Board of Trustees of the Village of Glen Ellyn, Illinois this 23<sup>rd</sup> day of March 2026.

<b>Voting</b>	<b>Ayes</b>	<b>Nays</b>	<b>Abstain</b>	<b>Absent</b>
Desai Bhagwakar				
Duncan				
Christiansen				
Kalinich				
Simon				
Thompson				
Burket (in case of a tie)				

**Approved** by the Village President of the Village of Glen Ellyn, Illinois this \_\_\_\_\_ day of March 2026.

\_\_\_\_\_  
James Burket, Village President

**ATTEST**

\_\_\_\_\_  
Caren Cosby, Village Clerk

**EXHIBIT A**

**Subject Property's Legal Description**

THE SOUTH 110 FEET OF ALL THAT PART OF BLOCK 5, IN THE TOWN OF DANBY (ALSO BLOCK 5 IN THE PLAT OF COUNTY CLERK'S SECOND ASSESSMENT DIVISION), ALL IN THE SOUTHWEST 1/4 SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE WEST LINE OF LOT 3 IN MORRELL'S PLAT OF LOTS 2 AND 3, BEING PART OF SAID BLOCK 5 ACCORDING TO THE PLAT OF SAID MORRELL'S LOTS RECORDED JANUARY 10, 1962 AS DOCUMENT R62-994, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-11-314-008

## EXHIBIT B

February 26, 2026

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

**Re: Application of Holladay Properties for an Amendment to the Special Use Permit for a Planned Unit Development to construct decks and a patio at the Property Located at 464 Glenwood Avenue, Glen Ellyn, Illinois 60137**

Dear Village President James Burket and Board of Trustees:

Holladay Properties (“Applicant”) filed an application pursuant to Sections 10-10-14 and 10-10-15 of the Glen Ellyn Zoning Code requesting an amendment to the special use permit for a planned unit development to construct decks and a patio at the property located at 464 Glenwood Avenue, Glen Ellyn, Illinois 60137 (“Subject Property”).

The Plan Commission held a public hearing was held on the application on February 26, 2026, at 7:00 p.m. The notice and time and place of said public hearing was duly published on February 10, 2026, in the *Daily Herald*, a newspaper of general circulation in the Village. Notice was also posted at the Subject Property and notices were mailed by the Village to the owners of record within 250 feet of the Subject Property, advising them of the application and the public hearing to be held.

### Findings of Fact

#### The Subject Property

The Subject Property is located north of Crescent Boulevard west of Glenwood Avenue and is commonly known at 464 Glenwood Avenue or Glenwood Station. The Subject Property is currently zoned C5B Central Service Subdistrict.

The Subject Property is surrounded by the following uses: to the North, a restaurant, which is zoned in the C5B Central Service Subdistrict; to the South, a public parking lot which is zoned C5B Central Service Subdistrict; to the East, medical office and retail, which are zoned C5A Central Retail Core Subdistrict; to the West, an auto repair shop which is zoned C5B Central Service Subdistrict.

#### The Project

The Applicant proposes an amendment to the special use permit for a final planned unit development to allow the construction of six (6) private outdoor decks and one (1) private outdoor patio to be located north of the building to be accessed by ground floor residential units located at Glenwood Station. The proposed amendment to the special use permit for a final planned unit development includes the proposed deviations as follows:

1. A deviation from Section 10-5-5(B)(4)(8) to allow one (1) or more decks to be located within the required side yard; and
2. A deviation from Section 10-5-5(B)(4)(39) to allow one (1) or more terraces (patios) to be located within the required side yard.

### 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 2023 Comprehensive Plan Future Land Use Map identifies the Subject Property as a "Mixed-Use." 2023 Village of Glen Ellyn Comprehensive Plan at page 12.

Having fully heard and considered the testimony of all those present at the hearing who wished to testify and being fully advised on the premises, the Plan Commission makes the following findings pursuant to Sections 10-10-3, 10-10-14 and 10-10-15 of the Village's Zoning Code:

1. The Applicant seeks an amendment to the Final Planned Unit Development to allow the construction of six (6) private outdoor decks and one (1) private outdoor patio to be located north of the building to be accessed by ground floor residential units located at Glenwood Station.
2. The Plan Commission considered the following documents which were submitted into evidence at the time of the Public Hearing, and made part of the record:
  - a. Application for PUD Amendment;
  - b. Location and Zoning Map;
  - c. Proposed Deck and Terrace Addition Plans;
  - d. Ordinance 6834
  - e. Ordinance 6970

### Special Use - Planned Unit Development Standards

Zoning variations may be granted only if evidence is presented to meet the following standards pursuant to Section 10-10-14 of the Zoning Code:

1. That the Special Use will be harmonious with and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or this title;
2. That the Special Use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;
3. That the Special Use will not be hazardous or disturbing to existing or future neighborhood uses;

4. That the Special Use will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;
5. That the Special Use will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the Village;
6. That the Special Use will not involve uses, activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors;
7. That the Special Use will have vehicular approaches to the property, which shall be so designed as not to create an undue interference with traffic on surrounding public streets or roads;
8. That the Special Use will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief; and
9. That the Special Use will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community;

The evidence shows that the proposed amendment to the special use permit for a planned unit development sought by the Applicant for the proposed construction of six (6) private outdoor decks and one (1) private outdoor patio to be located north of the building to be accessed by ground floor residential units located at Glenwood Station will not be hazardous or disturbing to existing or future neighborhood uses and that the proposed amendment will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the area.

### **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 amendment to the special use permit for a planned unit development be granted by a vote of four (4) in favor and two (2) against.

This report adopted by a 4-2 vote of the Village of Glen Ellyn Plan Commission on this 26th day of February 2026.



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

Meeting 3/23/2026 7:00 PM  
Department: Community Development  
Department Head: Jennifer Henaghan  
Category: Ordinance  
Prepared By: Daniel Harper

AGENDA ITEM (ID # 2026-204)

DOC ID: 2026-204

## **Adopt Ordinance No. 7266, An Ordinance Granting Approval of a Minor Plat of Subdivision with Subdivision Variations for the Property Located at 22W584 Ahlstrand Road, Glen Ellyn, Illinois (Community Development Director Henaghan) (Trustee Thompson)**

### **Statement of the Issue:**

The Petitioner requests approval of a minor plat of subdivision and subdivision variations for the property 22W584 Ahlstrand Road which contains a single-family home and is located at the northeast corner of Ahlstrand Road and Oaklawn Drive (Property). If the Ordinance granting said relief is adopted, the Petitioner will then enter into an Annexation Agreement with the Village and the Property will ultimately be annexed to the Village. The Petitioner's plans include the demolition of the existing home and subdivision of the existing property into two lots. The new lots will be developed as two single family homes in the R1 Single Family Residential Zoning District. The project also includes the extension of water and wastewater facilities to service the two new homes.

The Petitioner seeks the following variations from the Village's Subdivision Regulations Code:

1. A variation from Section 11-4-4(M) to not provide streetlights along adjacent portions of Ahlstrand Road and Oaklawn Drive.
2. A variation from Section 11-4-7 to not provide sidewalks along adjacent portions of Ahlstrand Road and Oaklawn Drive.

### **Analysis:**

The Petitioner proposes to subdivide the 0.92-acre property into two residential lots. Upon annexation, the two lots will be zoned R-1 Single Family Residential. The proposed lots exceed the minimum lot requirements of Section 10-4-7(D) of the Village Zoning Code and no zoning variations are requested. Each lot would be in excess of 17,500 square feet and would have a buildable footprint in excess of 6,000 square feet.

