Agenda
Village of Glen Ellyn
Regular Village Board Meeting
Monday, July 27, 2026
7:00 PM
Glen Ellyn Civic Center, Galligan Board Room

Meeting Procedures Statement

Visitors are most welcome to attend all meetings of the Village Board and can find copies of the Agenda at the meeting or online at www.glenellyn.org prior to the meeting. Meetings are taped and also televised on WideOpenWest Channel 6, AT&T Channel 99, and Comcast Cable Services Channel 10. Any individual with a disability requiring a reasonable accommodation in order to participate in a meeting should contact The Village of Glen Ellyn ADA Coordinator, 630-469-5000, at least five (5) business days in advance of the next scheduled meeting. All matters on the Agenda may be discussed, amended, and acted upon.

A. Call to Order

B. Pledge of Allegiance

C. Roll Call

D. Presentation

1) Proclamation in Honor of Glenbard West Boys Volleyball and Boys Gymnastics State Championship teams (Carlos Fuentes, Glenbard West Boys Gymnastics Head Coach, and Christina Giunta Mayer, Glenbard West Boys Volleyball Head Coach)

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 during the Audience Participation portion of the agenda. For those items which are on tonight's agenda, you will have the opportunity to comment when the item is discussed. Please complete the Audience Participation form and submit it to the Village Clerk and if you have materials you wish to share with the Board, provide those also to the Village Clerk. When recognized, please step to the podium and state your name for the record. 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. Public officials are not obligated to respond to questions.

F. Employee Recognition

1) Resident Commends Police Officer Tabor's Handling of Wellness Check

2) Resident Thanks Chief Norton for 25 years as Police Chief

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

Motion to approve the following items including Payroll and Vouchers totaling $6,302,326.98. These agenda items have been reviewed by the Executive Team (Trustee Kalinich).

1) Total Expenditures (Payroll and Vouchers) - $6,302,326.98

2) Approve Village Board June 15, 2026 Special Workshop Meeting Minutes

3) Approve Village Board June 15, 2026 Closed Executive Session Minutes

4) Approve Village Board June 22,2026 Special Workshop Meeting Minutes

5) Approve Village Board June 22, 2026 Meeting Minutes

6) Approve Village Board July 9, 2026 Special Meeting Minutes

7) Appreciation for the Service of the Following Commissioners:

- Carol Scott, stepping down from the Recreation Commission after serving as Chair since 2023 and as a Member since 2019
- Scott Waldbusser, stepping down from the Finance Commission after serving as a Member since 2023
- Leo Hoerdemann, stepping down from the Finance Commission after serving as a Member since 2023
- Rob Wyant, stepping down from the Plan Commission after serving as a Member since 2022

8) Consent to Village President Burket's Appointment of the following Members of Various Boards and Commissions with terms ending July 31, 2029:
Finance Commission
Mark Whitaker, Member
Recreation Commission
Debbie Burzynski, Member

9) Consent to Village President Burket's Reappointment of the following Members to Various Boards and Commissions:
Architectural Appearance Commission
Susan Jacobsen, term ending 7/31/29
Board of Building Appeals
Thomas Bredefeldt, term ending 7/31/29
Capital Improvements Commission
Rocco Zucchero, term ending 7/31/29
Joel Baldin, term ending 7/31/29
John MacDonald, term ending 7/31/29
Tom Drapinski, term ending 7/31/29
Community Relations Commission
Nancy McKee, term ending 7/31/29
Maariya Quadri, term ending 7/31/29
Molly McGinnis Knapke, term ending 7/31/29
Environmental Commission
Christy Truitt, term ending 7/31/29
Jacquelyn Casazza, term ending 7/31/29
Mark Frigo, term ending 7/31/29
Jeff Abeln, term ending 7/31/29

Finance Commission
Kevin Moffitt, term ending 7/31/29
Historic Preservation Commission
Penn French, term ending 7/31/29
Nathan Darga, term ending 7/31/29
Rob Margetts, term ending 7/31/29
Plan Commission
Tim Loftus, fulfilling the remainder of the term of a departed Plan Commission member, term ending 7/31/28
Christina Morrison, term ending 7/31/29
Recreation Commission
Scott Coldiron, term ending 7/31/29
James Ozog, term ending 7/31/29
Zoning Board of Appeals
Chip Miller, term ending 7/31/29
Craig Pavlich, term ending 7/31/29