The Property has some unique stormwater challenges based on the topographic conditions, resulting in stormwater easements located along the northern and eastern sides of the proposed lots and dry wells to be located in both front yards. The proposed plan has been reviewed by Village Engineering staff and is in compliance with the Village's stormwater requirements.

As part of the development of these two properties, the Petitioner will construct an extension of the existing water and stormwater utilities along Ahlstrand Road. The two properties will be disconnected from the existing well and septic systems and will be connected to the extended Village utility system. The proposed extensions have been reviewed by Public Works Engineering staff and will be part of the overall development of the property.

#### Sidewalk Variation Request

The Glen Ellyn Subdivision Regulations Code require developers to provide sidewalks on both sides of the rights-of-way adjacent to all new and existing streets, except as varied by the Village Board. The applicant is requesting a variation of this requirement as there are currently no sidewalks located within the existing subdivision, and they believe that constructing sidewalks on both sides of Ahlstrand Road and Oaklawn Drive would be counter to the existing character of the neighborhood. The Petitioner's statement regarding this requirement and application are attached.

Village staff recommends that a variation from the sidewalk requirements be granted on the condition that, in lieu of sidewalks being constructed on both sides of the right-of-way, the Petitioner construct a sidewalk adjacent to the property on the east side of Oaklawn Drive only and the north side of Ahlstrand Road only with the sidewalk continuing east and connecting to the existing sidewalk along South Park Boulevard. This alternative design would act as a pedestrian connection to the existing pedestrian infrastructure on Park Boulevard while still maintaining the character of the neighborhood.

#### Street Lighting Variation Request

The Glen Ellyn Subdivision Regulations Code requires developers to provide streetlights throughout a subdivision as approved by the Public Works Director and in accordance with the standards for street lighting set forth in the Village's standards for the construction of public improvements. The nearest Village streetlight is located north of the Property along South Park Boulevard and is approximately 1,750 linear feet from the property along Ahlstrand Road and South Park Boulevard. The Petitioner has requested a variation of this requirement as the Petitioner believes that street lighting would be counter to the existing character of the neighborhood.

Village staff recommends that a single streetlight be installed at the northeast corner of Ahlstrand Road and Oaklawn Drive in the interest of public safety at the three-way intersection as the annexation of the property would bring the intersection under the Village's jurisdiction.

The Plan Commission held a public hearing and considered the requested subdivision variations at its February 26, 2026, meeting. The agenda packet for this meeting can be viewed [here](#). One neighborhood resident spoke against the requested waivers and five residents spoke in support of the waivers. The Plan Commission held a split vote of 3-3 and was unable to provide a recommendation either in favor of or against the petition. Because the Plan Commission did not provide a recommendation, the draft ordinance included in this packet is written to grant the requested relief and does not include the conditions recommended by Village staff. The draft minutes of the February 26, 2026, Plan Commission Meeting can be viewed [here](#).

#### **Budget Impact:**

N/A

**Contribution to Strategic Plan**

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

**Action Requested:**

Adopt the Ordinance.

**Attachments:**

1. Ordinance



**Village of Glen Ellyn**

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**Ordinance No. xxxx**

**An Ordinance Granting Approval of a Minor Plat of Subdivision with Subdivision Variations for the Property Located at 22W584 Ahlstrand Road, Glen Ellyn, Illinois**

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**Adopted by the  
Village President and the Board of Trustees  
Of the Village of Glen Ellyn  
DuPage County, Illinois  
This 23<sup>rd</sup> Day of March, 2026**

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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 March, 2026.

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 with Subdivision Variations for the Property Located at 22W584 Ahlstrand Road, Glen Ellyn, Illinois**

**WHEREAS**, La Gambina Homes, Inc (“Owner”) is the owner of the property located at 22W584 Ahlstrand Road, P.I.N. 05-26-303-007, legally described in Exhibit A (“Subject Property”), and depicted on the Minor Plat of Subdivision attached as Exhibit B (“Plat of Subdivision”); and

**WHEREAS**, the Owner has 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 two (2) new lots of record (“Application”); and

**WHEREAS**, the two (2) new lots proposed for the subdivision will be in conformance with the requirements of the R1-Residential Zoning District and in accordance with Section 11-4-1 of the Subdivision Regulations Code except for the requested variations; and

**WHEREAS**, the Owner has requested a variation from Section 11-4-4(M) to not provide streetlights throughout the subdivision and a variation from Section 11-4-7 to not provide sidewalks on both sides of the rights-of-way adjacent to all existing streets; and

**WHEREAS**, following due and proper publication of notice in The Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto and following written notice to all property owners within 250 feet of the Subject Property and following the placement of a placard on the Subject Property not less than fifteen (15) days prior thereto, the Plan Commission conducted a public hearing on February 26, 2026 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 four (4) in favor and two (2) against upon the

close of the public hearing held on February 26, 2026, as reflected in the draft minutes of the public hearing, incorporated herein by reference as though fully set forth; and

**WHEREAS**, the Plan Commission was unable to obtain a majority vote either in favor of or against the requested variations upon the close of the public hearing held on February 26, 2026, as reflected in the Plan Commission’s Findings of Fact, attached as Exhibit C; and

**WHEREAS**, the Village President and Board of Trustees have reviewed the evidence, exhibits, and materials presented at the February 26, 2026, 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 with the proposed 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 11-3-10 and 11-3-11 of the Subdivision Code, and the 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 with the proposed variations 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 draft minutes

of the February 26, 2026 Plan Commission meeting and recommendation of the Plan Commission and Findings of Fact attached hereto as Exhibit C 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 February 26, 2026.

**Section 4. Subdivision Variations Granted.** The Application for approval of the subdivision variations set forth herein are 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 February 26, 2026.

**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 after this Ordinance's effective date.

**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 11-6-7 of the Village's Subdivision 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 upon the annexation of the Subject Property to the Village.

**Passed** by the President and Board of Trustees of the Village of Glen Ellyn, Illinois this 23<sup>rd</sup> day of March 2026.

<b>Voting</b>	<b>Ayes</b>	<b>Nays</b>	<b>Abstain</b>	<b>Absent</b>
Desai Bhagwakar				
Duncan				
Christiansen				
Kalinich				
Simon				
Thompson				
Burket (in case of a tie)				

**Approved** by the Village President of the Village of Glen Ellyn, Illinois this \_\_\_\_\_ day of March 2026.

\_\_\_\_\_  
James Burket, Village President

**ATTEST**

\_\_\_\_\_  
Caren Cosby, Village Clerk

**EXHIBIT A**

**Legal Description**

LOT 89 IN FIRST ADDITION TO AHLSTRAND'S ARBORETUM ESTATES, BEING A SUBDIVISION OF PART OF SECTIONS 26 AND 27, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 6, 1955, AS DOCUMENT 752019, IN DUPAGE COUNTY ILLINOIS.

P.I.N. 05-26-303-007

Property Address: 22W584 Ahlstrand Road, Glen Ellyn, Illinois 60137



## EXHIBIT C

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

**Re: Application of La Gambina Homes, Inc. for Subdivision Variations at 22W584  
Ahlstrand Road, Glen Ellyn IL, 60137.**

Dear Village President James Burket and Board of Trustees:

La Gambina Homes, Inc. (“Applicant”) has filed an application pursuant to Section 11-3-11 of the Glen Ellyn Subdivision Code requesting variations set forth below to allow for a minor subdivision to be approved while not requiring the installation of sidewalks and street lighting for the property located at 22W584 Ahlstrand Road, Glen Ellyn, Illinois 60137 (“Subject Property”).