10) Consent to Village President Burket's Reappointments of the Following Persons to Serve as Chair of Various Boards and Commissions with Terms Ending July 31, 2027:
Architectural Appearance Commission
Susan Jacobsen
Building Board of Appeals
Thomas Bredfeldt
Capital Improvements Commission
Rocco Zucchero
Community Relations Commission
Nancy McKee
Environmental Commission
Christy Truitt
Finance Commission
Chris Goodman
Historic Preservation Commission
Penn French
Plan Commission
Tim Loftus
Recreation Commission
Tony Coconate
Zoning Board of Appeals
Chip Miller

11) Adopt Resolution No. 26-65, A Resolution Approving the Renewal of an Independent Contractor Agreement with B & B Holiday Decorating, L.L.C. Dated September 1, 2025, for Holiday Lighting and Decorating Services for an Additional Four-Year Term to be Expensed to the Public Works Operations - Street Fund and Authorizing its Execution (Public Works Director Hubsky)

12) Adopt Resolution No. 26-66, A Resolution Authorizing Levy of an Additional Tax for the Purchase of Sites and Buildings by the Glen Ellyn Public Library, for the Construction and Equipment of Library Buildings, for the Rental of Buildings Required for Library Purposes, and for the Maintenance, Repairs, and Alteration of

the Library Building and Equipment (Finance Director Brankin)

13) Adopt Resolution 26-67, A Resolution Approving an Outdoor Café License Agreement with Spencer's Specialty Ice Cream LLC, D/B/A Glen Ellyn Candy & Cones for an Outdoor Café at 550 Crescent Boulevard and Authorizing Its Execution (Community Development Director Henaghan)

14) Adopt Ordinance No. 7288-VC, An Ordinance to Amend Title 3 ("Business Regulations"), Chapter 19 ("Liquor Control Code"), Section 3-19-12 ("Restriction on Number of Licenses") of the Glen Ellyn Village Code to Amend the Number of Permitted Liquor Licenses (Village Attorney Stephanides)

15) Adopt Ordinance No. 7289, An Ordinance Granting a Variation from Section 10-4-8(D)(3) of the Village's Zoning Code to Allow for a Rear Home Addition on the Property Located at 565 Hill Avenue, Glen Ellyn, Illinois (Community Development Director Henaghan)

16) Adopt Ordinance No. 7290, An Ordinance Amending Title 4 ("Building Regulations"), Chapter 1 ("Building Code") and Title 5 ("Fire Regulations"), Chapter 2 ("Fire Code"), of the Glen Ellyn Village Code (Community Development Director Henaghan)

17) Adopt Resolution No. 26-68, A Resolution Approving a Professional Services Agreement with Baxter & Woodman, Inc. for Evaluation, Design, and Preparation of Bid Documents for the Route 53 Water Main Rehabilitation Project in an Amount Not to Exceed $78,900 to be Expensed to the Water and Sewer Fund and Authorizing its Execution (Public Works Director Hubsky)

18) Adopt Ordinance No. 7291, An Ordinance Granting a Variation from Section 10-5-4(A)(4)(b) of the Village's Zoning Code to Allow for a Non-Conforming Side Yard Setback for an Existing Detached Garage on the Property Located at 253 Anthony Street, Glen Ellyn, Illinois (Community Development Director Henaghan)

19) Adopt Resolution 26-69, A Resolution Approving a Historic Preservation Program Agreement with Bill and Rachel Ford in the Amount of $5,968 and Authorizing Its Execution (Community Development Director Henaghan)

20) Adopt Resolution 26-70, A Resolution Approving a License Agreement with the McKee Preservation Group, Inc. for the Property Commonly Known as the McKee House and Authorizing Its Execution (Village Manager Franz)

21) Adopt Resolution No. 26-71, A Resolution Approving an Intergovernmental Lease Agreement Between the Village of Glen Ellyn, the Village of Lombard and the Glenbard Wastewater Authority for A Fire Training Facility Located at 601 Hill Avenue, Lombard, Illinois and Authorizing Its Execution (Village Manager Franz)