The Applicant specifically seeks variations from the following sections of the Village Code:

1. A variation from Section 11-4-4(M) to not provide streetlights along adjacent portions of Ahlstrand Road and Oaklawn Drive.
2. A variation from Section 11-4-7 to not provide sidewalks along adjacent portions of Ahlstrand Road and Oaklawn Drive.

A public hearing was held by the Plan Commission on February 26, 2026, at 7:00 p.m. The notice and time and place of said public hearing was duly published on February 10, 2026, in the *Daily Herald*, a newspaper of general circulation in the Village.

### Findings of Fact

The Plan Commission, having fully heard and considered the testimony of all those present at the hearing who wished to testify and being fully advised in the premises, makes the following findings pursuant to Sections 11-3-11 of the Village’s Subdivision Code:

1. The Applicant seeks two subdivision variations to allow for a minor subdivision to be developed and to not provide streetlights along adjacent portions of Ahlstrand Road and Oaklawn Drive and to not provide sidewalks along adjacent portions of Ahlstrand Road and Oaklawn Drive.
2. The Plan Commission considered the following documents which were submitted into evidence at the time of the Public Hearing, and made part of the Record:
  - a. Application for Subdivision Variations;
  - b. Plat of Subdivision;
  - c. Location and Zoning Map;
  - d. Site Improvement Plan

## Subdivision Variation Standards

A subdivision variation may be granted only if evidence is presented to meet the following standards pursuant to Section 11-3-11 of the Subdivision Code:

1. The granting of the variances will not be detrimental to the public safety, health, or welfare or injurious to other property or improvements;
2. The conditions upon which the request is based are unique to the property for which the relief is sought, create substantial difficulty in developing the property and are not generally applicable to other property; and
3. Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out.

For the purpose of supplementing the above standards, in consideration of recommending approval of the variations, the Plan Commission shall also take into consideration the extent to which the evidence establishes or fails to establish the following facts favorably to the applicant:

1. That the variations, if granted, will not alter the essential character of the locality;
2. That the purpose of the variations is not based exclusively upon a desire to make more money out of the property;
3. That the proposed variations will not:
  - (a) Diminish or impair property values within the neighborhood;
  - (b) Unduly increase traffic congestion in the public streets and highway; or
  - (c) Result in an increase in public expenditures; and
4. That the variations are the minimum variations that will make possible the reasonable use of the land;
5. Whether or not the alleged difficulty or particular hardship has been created by any person presently having an interest in the property or by the applicant.

The evidence provided by the applicant and presented in the public hearing shows that the proposed subdivision variations meets the above standards because the request is based on particular physical surroundings, shape or topographical conditions of the specific property involved and is unique to the property for which the relief is sought, and the requested relief would not be detrimental to the public safety, health, or welfare or injurious to other property or improvements.

## **RECOMMENDATION**

Pursuant to the authority vested in it by the statutes of the State of Illinois and the Subdivision Code of the Village of Glen Ellyn, the Plan Commission, hereby does not recommend to the Village President and Board of Trustees pursuant to a vote of three (3) to three (3), that the Applicant's request for subdivision variations be approved for the property located at 22W584 Ahlstrand, Glen Ellyn, Illinois.

The report was adopted by a 3-3 vote of the Plan Commission, this 26th day of February 2026.



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

Meeting 3/23/2026 7:00 PM  
Department: Community Development  
Department Head: Jennifer Henaghan  
Category: Ordinance  
Prepared By: Daniel Harper

**AGENDA ITEM (ID # 2026-205)**

**DOC ID: 2026-205**

## **Adopt Ordinance No. 7267, An Ordinance Approving an Annexation and Development Agreement for the Property Located at 22W584 Ahlstrand Road, Glen Ellyn, Illinois and Authorizing its Execution (Community Development Director Henaghan) (Trustee Thompson)**

### **Statement of the Issue:**

La Gambina Homes, Inc. ("Petitioner") is the owner of the property located at 22W584 Ahlstrand Road, Glen Ellyn, Illinois ("Property") and has petitioned the Village President and Board of Trustees for approval of an Annexation and Development Agreement for the incorporation of the Property into the Village. The Petitioner seeks to be connected to the Village's water main and waste water lines. The Property is located on the north side of Ahlstrand Road, east of Oaklawn Drive. The Property is contiguous to the Village limits by way of the residence located to the east of the property. Notice of the public hearing to consider the Annexation Agreement for the Property was published in the Daily Herald on March 5, 2026, as required by state statute. The certificate of publication is attached as well as the Amended Petition for Annexation filed by the Petitioners.

### **Analysis:**

The Petitioner seeks to develop the Property by subdividing it into two new single-family lots. The Petitioners propose to construct, at their own expense, an extension of the water main and waste water lines that are currently located east of the Property on Ahlstrand Road. The Petitioners will pay all standard permit and connection fees as applicable to make the utility connections.

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 of 508 and 514 Ahlstrand Road and will be rezoned R1 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.

In the event the Village Board denies the requested variations from the Glen Ellyn Subdivision Regulation Code with regard to sidewalks and streetlights, the Petitioner does not wish to proceed with the Annexation and Development Agreement and ultimately, annexation to the Village. The ordinance on this agenda regarding the variations does not take effect if granted until the Property is annexed to the Village.

**Budget Impact:**

N/A

**Contribution to Strategic Plan**

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

**Action Requested:**

Adopt the Ordinance approving the Annexation Agreement.

**Attachments:**

1. Ordinance - Annexation Agreement
2. 22W584 Ahlstrand - Annexation Agreement
3. Certificate of Publication



**Village of Glen Ellyn**

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**Ordinance No. xxxx**

**An Ordinance Approving an Annexation and Development Agreement  
for the Property Located at 22W584 Ahlstrand Road,  
Glen Ellyn, Illinois, and Authorizing its Execution**

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**Adopted by the  
Village President and the Board of Trustees  
Of the Village of Glen Ellyn  
DuPage County, Illinois  
This 23<sup>rd</sup> Day of March 2026**

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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 March, 2026.

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

**Ordinance No. \_\_\_\_\_**

**An Ordinance Approving an Annexation and Development Agreement  
for the Property Located at 22W584 Ahlstrand Road,  
Glen Ellyn, Illinois, and Authorizing its Execution**

**WHEREAS**, La Gambina Homes, Inc (“Owner”) is the owner of the property located at 22W584 Ahlstrand Road, Glen Ellyn, Illinois (“Property”), and has petitioned the Village President and Board of Trustees of the Village of Glen Ellyn (“Village”) for approval of an Annexation Agreement; and

**WHEREAS**, the Owner filed a Petition for Annexation with the Village on August 14, 2025; and

**WHEREAS**, the legal description of the Property is set forth in the attached Exhibit A and the proposed addresses for the Property upon annexation to the Village are 508 and 514 Ahlstrand Road, Glen Ellyn, Illinois; and

**WHEREAS**, the Village and the Owner has agreed to an Annexation Agreement in substantially the form attached hereto; and

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

**WHEREAS**, pursuant to a notice published in The Daily Herald on March 5, 2026, as statutorily required pursuant to Section 11-15.1-3 of the Illinois Municipal Code, 65 ILCS 5/11-15.1-3, a public hearing was held on the Annexation Agreement on March 26, 2026; and

**WHEREAS**, the public hearing was held not less than fifteen (15) nor more than thirty (30) days prior to the publication of the notice; and

**WHEREAS**, the Village President and Board of Trustees deem it to be in the best interest of the Village to enter into the Annexation Agreement attached hereto.

**NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF GLEN ELLYN, DUPAGE COUNTY, ILLINOIS,** in the exercise of their home rule powers, as follows:

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

**Section 2. Authority to Execute the Annexation Agreement.** The Village President is authorized and directed to execute the Annexation Agreement in substantially the form attached hereto and the Village Clerk is authorized and directed to attest the signature of the Village President.

**Section 3. Recording of Annexation Agreement.** The Annexation Agreement shall be recorded with the Office of the DuPage County Recorder of Deeds after its execution by all parties at the Owners' expense.

**Section 4. Severability and Repeal of Inconsistent Ordinances.** If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance. All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**Section 5. Effective Date.** This Ordinance shall be in full force and effect from and after the passage, approval, and publication in pamphlet form.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]**

**Passed** by the President and Board of Trustees of the Village of Glen Ellyn, Illinois this  
 23<sup>rd</sup> day of March 2026.

<b>Voting</b>	<b>Ayes</b>	<b>Nays</b>	<b>Abstain</b>	<b>Absent</b>
Desai Bhagwakar				
Duncan				
Christiansen				
Kalinich				
Simon				
Thompson				
Burket				

**Approved** by the Village President of the Village of Glen Ellyn, Illinois this \_\_\_\_\_ day  
 of March 2026.

\_\_\_\_\_  
 James Burket, Village President

**ATTEST**

\_\_\_\_\_  
 Caren Cosby, Village Clerk

**EXHIBIT A**

**Legal Description**

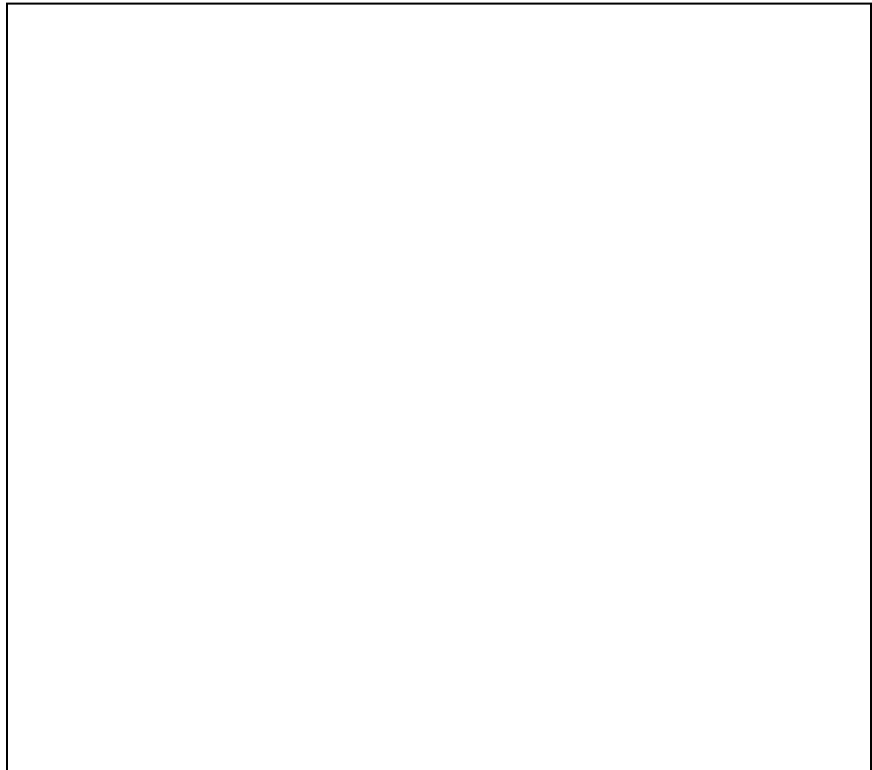
LOT 89 IN FIRST ADDITION TO AHLSTRAND'S ARBORETUM ESTATES, BEING A SUBDIVISION OF PART OF SECTIONS 26 AND 27, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 6, 1955, AS DOCUMENT 752019, IN DUPAGE COUNTY ILLINOIS.

P.I.N. 05-26-303-007

Property Address: 22W584 AHLSTRAND ROAD, GLEN ELLYN, ILLINOIS

***This Document prepared by:***  
Village of Glen Ellyn  
535 Duane Street  
Glen Ellyn, IL 60137

***After recording return to:***  
Village of Glen Ellyn  
535 Duane Street  
Glen Ellyn, IL 60137  
ATTN: Village Clerk



*This space for Recorder's use only*

**ANNEXATION AND DEVELOPMENT AGREEMENT**

**22W584 AHLSTRAND ROAD, GLEN ELLYN ILLINIOS 60137**

## ANNEXATION AND DEVELOPMENT AGREEMENT

**THIS ANNEXATION AND DEVELOPMENT AGREEMENT** (hereinafter referred to as the “Agreement”) is made and entered into this 26<sup>th</sup> day of March 2026, by, between, and among La Gambina Homes, Inc. (hereinafter referred to as the “Owner”), and the Village of Glen Ellyn, an Illinois home rule municipal corporation (hereinafter referred to as the “Village”). The Village and Owner are also collectively referred to as “Parties” and may also individually be referred to as a “Party.”

### RECITALS

A. The Owner is the owner of one (1) parcel of land located on the northside of Ahlstrand Road, commonly known as 22W584 Ahlstrand Road, P.I.N. 05-26-303-007 and legally described in Exhibit A, attached hereto and incorporated herein by reference (hereinafter referred to as the “Property”). Prior to the execution of this Agreement, the Property is located in unincorporated Glen Ellyn and under the local government jurisdiction of Milton Township. The Property is currently contiguous to the Village and is made up of approximately 0.916 acres.

B. The Owner executed a Petition for Annexation on July 11, 2025, which was filed with the Village on August 14, 2025.

C. The Property is currently improved with one single family home.

D. The Property has not been annexed to any other municipality.

E. The Village is an Illinois home rule municipal corporation having its principal office at 535 Duane Street, Glen Ellyn, Illinois 60137.

F. The Owner desire to annex the Property to the Village, pursuant to and in accordance with Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8, and agree to do all things necessary to assist in that process.

G. A public hearing to consider this Agreement was conducted on March 26, 2026, and public notice of the hearing was published in the *Daily Herald*, a newspaper published in the Village of Glen Ellyn, on March 5, 2026.

H. The Village has published, posted, and delivered all notices as required in Article VII of the Illinois Municipal Code, 65 ILCS 5/7-1-1 *et seq.*

I. The Owner have agreed that the Property will be zoned in accordance with the R1 Residential District regulations as set forth in Section 10-4-7 of the Glen Ellyn Zoning Code, as the same may be amended from time to time (“Zoning Code”), when it is annexed to the Village to allow the Property to be used for a single-family residential use in accordance with the terms and conditions of this Agreement.

J. The proposed addresses upon annexation to the Village for the Property are 508 and 514 Ahlstrand Road, Glen Ellyn, Illinois.