H. Non-Consent Agenda

1) Adopt Ordinance No. 7292, An Ordinance Granting a Special Use Permit and Variations from the Village's Zoning Code and Sign Code and Exterior Appearance Approval to Construct a Drive-In Commercial Facility Located at 750 Roosevelt Road, Glen Ellyn, Illinois (Community Development Director Henaghan) (Trustee Thompson)

2) Adopt Ordinance No. 7287, An Ordinance Denying Variations from Sections 10-4-8(D)(3) and 10-4-8(E)(1) of the Village's Zoning Code on the Property Located at

113 S. Parkside Avenue, Glen Ellyn, Illinois (Community Development Director Henaghan) (Trustee Duncan)

3) Presentation and Discussion of the 2026-30 Strategic Plan (Trustee Simon)

I. Other Business

J. Reminders

1) Village Board Special Meeting Monday, August 17, 2026 at 6 pm

2) Village Board Meeting, Monday, August 24, 2026 at 7 pm

K. Adjourn to closed executive session for the purpose of discussing the appointment of a specific volunteer of the Village pursuant to 5 ILCS 120/2(c)(1), the selection of a person to fill a vacancy in a public office pursuant to 5 ILCS 120/2(c)(3) and pending litigation pursuant to 5 ILCS 120/2(c)(11) not to return to open session

Proclamation

WHEREAS, the Glenbard West High School Boys Gymnastics Team and Boys Volleyball Team demonstrated exceptional talent, determination, teamwork, and sportsmanship throughout the 2026 athletic season; and

WHEREAS, , the Boys Gymnastics Team completed an undefeated season, captured the West Suburban Conference Championship, set a new school record for the highest team score in program history at the IHSA State Finals, and earned its second consecutive IHSA Boys Gymnastics State Championship; and

WHEREAS, the Boys Volleyball Team compiled an outstanding 40-2 overall record, concluded the season with 24 consecutive victories, captured the 2026 IHSA Boys Volleyball State Championship, and secured the program's sixth state championship while extending its remarkable streak of qualifying for the IHSA State Finals to twelve consecutive seasons; and

WHEREAS, these outstanding accomplishments reflect countless hours of dedication by the student-athletes, coaches, families, and supporters whose commitment to excellence has brought distinction to Glenbard West High School and pride to the Village of Glen Ellyn; and

WHEREAS, , the success of these championship teams exemplifies the values of perseverance, leadership, teamwork, and sportsmanship that inspire future generations of student-athletes and strengthen our community;

NOW THEREFORE, BE IT PROCLAIMED that the President and Board of Trustees of the Village of Glen Ellyn do hereby congratulate the Glenbard West High School Boys Gymnastics Team and Boys Volleyball Team on their outstanding 2026 seasons and IHSA State Championships, and extend their sincere appreciation for representing Glenbard West High School and the Village of Glen Ellyn with excellence, integrity, and pride.

_____

VILLAGE PRESIDENT
ATTEST:

_____

VILLAGE CLERK

_____

DATE

June 6, 2026

Chief Horton -

I am writing to commend a member of your department: Officer Caitlin Labor and her conduct of a Wellness Check at my home - [redacted] Boulevard.

In what turned out to be a comedy of errors where all turned out "well", she was thorough, diligent and kind; although she didn't let me off the hook for leaving the house with all the doors unlocked - and not answering

my phone. At 86, one should not do either – it panicks people who love you.

Officer Caitlin and I had a good conversation after all the dust was settled, and whereas I hope it will not be necessary, it is gratifying to know what and how a wellness check is done.

Kudos to Caitlin: I recommend a raise in pay, and an extra day off (with pay, of course!)

Sincerely, [redacted]

Dear Chief,

Congratulations and thank you for your twenty-five years as Chief! I know I'm not alone in my appreciation for all you've done for the Village of Glen Ellyn.

[redacted] + [redacted]

attendee of Coffee with the Cops and who, like this note, is always just a little bit late!

Approval of Vouchers
For the Village Board Meeting on July 27, 2026

EXPENDITURES:

Accounts Payable Warrant 0626-3	$	356,991.65	
Accounts Payable Warrant 0626-4	$	1,607,962.34	
Accounts Payable Warrant 0626-5	$	50,789.42	
Accounts Payable Warrant 0726-1	$	981,265.88	
Accounts Payable Warrant 0726-2	$	959,048.26	
Accounts Payable Warrant 0726-3	$	669,019.51	
Sub-Total	**$**	**4,625,077.06**	**$ 4,625,077.06**

PAYROLL EXPENDITURES

			June 26, 2026		July 10, 2026	
Total ACH+live checks	**Net Employee Payroll Checks**	$	529,898.97	$	532,455.06	
	Employee & Employer Payroll Deductions:					
Net of DD	Employee Deductions*	$	227,794.71	$	247,432.54	
2300-2305	IMRF - Employer contribution	$	23,847.19	$	24,787.92	
1000-1100	Social Security/Medicare Tax Withheld - Employer portion	$	44,561.53	$	46,472.00	
	Total Payroll	**$**	**826,102.40**	**$**	**851,147.52**	**$ 1,677,249.92**
						$ 6,302,326.98

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											
06082026		06/08/2026		0626-4	41255	8,470.00	8,470.00	06/26/2026	DIR	PD	06/08/26 ACC SALES TAX
CHECK DATE: 06/26/2026											
06152026		06/15/2026		0626-4	41256	8,470.00	8,470.00	06/26/2026	DIR	PD	06/15/26 ACC SALES TAX
CHECK DATE: 06/26/2026											
06222026		06/22/2026		0626-4	41257	8,470.00	8,470.00	06/26/2026	DIR	PD	06/22/26 ACC SALES TAX
CHECK DATE: 06/26/2026											
06302026		06/26/2026		0626-4	41258	8,470.00	8,470.00	06/26/2026	DIR	PD	06/30/26 ACC SALES TAX
CHECK DATE: 06/26/2026											
13330 FULLSTEAM											
FULLSTEAM-35		06/01/2026		0626-4	41260	29,588.39	29,588.39	06/26/2026	DIR	PD	CREDIT CARD FEES-LINKS
CHECK DATE: 06/26/2026											
360 GLENBARD W. W. TREATMENT PLT.											
FY26-6		06/01/2026		0626-4	41267	353,565.81	353,565.81	06/26/2026	DIR	PD	MONTHLY FLOW BILL
CHECK DATE: 06/26/2026											
262 DUPAGE WATER COMMISSION											
DPWC-217		06/01/2026		0626-4	41268	477,737.90	477,737.90	06/26/2026	DIR	PD	WATER COSTS
CHECK DATE: 06/26/2026											
922 VILLAGE OF GLEN ELLYN											
110195 0626		06/01/2026		0626-3	41270	72.24	72.24	06/19/2026	DIR	PD	WATER: 460 PENNSYLVANI
CHECK DATE: 06/19/2026											
110205 0626		06/01/2026		0626-3	41271	33.28	33.28	06/19/2026	DIR	PD	WATER: 487 PENNSYLVANI
CHECK DATE: 06/19/2026											
110275 0626		06/01/2026		0626-3	41272	119.49	119.49	06/19/2026	DIR	PD	WATER: 509 PENNSYLVANI
CHECK DATE: 06/19/2026											
110465 0626		06/01/2026		0626-3	41273	49.77	49.77	06/19/2026	DIR	PD	WATER: 505 CRESCENT IR
CHECK DATE: 06/19/2026											
110485 0626		06/01/2026		0626-3	41274	61.42	61.42	06/19/2026	DIR	PD	WATER: 526 N MAIN IRR
CHECK DATE: 06/19/2026											
120365 0626		06/01/2026		0626-3	41275	27.19	27.19	06/19/2026	DIR	PD	WATER: 569 PENNSYLVANI
CHECK DATE: 06/19/2026											
120495 0626		06/01/2026		0626-3	41276	173.37	173.37	06/19/2026	DIR	PD	WATER: 524 PENNSYLVA
CHECK DATE: 06/19/2026											
121350 0626		06/01/2026		0626-3	41277	43.57	43.57	06/19/2026	DIR	PD	WATER: 800 N MAIN
CHECK DATE: 06/19/2026											