K. The Owner shall subdivide and improve the property with the construction of two (2) single-family residences in full conformance with the requirements of the Glen Ellyn Village Code including, but no limited to, sewer and water utility connections and public right-of-way improvements as further set forth in this Agreement.

L. All other matters, in addition to those specifically referred to above, which are included by this Agreement, have been considered by the Parties, and the development of the Property for the purposes permitted under the R1 Residential District regulations of the Zoning Code, all in accordance with the terms and conditions of this Agreement, will inure to the benefit and improvement of the Village by increasing the taxable value of the real property within the Village's corporate limits, extending the corporate limits and jurisdiction of the Village to the limits of the Property, promoting the sound planning and development of the Village, and otherwise enhancing and promoting the general welfare of the Village residents and taxpayers.

**NOW THEREFORE**, in consideration of the foregoing preambles and mutual covenants and agreements contained herein, the Parties agree as follows:

1. Incorporation of Recitals. The Parties hereby confirm the truth and validity of the representations and recitations set forth in the foregoing recitals. The Parties further acknowledge that the same are material to this Agreement and are hereby incorporated into and made a part of this Agreement and the same shall continue for so long as this Agreement is in full force and effect.

2. Legal Conformance with Law. This Agreement is made pursuant to and in accordance with the provisions of the Glen Ellyn Village Code, and the Village's home rule powers, as established in the Illinois Compiled Statutes and the Illinois Constitution.

3. Annexation. The Property is currently contiguous to the Village limits and shall be annexed to the Village prior to the issuance of any building permits or the commencement of any construction at the Property. In order to facilitate the annexation of the Property, the Owner shall: (a) file a fully executed Annexation Petition in the form attached to this Agreement as Exhibit B, which is incorporated herein by reference as though fully set forth; (b) provide proof of ownership of the Property; and (c) provide a Plat of Annexation acceptable in form and content to the Village. Upon, but not before the Village's receipt of the Annexation Petition, the proof of ownership, and approved Plat of Annexation, the Village's Corporate Authorities shall adopt a valid and binding Annexation Ordinance providing for the annexation of the Property and any adjacent rights-of-way to the Village pursuant to Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8. The Village Clerk shall then promptly cause the Annexation Ordinance, Plat of Annexation, and related documents to be recorded in the Office of the DuPage County Recorder at the Owner' expense.

A. Should a court of competent jurisdiction determine that annexation of the Property was defective because of the failure of the Parties to follow a procedural requirement constituting a valid precondition to proper annexation of the Property, the Parties, including the successors and assigns of the Owner, agree to promptly cause the Property to be reannexed to the Village in a manner that satisfies all procedural requirements.

B. Should a court of competent jurisdiction determine that annexation of the Property by the Village was without lawful authority (i.e., lack of contiguity), the Parties agree

that this Agreement shall be deemed a Pre-Annexation Agreement authorized pursuant to 65 ILCS 5/11-15.1-1, as amended, and shall remain in full force and effect to the extent permitted by law. Thereafter, should the Property become contiguous to the Village, the Parties, including the successors and assigns of the Owner, agree to promptly take all necessary steps as may then be provided by law to cause the annexation of the Property to the Village.

4. Zoning. Contemporaneous with, or immediately following, the adoption of a valid and binding Annexation Ordinance, the Village's Community Development Director shall, without further hearing automatically zone the Property R1 Residential Zoning District in accordance with Section 10-3-3 of the Glen Ellyn Zoning Code. Upon annexation, any existing use of the Property that does not comply with the requirements of that zoning classification may continue to be used for such use subject to the Village's zoning provisions regarding nonconforming properties. Because the zoning category to be granted for the Property shall automatically be granted pursuant to Section 10-3-3 of the Village's Zoning Code, the process under which this Agreement was entered into did not include a public hearing before the Glen Ellyn Plan Commission. The zoning category for the Property shall automatically be established and the designation will appear in the next published version of the Village's Zoning Map.

5. Development of Property.

A. Subdivision of Property. The Owner has submitted to the Village a Plat of Subdivision for a two-lot subdivision for the Property, a copy of which is attached hereto and incorporated herein as Exhibit C (hereinafter referred to as the "Plat"). The Property shall be developed in substantial conformance with the Plat with not more than two (2) lots.

B. Village Codes/Requirements of Law. The Property shall be subject to the regulations and provisions set forth in the Village's Zoning Code, Subdivision Regulations Code, Building Code, and all other applicable statutes, ordinances, codes, rules and regulations pertaining to the development of the Property, including the statutes, ordinances, codes, rules, and regulations of any other governmental entity with regulatory control over the Property now in force and effect, or that may be in full force and effect, and as may be amended from time to time, except as otherwise modified or varied pursuant to the terms of this Agreement (collectively, all federal, state, regional, local or Village statutes, codes, ordinances, rules and regulations are hereinafter referred to as "Requirements of Law"), with the exception of two (2) variations from the Village's Subdivision Regulations Code as more fully set forth below. If the variations are not granted by the Village, this Agreement shall not be effective.

C. Utilities and Public Improvements. As a condition of this Agreement, The Owner will connect to the Village utilities set forth below to service the Property. Any connection of Village utilities must be performed in accordance with the Village's Subdivision Regulations Code, and such extension and improvements are the sole responsibility of Owner.

i. Water Service.

a. The Village represents and warrants to Owner that it owns and operates a water distribution system within the Village for water distribution.

- b. Owner represents and warrants to the Village that it has determined that the existing Village water distribution system has sufficient line and service capacity to provide and will provide adequate potable and fire flow water to Property to meet its needs and will undertake any Village water system improvements required to serve the Property at its own expense.
  - c. At the Owner's own expense, the Owner shall construct the water system extension to connect to the existing water main along Ahlstrand Road. The Owner shall coordinate with the Village to provide for the inspection of water service lines during the development of the Property.
  - d. The Village represents that the water distribution system of the Village currently has sufficient capacity to service the Property with potable water for domestic water consumption and fire protection flow if the Property is developed in accordance with this Agreement. Following acceptance by the Village of the public improvements constructed within the Property, to the Village shall maintain said water distribution system to the Property. The Village shall cooperate with the Owner in obtaining such permits as may be required by both federal and state law, including, without limitation, the Illinois Environmental Protection Act, 415 ILCS 5/1 *et seq.*, to permit the Property to be served with potable water and fire protection flow. Upon this completion and approval, the Village shall accept dedication of, and thereafter maintain, all primary water lines constructed by the Owner pursuant to the applicable provisions of the Village's Subdivision Regulations and other applicable codes and ordinances of the Village.
- ii. Sanitary Sewer Facilities.
- a. The Village represents and warrants to Owner that it owns and operates a sanitary sewer collection system within the Village for conveyance of wastewater to the Glenbard Wastewater Authority.
  - b. Owner represents and warrants to the Village that it has determined that the existing Village wastewater collection and conveyance system has sufficient capacity to provide and will provide sanitary sewer service to the Property to meet its needs and will undertake any Village wastewater collection and conveyance system improvements required to serve the property at its own expense.
  - c. At its own expense, the Owner shall construct a sanitary sewer extension to connect to the existing sanitary sewer system along Ahlstrand Road. The Owner shall coordinate with the Village to provide for the inspection of sanitary sewer lines during the development of the Property.