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
122670 0626		06/01/2026		0626-3	41278	38.22	38.22	06/19/2026	DIR	PD	WATER: 557 GENEVA
CHECK DATE: 06/19/2026											
122675 0626		06/01/2026		0626-3	41279	4.09	4.09	06/19/2026	DIR	PD	WATER: 557 GENEVA
CHECK DATE: 06/19/2026											
140250 0626		06/01/2026		0626-3	41280	164.34	164.34	06/19/2026	DIR	PD	WATER: 485 WINCHELL
CHECK DATE: 06/19/2026											
310027 0626		06/01/2026		0626-3	41281	26.25	26.25	06/19/2026	DIR	PD	WATER: 503 DUANE
CHECK DATE: 06/19/2026											
310029 0626		06/01/2026		0626-3	41282	47.46	47.46	06/19/2026	DIR	PD	WATER: 532 HILLSIDE
CHECK DATE: 06/19/2026											
310031 0626		06/01/2026		0626-3	41283	8.92	8.92	06/19/2026	DIR	PD	WATER: 548 DUANE ST
CHECK DATE: 06/19/2026											
310033 0626		06/01/2026		0626-3	41284	38.85	38.85	06/19/2026	DIR	PD	WATER: 424 FOREST
CHECK DATE: 06/19/2026											
310035 0626		06/01/2026		0626-3	41285	54.18	54.18	06/19/2026	DIR	PD	WATER: 426 MAIN ST
CHECK DATE: 06/19/2026											
310037 0626		06/01/2026		0626-3	41286	38.95	38.95	06/19/2026	DIR	PD	WATER: 444 MAIN ST
CHECK DATE: 06/19/2026											
315090 0626		06/01/2026		0626-3	41287	516.04	516.04	06/19/2026	DIR	PD	WATER: 535 DUANE
CHECK DATE: 06/19/2026											
315091 0626		06/01/2026		0626-3	41288	178.25	178.25	06/19/2026	DIR	PD	WATER: 539 DUANE
CHECK DATE: 06/19/2026											
315215 0626		06/01/2026		0626-3	41289	21.83	21.83	06/19/2026	DIR	PD	WATER: 450 FOREST
CHECK DATE: 06/19/2026											
410010 0626		06/01/2026		0626-3	41290	558.26	558.26	06/19/2026	DIR	PD	WATER: 30 S LAMBERT
CHECK DATE: 06/19/2026											
411170 0626		06/01/2026		0626-3	41291	92.30	92.30	06/19/2026	DIR	PD	LINKS WATER: 490 HARDI
CHECK DATE: 06/19/2026											
413030 0626		06/01/2026		0626-3	41292	1,496.09	1,496.09	06/19/2026	DIR	PD	LINKS WATER: 485 WINCH
CHECK DATE: 06/19/2026											
423765 0626		06/01/2026		0626-3	41293	472.21	472.21	06/19/2026	DIR	PD	WATER: 65 S PARK
CHECK DATE: 06/19/2026											
423925 0626		06/01/2026		0626-3	41294	200.48	200.48	06/19/2026	DIR	PD	WATER: 681 TAFT
CHECK DATE: 06/19/2026											
06112026		06/11/2026		0626-3	41295	2,500.00	2,500.00	06/19/2026	DIR	PD	LINKS LIQUOR LICENSE
CHECK DATE: 06/19/2026											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
9766 HEARTLAND											
HEARTLAND PARKING77		06/01/2026		0626-4	41296	677.01	677.01	06/26/2026	DIR	PD	PARKING KIOSK
CHECK DATE: 06/26/2026											
HEARTLAND-129		06/01/2026		0626-4	41297	2,609.54	2,609.54	06/26/2026	DIR	PD	CREDIT CARD FEES - VIL
CHECK DATE: 06/26/2026											
13369 NUVEI TECHNOLOGIES INC.											
52000275192726		06/01/2026		0626-4	41298	387.98	387.98	06/26/2026	DIR	PD	BANKCARD FEES
CHECK DATE: 04/26/2026											
7749 PAYMENT SERVICE NETWORK, INC											
PSN-161		06/01/2026		0626-4	41299	388.05	388.05	06/26/2026	DIR	PD	CUST ONLINE BANKING FE
CHECK DATE: 06/26/2026											
14230 BRUBER FINANCIAL SERVICES, INC											
LAMA FEES-13		06/01/2026		0626-4	41300	115.00	115.00	06/26/2026	DIR	PD	LAMA CC FEES