iii. Sidewalks and Parkway Trees. The Owner shall not be required to construct and install: (i) street lighting; and (ii) a public sidewalk in all rights-of-way adjacent to the Property per Ordinance No. \_\_\_\_\_, An Ordinance Granting Approval of a Minor Plat of Subdivision with Subdivision Variations for the Property Located at the Northeast Corner of Ahlstrand Road and Oaklawn Drive Commonly Known as 22W584 Ahlstrand Road, approved by the Village Board of Trustees on March 26, 2026. The Owner shall cause the installation of parkway trees on the north side of the Ahlstrand Road right-of-way in substantial conformance with the applicable provisions of the Village's Subdivision Regulations Code and all other applicable provisions of the Village Code. Notwithstanding anything contained herein or in any Village ordinance, rule, or regulation to the contrary, parkway trees to be installed at the Property pursuant to the applicable provisions of the Village's Subdivision Regulations Code and other applicable provisions of the Village Code shall be installed and completed on an individual built-out basis for each lot and structure constructed thereon and need not be installed or completed at the same time by the Owner. The Owner shall also submit a planting plan with the proposed location, size, and species of parkway trees for the Village's approval when building permits are applied for each lot. The Village shall be notified of any activities in the public rights-of-way to schedule and conduct necessary inspections.

6. Dedication of Public Improvements.

A. The Owner shall dedicate the public improvements located in the public right-of-way including the water service lines from the water main up to and including the buffalo-box at or near the property lines, and parkway trees that will be maintained by the Village (hereinafter referred to as the "Dedicated Improvements").

B. The Owner shall notify the Village Engineer when it believes all the Dedicated Improvements to be dedicated to the Village have been fully and properly completed in compliance with the Requirements of Law, including Section 11-5-3 of the Village's Subdivision Regulations Code and this Agreement, and shall request final inspection, approval, and acceptance of the Dedicated Improvements by the Village. Such notification shall be given far enough in advance to allow the Village Engineer time to inspect the Dedicated Improvements and to prepare a punch list of items requiring repair or correction. The Owner shall promptly make all necessary repairs and corrections as specified on the punch list. The Village shall not be required to approve or accept any portion of the Dedicated Improvements until all of the Dedicated Improvements, including punch list items, have been fully and properly completed.

C. Upon satisfactory completion of the Dedicated Improvements, including all punch list items, the Village Engineer will submit a recommendation on the Dedicated Improvements to the Village Board, and the Village Board will take action on that recommendation. Upon the approval of, and prior to the acceptance of, the Dedicated

Improvements to be accepted by the Village pursuant to this Agreement, the Owner shall execute, or cause to be executed, such documents as the Village shall request to transfer ownership of the Dedicated Improvements to, and evidence of ownership of such Dedicated Improvements, to the Village, free and clear of all liens, claims, encumbrances, and restrictions, unless otherwise approved by the Village in writing. The Owner shall, at the same time, grant, or cause to be granted, to the Village all such insured easements or other property rights as the Village may require to install, operate, maintain, service, repair, and replace the Dedicated Improvements that have not been previously granted to the Village, free and clear of all liens, claims, encumbrances, and restrictions, unless otherwise approved by the Village in writing.

D. Neither the execution of this Agreement nor the approval or recordation of the Subdivision Plat shall constitute acceptance by the Village of any public facilities that are depicted as “dedicated” on the Final Plat.

8. Fees, Charges, Donations and Contributions.

A. Standard Fees and Charges. The Village shall impose and collect from the Developer, and its respective employees, contractors, sub-contractors, and agents the customary permit, license, tap-on, connection, and user fees and charges in such amounts or at such rates as are generally applied throughout the Village.

B. Land Donation and Cash Contributions. At the time of issuance of each building permit for the construction of each new single-family home on the Property, the Developer or builder shall be required to pay the amounts listed below to the Village for each new single-family home:

Glen Ellyn Library	Per each new single-family home	\$850.92
Glen Ellyn Park District	Per each new two-bedroom home	\$3,328.05
	Per each new three-bedroom home	\$4,783.35
	Per each new four-bedroom home	\$6,210.60
	Per new five-bedroom home	\$6,220.50
School District 89	Per new three-bedroom home	\$4,408.18
	Per new four-bedroom home	\$6,881.98
	Per new five-bedroom home	\$4,268.33
School District 87	Per new two-bedroom home	\$135.55
	Per new three-bedroom home	\$962.38
	Per new four-bedroom home	\$2,053.52
	Per new five-bedroom home	\$1,436.79

Glen Ellyn Fire Company	Per new single-family home	\$1,500.00
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C. Payment of Village Consulting Fees. The Developer shall pay all reasonable professional consulting and administration fees incurred by the Village to process the Owner's requests for subdivision and zoning of the Property, which fees may, without limitation, include all engineering, surveying, and legal fees incurred by the Village pertaining to the review of the Owner's plans and specifications for the Property, the negotiation and preparation of this Agreement, delivery and publication of notices, administrative fees to conduct public meetings and public hearings, recordation fees, and fees related to inspecting development of the Property. Such fees shall be billed on the basis of the regular hourly billing rate normally charged by such professionals and paid by the Village. The Owner has deposited the sum of \$1,500 with the Village to be held in escrow and from time to time drawn on by the Village to pay for all Village consultants, recording fees and any other out-of-pocket fees pertaining to the development of the property. The Owner shall replenish the escrow amount to its original deposit amount when the Village provides notice that the balance is at or below \$300. The Village's consultants shall include, without limitation, the Village's consulting engineer, consulting planner, surveyor, attorney, and transcriber.

D. Building Permit Fees. The Owner shall pay any and all Village fees and deposits in effect at the time of building permit applications, including, but not limited to, all water and sanitary main connection and inspection fees, water meter, water valve and all other associated costs, fees, and deposits.

9. Security Instruments.

A. In lieu of any applicable provisions of the Village Code to the contrary, the Owner shall deposit with the Village for the development of the Property, and the Village will accept, irrevocable letters of credit (hereinafter referred to as "Security Instruments") from reputable banks or savings and loan associations to guarantee construction and maintenance of all Public Improvements and Dedicated Improvements, to be constructed by the Owner as a part of the development of the Property. Each Security Instrument shall be in an amount equal to 125% of the Owner's engineer's estimate of construction costs as approved by the Village Engineer. All such Security Instruments shall be substantially in the form of Exhibit D attached to this Agreement.

B. Each Security Instrument shall be effective for not less than one (1) year from the date of issuance, and the Owner may substitute for, renew, or extend the same from time to time, with the approval of the Village, until the Public Improvements are completed. The Owner shall renew or replace each Security Instrument not less than 30 days prior to its expiration in the event the Public Improvements have not then been completed and accepted by the Village as set forth in Section 6 of this Agreement. All Security Instruments shall require not less than 60 days written notice to the Village by the issuer prior to the expiration of the Security Instrument, and no Security Instrument shall expire without such prior written notice having been duly given.

C. Until the amount of the Security Instruments are sufficient to guarantee the completion of any incomplete, unacceptable, or defective Public Improvements, the Village

may withhold the issuance of any building permits or certificates of occupancy. The Community Development Director may however, at their discretion allow a temporary occupancy permit to be issued if the incomplete items do not pose a hazard to the public health or safety as determined by the Village. The Village Engineer may from time to time approve a reduction or reductions in the Security Instruments by an amount not in excess of 90% of the value certified by the Owner's engineer of the completed work so long as the balance remaining in the Security Instruments is at least equal to 125% of the cost to complete the remaining Public Improvements for the Property, plus retention for completed work and inspection and testing fees for the Village to inspect the Public Improvements remaining to be completed. The Security Instruments for the Public Improvements for the Property shall be deposited with the Village prior to the issuance of any building permit for the Property. The 10% maintenance guarantee amount required to be deposited under Chapter 5 of the Subdivision Regulations Ordinance shall be in the form of the Security Instruments. The entirety of the Security Instruments shall be released promptly following the satisfactory completion of the maintenance period as set forth in Chapter 5 of the Subdivision Regulations Ordinance.

10. Miscellaneous Provisions.

A. Existing water wells and septic systems must be permanently sealed and abandoned in accordance with Village, County, and State requirements.

B. From and after the date of annexation, the property shall be used and maintained in accordance with and pursuant to the Village Code of Glen Ellyn, including the applicable Building Codes, Subdivision Regulations Code and Zoning Code contained therein.

C. Other Fees – In addition to other fees provided herein, the Owner shall pay:

- (i) An annexation fee of \$250.00.
- (ii) Village out-of-pocket expenses to process subdivision and annexation requests.
- (iii) Standard building permit and utility connection fees and deposits.
- (iv) All other applicable fees.

D. Fire Protection. The Property is currently located within the boundaries of the Lisle-Woodridge Fire Protection District. The Lisle-Woodridge Fire Protection District imposes a special tax on unincorporated properties for fire protection services provided by said District. At such time that the Property is annexed to the Village, the Property shall be removed from Lisle-Woodridge Fire Protection District and shall no longer pay the tax and shall be assessed a monthly fee for fire service provided by the Village.

11. Village Address. Upon annexation to the Village, the address of the properties resulting from the two-lot subdivision shall be given Village addresses.

12. Term. The term of this Agreement will be twenty (20) years from the date of execution hereof, which will be deemed to become effective on the date hereof pursuant to 65 ILCS 5/11-15.1-5.

13. Annexation Agreement Extension. At the option of the Village, the Village may extend this Annexation Agreement at its conclusion for an additional period of up to twenty (20) years for a portion, or all, of the Property. If the Village wishes to exercise this option, it shall do so in writing not earlier than two (2) years before the expiration of this Agreement, nor later than three months prior to this Agreement's initial termination date. Notice shall be sent in writing to: (i) that entity that has paid the real estate property taxes during one of the last two years for the Property or that portion of the Property for which the Village wishes to extend this Agreement; or (ii) to the record title holder of the Property or that portion of the Property for which the Village wishes to extend this Agreement. If the Village determines in its sole and absolute discretion to extend the term of this Agreement, the Village may do so whether the Property, or any portion of the Property, has been annexed to the Village. The Village may only extend the term of this Agreement once. If the Village has not exercised the option to extend the term of this Agreement pursuant to this Section, and if the Property has not been annexed to the Village at this Agreement's initial termination date, the Village and the Owner may enter into a new Annexation Agreement in the manner provided by law. If the Village has provided utility services to the non-annexed Property or any non-annexed portions of the Property pursuant to this Agreement, it may terminate such utility service at the conclusion of this Agreement; provided, however, that the Village gives not less than one year prior written notice of such termination to: (i) that entity that has paid the real estate property taxes during one of the last two years for the Property or that portion of the Property for which the Village desires to terminate any such utility service; or (ii) to the record title holder of the Property or any portion of the Property for which the Village desires to terminate any such utility service.

14. General Provisions.

A. Severability. In the event that any portion of this Annexation Agreement is found to be invalid by any court of competent jurisdiction, such finding of invalidity as to that portion will not affect the validity or enforceability of the balance of this Agreement.

B. Remedies. In addition to all rights and remedies specified in this Agreement, the Village will have the authority to pursue any and all rights and remedies, at law or in equity, to which it is entitled in order to enforce the terms of this Agreement. If the Owner fails to comply, the Village may institute an action for specific performance along with other civil and quasi-criminal actions as permitted by law, and the Village may disconnect the water and sanitary sewer services. The Owner will be further liable for any attorney fees, court costs and other costs incurred by the Village because of the Village's enforcement of this provision.

C. Amendment. This Agreement may be amended from time to time with the consent of the parties, pursuant to Statute.

D. Conflict Regulations. The provisions of this Agreement shall supersede the provision of any Village Codes and Ordinances that may be in conflict with the provisions of this Agreement.

E. Enforcement; Governing Law; Venue. This Agreement shall be enforceable by either the Owner or the Village, and their respective successors and assigns, by an appropriate action at law or in equity, to secure the performance of the promises, obligations, and covenants in this Agreement, including the specific performance of this Agreement. The

laws of the State of Illinois shall govern this Agreement. Any lawsuit enforcement filed against the Village and/or its officers, officials, employees, or independent contractors may only seek injunction, mandamus, or specific performance for the enforcement of the agreement and may not seek damages. Venue for any action pursuant to this Agreement shall in the Circuit Court of DuPage County, Illinois.

F. Successors and Assigns. This Agreement shall inure to the benefit of and be binding upon the Owner and Village and their respective successors and assigns. No conveyance, transfer or assignment of fee title in the Property or of this Agreement shall serve to release the Owner of their duties and obligations already undertaken under this Agreement.

G. Application of Ordinances. Upon annexation, the Property and its use will be subject to all Village ordinances generally applicable throughout the Village except as herein set forth.

H. Recording. The Village Clerk is hereby directed to cause this Agreement to be recorded with the Recorder of Deeds of DuPage County following its execution and approval by the Village Board.

I. No Disconnection. Once the Property subject to this Annexation Agreement has been annexed to the Village, the Owner shall not petition the Circuit Court to take any other action to cause the Property to be disconnected from the Village during the term of this Annexation Agreement or any extension to that term. In addition, the Owner may not during the term of this Annexation Agreement petition any other municipality or a court to permit annexation to another municipality.

J. Recitals and Exhibits. The recitals set forth in the beginning of this Agreement, and the exhibits attached hereto, are incorporated herein by this reference and shall constitute substantive provisions to this Agreement.

K. Captions and Paragraph Headings. The captions and paragraph headings used herein are for convenience only and shall not be used in construing any term or provision of this Agreement.

L. Entire Agreement. This Agreement sets forth all the covenants, conditions and promises between the parties, and it supersedes all prior negotiations, statements, or agreements, either written or oral, regarding its subject matter. There are no covenants, promises, agreements, conditions, or understandings between the parties, either oral or written, other than those contained in this Agreement.

M. Binding Authority. The individuals executing this Agreement represent that they have the legal power, right, and actual authority to bind their respective Parties to the terms and conditions of this Agreement.

N. Effective Date. The effective date of this Agreement as reflected above shall be the last date of its execution by one of the Parties as set forth below.

O. Counterparts. This Agreement may be executed in counterparts, each of which shall be considered an original and together shall be one and the same Agreement.

13. Notice. Any notice or communication required or permitted to be given under this Agreement shall be in writing and shall be delivered: (i) personally; (ii) by a reputable overnight courier; (iii) by certified mail, return receipt requested, and deposited in the U.S. Mail, postage prepaid; or (iv) by electronic internet mail ("*e-mail*"). E-mail notices shall be deemed valid only to the extent that they are opened by the recipient on a business day at the address set forth below and followed by delivery of actual notice in the manner described in either (i), (ii), or (iii) above within three (3) business days thereafter at the appropriate address set forth below.