CHECK DATE: 06/26/2026											
5758 SWAHM											
SWAHM-205		06/01/2026		0626-4	41301	289,854.02	289,854.02	06/26/2026	DIR	PD	SWAHM INSURANCE PAYMEN
CHECK DATE: 06/26/2026											
414 ILLINOIS DEPT. OF REVENUE											
ST-1-246		06/01/2026		0626-4	41302	15,848.00	15,848.00	06/26/2026	DIR	PD	LINKS SALES TAX
CHECK DATE: 06/26/2026											
922 VILLAGE OF GLEN ELLYN											
F&B-81		06/01/2026		0626-4	41303	6,132.74	6,132.74	06/26/2026	DIR	PD	FOOD & BEVERAGE TAX
CHECK DATE: 06/26/2026											
9766 HEARTLAND											
06032026		06/03/2026		0626-4	41304	299.00	299.00	06/26/2026	DIR	PD	HEARTLAND PMT SYS ADJU
CHECK DATE: 06/26/2026											
355 GLEN ELLYN PUBLIC LIBRARY											
PPRT-199		06/01/2026		0626-4	41305	19.13	19.13	06/26/2026	DIR	PD	PPRT TO LIBRARY
CHECK DATE: 06/26/2026											
356 GLEN ELLYN VOLUNTEER FIRE CO.											
FY26-3		07/01/2026		0726-2	41311	357,314.75	357,314.75	07/10/2026	DIR	PD	FY26 QTRLY CONTRIBUTIO
CHECK DATE: 07/10/2026											
11084 CHASE BANK NA											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHASE 06/26		06/30/2026		0626-5	41312	50,789.42	50,789.42	06/30/2026	DIR	PD	CHASE 06/26
CHECK DATE: 06/30/2026											
700 THE PITNEY BOWES BANK INC											
07062026		07/06/2026		0726-2	41313	2,000.00	2,000.00	07/10/2026	DIR	PD	PD POSTAGE REFILL
CHECK DATE: 07/10/2026											
922 VILLAGE OF GLEN ELLYN											
110195 0726		07/01/2026		0726-3	41316	151.41	151.41	07/17/2026	DIR	PD	WATER: 460 PENNSYLVANI
CHECK DATE: 07/17/2026											
110205 0726		07/01/2026		0726-3	41317	51.24	51.24	07/17/2026	DIR	PD	WATER: 487 PENNSYLVANI
CHECK DATE: 07/17/2026											
110275 0726		07/01/2026		0726-3	41318	235.83	235.83	07/17/2026	DIR	PD	WATER: 509 PENNSYLVANI
CHECK DATE: 07/17/2026											
110465 0726		07/01/2026		0726-3	41319	116.97	116.97	07/17/2026	DIR	PD	WATER: 505 CRESCENT IR
CHECK DATE: 07/17/2026											
110485 0726		07/01/2026		0726-3	41320	121.27	121.27	07/17/2026	DIR	PD	WATER: 526 N MAIN IRR
CHECK DATE: 07/17/2026											
120365 0726		07/01/2026		0726-3	41321	42.73	42.73	07/17/2026	DIR	PD	WATER: 569 PENNSYLVANI
CHECK DATE: 07/18/2026											
120495 0726		07/01/2026		0726-3	41322	173.37	173.37	07/17/2026	DIR	PD	WATER: 524 PENNSYLVA
CHECK DATE: 07/17/2026											
121350 0726		07/01/2026		0726-3	41323	50.26	50.26	07/17/2026	DIR	PD	WATER: 800 N MAIN
CHECK DATE: 07/17/2026											
122670 0726		07/01/2026		0726-3	41324	37.31	37.31	07/17/2026	DIR	PD	WATER: 557 GENEVA
CHECK DATE: 07/17/2026											
122675 0726		07/01/2026		0726-3	41325	4.09	4.09	07/17/2026	DIR	PD	WATER: 557 GENEVA
CHECK DATE: 07/17/2026											
140250 0726		07/01/2026		0726-3	41326	251.07	251.07	07/17/2026	DIR	PD	WATER: 485 WINCHELL
CHECK DATE: 07/17/2026											
310027 0726		07/01/2026		0726-3	41327	7.14	7.14	07/17/2026	DIR	PD	WATER: 503 DUANE
CHECK DATE: 07/17/2026											
310029 0726		07/01/2026		0726-3	41328	88.20	88.20	07/17/2026	DIR	PD	WATER: 532 HILLSIDE
CHECK DATE: 07/17/2026											
310031 0726		07/01/2026		0726-3	41329	21.73	21.73	07/17/2026	DIR	PD	WATER: 548 DUANE ST
CHECK DATE: 07/17/2026											
310033 0726		07/01/2026		0726-3	41330	78.01	78.01	07/17/2026	DIR	PD	WATER: 424 FOREST
CHECK DATE: 07/17/2026											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
310035 0726		07/01/2026		0726-3	41331	133.03	133.03	07/17/2026	DIR	PD	WATER: 426 MAIN ST
CHECK DATE: 07/17/2026											
310037 0726		07/01/2026		0726-3	41332	53.13	53.13	07/17/2026	DIR	PD	WATER: 444 MAIN ST
CHECK DATE: 07/17/2026											
315090 0726		07/01/2026		0726-3	41333	326.28	326.28	07/17/2026	DIR	PD	WATER: 535 DUANE
CHECK DATE: 07/17/2026											
315091 0726		07/01/2026		0726-3	41334	91.86	91.86	07/17/2026	DIR	PD	WATER: 539 DUANE
CHECK DATE: 07/17/2026											
315215 0726		07/01/2026		0726-3	41335	21.83	21.83	07/17/2026	DIR	PD	WATER: 450 FOREST
CHECK DATE: 07/17/2026											
410010 0726		07/01/2026		0726-3	41336	491.40	491.40	07/17/2026	DIR	PD	WATER: 30 S LAMBERT
CHECK DATE: 07/17/2026											
411170 0726		07/01/2026		0726-3	41337	132.06	132.06	07/17/2026	DIR	PD	LINKS WATER: 490 HARDI
CHECK DATE: 07/17/2026											
413030 0726		07/01/2026		0726-3	41338	1,906.28	1,906.28	07/17/2026	DIR	PD	LINKS WATER: 485 WINCH
CHECK DATE: 07/17/2026											
423765 0726		07/01/2026		0726-3	41339	417.98	417.98	07/17/2026	DIR	PD	WATER: 65 S PARK
CHECK DATE: 07/17/2026											
423925 0726		07/01/2026		0726-3	41340	182.41	182.41	07/17/2026	DIR	PD	WATER: 681 TAFT
CHECK DATE: 07/17/2026											
13444 A MAESTRANZI SONS KNIFE SERVICES											
1001781		06/11/2026		0626-3	269015	35.50	35.50	06/11/2026	INV	PD	PROFESSIONAL SERVICES
CHECK DATE: 06/19/2026											
2021 A-RELIABLE PRINTING											
32161		06/05/2026		0626-3	269016	63.00	63.00	07/05/2026	INV	PD	BUSINESS CARDS - CARIU
CHECK DATE: 06/19/2026											
11942 AL WARREN OIL CO INC											
W1852182		06/11/2026		0626-3	269017	718.58	718.58	06/19/2026	INV	PD	DIESEL EXHAUST FLUID F
CHECK DATE: 06/19/2026											
W1852497	20260037	06/12/2026		0626-3	269017	27,641.30	27,641.30	06/19/2026	INV	PD	87 OCTANE REGULAR UNLE
CHECK DATE: 06/19/2026											
						28,359.88					
12567 AMAZON.COM SALES, INC.											
1K73-PTNK-F11K		06/01/2026		0626-3	269018	3,380.24	3,380.24	06/12/2026	INV	PD	WATER FILTER PITCHERS,
CHECK DATE: 06/19/2026											
13617 AMSOIL INC.											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
24873115 RI		06/03/2026		0626-3	269019	105.99	105.99	06/16/2026	INV	PD	DIESEL FUEL ADDITIVE
CHECK DATE: 06/19/2026											
10850 ANGELO GELATO ITALIANO, INC											
14794		06/10/2026		0626-3	269020	149.00	149.00	06/10/2026	INV	PD	FOOD - RESALE
CHECK DATE: 06/19/2026											
13036 RADIATE HOLDINGS,LP											
445131201-0018288		06/01/2026		0626-3	269021	974.25	974.25	06/19/2026	INV	PD	LINKS FIBER CONNECTION
CHECK DATE: 06/19/2026											
65 AT&T											
2242286117		06/07/2026		0626-3	269022	922.24	922.24	06/19/2026	INV	PD	VOGE SECONDARY INTERNE