A. Unless otherwise provided in this Agreement, notices shall be deemed received after the first to occur of (a) the date of actual receipt; or (b) the date that is one business day after deposit with an overnight courier as evidenced by a receipt of deposit; or (c) the date that is three business days after deposit in the U.S. mail, as evidenced by a return receipt. By notice complying with the requirements of this Section each party to this Agreement shall have the right to change the address or the addressee, or both, for all future notices and communications to them, but no notice of a change of addressee or address shall be effective until actually received.

B. Notices and communications to the Village shall be addressed to, and delivered at, the following address:

Community Development Director  
Village of Glen Ellyn  
535 Duane Street  
Glen Ellyn, Illinois 60137  
Email: [communitydevelopment@glenellyn.org](mailto:communitydevelopment@glenellyn.org)

C. Notices and communications to the Owner shall be addressed to, and delivered to, the following address:

---

Frank LaGambina  
La Gambina Homes, Inc.  
53 East St. Charles Road  
Village Park, Illinois 60181  
Email: [flagambina@sbcglobal.net](mailto:flagambina@sbcglobal.net)

15. Covenant Running with the Land. The terms of this Agreement constitute a covenant running with the land for the term of this Agreement unless specific terms are expressly made binding beyond the term of this Agreement. Furthermore, the terms herein are hereby expressly made binding upon all heirs, grantees, mortgagees, lessee, executors, assigns and successors in interest of the Owner as to all or any part of the tracts, and are further expressly made binding upon said Village and the duly elected or appointed successors in office of its Corporate Authorities.

16. Force Majeure. Whenever a period of time is provided for in this Agreement for either the Village or the Owner to do or perform any act or obligation, neither Party shall be liable for any

delays or inability to perform due to causes beyond the control of said Party such as war, riot, strike or lockout by or against either Party's own employees or suppliers, unavoidable casualty or damage to personnel, materials or equipment, fire, flood, storm, earthquake, tornado or any act of nature. Any time period shall be extended for only the actual amount of time said Party is so delayed.

17. No Liability of Corporate Authorities. The Parties acknowledge and agree that the individuals who are members of the group constituting the corporate authorities of the Village are entering into this Agreement in their corporate capacities as members of such group and shall have no personal liability in their individual capacities.

18. Cumulative Remedies. The Parties' rights and remedies hereunder shall be cumulative; the exercise of any rights or remedies shall neither preclude enforcement of other rights and remedies nor waive other rights and remedies; and the failure of either party to exercise any rights or remedies shall neither preclude enforcement of any rights or remedies nor constitute a waiver of any rights or remedies.

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

IN WITNESS WHEREOF, the parties have caused this Annexation Agreement to be executed on the dates set forth below.

**VILLAGE OF GLEN ELLYN**

\_\_\_\_\_  
James Burket, Village President

SUBSCRIBED AND SWORN to before me  
this \_\_\_\_ day of \_\_\_\_\_, 2026.

- Notary Seal -

\_\_\_\_\_  
Notary Public

**ATTEST**

\_\_\_\_\_  
Caren Cosby, Village Clerk

SUBSCRIBED AND SWORN to before me  
this \_\_\_\_ day of \_\_\_\_\_, 2026.

- Notary Seal -

\_\_\_\_\_  
Notary Public

**LA GAMBINA HOMES, INC.**

\_\_\_\_\_  
Frank LaGambina, President

SUBSCRIBED AND SWORN to before me  
this \_\_\_\_ day of \_\_\_\_\_, 2026.

- Notary Seal -

\_\_\_\_\_  
Notary Public

## **EXHIBIT LIST**

EXHIBIT A: Legal Description of Property

EXHIBIT B: Petition for Annexation

EXHIBIT C: Subdivision Plat

EXHIBIT D: Letter of Credit Form

## **EXHIBIT A**

### **LEGAL DESCRIPTION OF PROPERTY**

LOT 89 IN FIRST ADDITION TO AHLSTRAND'S ARBORETUM ESTATES, BEING A SUBDIVISION OF PART OF SECTIONS 26 AND 27, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 6, 1955 AS DOCUMENT 752019, IN DUPAGE COUNTY ILLINIOIS.

P.I.N. 05-26-303-007

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

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

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 22w584 Ahlstrand Rd Glen Ellyn IL 60137 and P.I.N. 05-26-303-007 (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: \_\_\_\_\_  
 Print Name: Frank La Garbina  
 Date: 07/11/2025

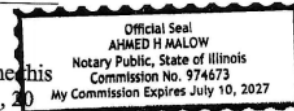
Subscribed and sworn to before me this  
11 day of JULY, 2025  
 \_\_\_\_\_  
 NOTARY PUBLIC

Signature: \_\_\_\_\_  
 Print Name: \_\_\_\_\_  
 Date: \_\_\_\_\_

Subscribed and sworn to before me this  
 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 \_\_\_\_\_  
 NOTARY PUBLIC

Signature: \_\_\_\_\_  
 Print Name: \_\_\_\_\_  
 Date: \_\_\_\_\_

Subscribed and sworn to before me this  
 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 \_\_\_\_\_  
 NOTARY PUBLIC





VILLAGE OF GLEN ELLYN  
NOTICE OF PUBLIC HEARING OF A PROPOSED  
ANNEXATION

PUBLIC NOTICE is hereby given that a public hearing shall be conducted before the Village Board of the Village of Glen Ellyn ("Village") on Monday, March 23rd, 2026 at 7:00 p.m., at the Glen Ellyn Civic Center in the Galligan Board Room located at 535 Duane Street Glen Ellyn, Illinois 60137 to consider a proposed annexation agreement between the Village and the owners of an approximately 0.916 acre parcel of property commonly known as 22W584 Ahlstrand Road ("Property") that is proposed to be annexed to the Village. The Property is currently located in unincorporated DuPage County and is contiguous to the Village limits. The Property is generally located west of the Village boundary at the northeast corner of Ahlstrand Road and Oaklawn Drive and is legally described as follows:

LOT 89 IN FIRST ADDITION TO AHLSTRAND'S ARBORETUM ESTATES, BEING A SUBDIVISION OF PART OF SECTIONS 26 AND 27, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 6, 1955, AS DOCUMENT 752019, IN DUPAGE COUNTY ILLINOIS.  
PIN: 05-26-303-007

Property Address: 22W584 Ahlstrand Road  
A copy of the proposed annexation agreement is on file with the Village and is available for public inspection prior to the hearing during regular business hours at the Glen Ellyn Civic Center. The agreement may be changed, altered, modified, amended, or redrafted in its entirety after the public hearing. All interested persons are invited to attend and be heard at the public hearing. The public hearing may be adjourned to another date by the Village Board without further notice by public announcement at the hearing setting forth the time and place thereof. After the close of the hearing, the Village Board may either approve the agreement as presented, approve the agreement with changes, or not approve the agreement at the same meeting or a future meeting.  
Published in Daily Herald March 5, 2026 (324030)

## CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

# DuPage County Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DuPage County DAILY HERALD**. That said **DuPage County DAILY HERALD** is a secular newspaper, published in Naperville, DuPage County, State of Illinois, and has been in general circulation daily throughout DuPage County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **DuPage County DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 03/05/2026 in said **DuPage County DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY

  
Designee of the Publisher of the Daily Herald

Control # 324030 \*DUPAGE\*