CHECK DATE: 06/19/2026											
9879 BREAKTHRU BEVERAGE ILLINOIS, LLC											
127429253		06/11/2026		0626-3	269023	1,677.84	1,677.84	06/19/2026	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 06/19/2026											
414875267		06/08/2026		0626-3	269023	-261.00	-261.00	06/19/2026	CRM	PD	BEVERAGE FOR SALE CRED
CHECK DATE: 06/19/2026											
						1,416.84					
103 BRISTOL HOSE & FITTING											
3610923		06/10/2026		0626-3	269024	467.82	467.82	06/26/2026	INV	PD	INVENTORY - HYDRAULIC
CHECK DATE: 06/19/2026											
14835 JANICE BURKE											
2026-0529-RET		06/11/2026		0626-3	269025	840.00	840.00	06/19/2026	INV	PD	2026-0529-RET 448 RAIN
CHECK DATE: 06/19/2026											
120 CANON SOLUTIONS AMERICA, INC											
43335605		06/11/2026		0626-3	269026	1,579.86	1,579.86	06/19/2026	INV	PD	VOGE COPIER USAGE 2477
CHECK DATE: 06/19/2026											
5866 CASE LOTS INC.											
31303		06/01/2026		0626-3	269027	38.90	38.90	06/19/2026	INV	PD	PUBLIC WORKS - CUSTODI
CHECK DATE: 06/19/2026											
31307		06/02/2026		0626-3	269027	131.89	131.89	06/19/2026	INV	PD	FIRE STATION 61 - CUST
CHECK DATE: 06/19/2026											
31308		06/02/2026		0626-3	269027	177.79	177.79	06/19/2026	INV	PD	FIRE STATION 62 - CUST
CHECK DATE: 06/19/2026											
						348.58					
10865 CHICAGO FIRE & BURGLAR DETECTION INC											
R65668		06/15/2026		0626-3	269028	83.85	83.85	06/19/2026	INV	PD	CIVIC CENTER - BURGLAR
CHECK DATE: 06/19/2026											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
14773 CHICAGO PARTS & SOUND ENTERPRISES LLC											
40V0143118		06/16/2026		0626-3	269029	231.45	231.45	06/19/2026	INV	PD	INVENTORY - BRAKE PADS
CHECK DATE: 06/19/2026											
1076 CINTAS CORPORATION NO 2											
4271748444		06/08/2026		0626-3	269030	36.64	36.64	06/19/2026	INV	PD	PD WEEKLY FLOOR MATS
CHECK DATE: 06/19/2026											
4272227099		06/11/2026		0626-3	269031	65.42	65.42	06/19/2026	INV	PD	CIVIC CENTER - WEEKLY
CHECK DATE: 06/19/2026											
4270987426		06/01/2026		0626-3	269032	290.93	290.93	06/19/2026	INV	PD	JANITORIAL RESTOCK
CHECK DATE: 06/19/2026											
4272495559		06/15/2026		0626-3	269033	392.39	392.39	06/19/2026	INV	PD	JANITORIAL RESTOCK
CHECK DATE: 06/19/2026											
10301 GREAT LAKES COCA-COLA DISTRIBUTION, LLC											
52724174015		06/08/2026		0626-3	269034	304.50	304.50	06/23/2026	INV	PD	MACHINE REFILL
CHECK DATE: 06/19/2026											
172 COLLEGE OF DUPAGE											
20260528		05/28/2026		0626-3	269035	3,199.00	3,199.00	06/19/2026	INV	PD	SUMMER VIDEO/EDITING C
CHECK DATE: 06/19/2026											
175 COMMONWEALTH EDISON COMPANY											
3192971222 0626		06/12/2026		0626-3	269036	66.85	66.85	06/19/2026	INV	PD	1024 MEMORY CT 05/13/2
CHECK DATE: 06/19/2026											
5955345000 0626		06/12/2026		0626-3	269037	2,450.72	2,450.72	06/19/2026	INV	PD	308 WILSON, 05/13/26 -
CHECK DATE: 06/19/2026											
6649264000 0626		06/12/2026		0626-3	269038	78.48	78.48	06/19/2026	INV	PD	199 LORRAINE, 05/13/26
CHECK DATE: 06/19/2026											
7069283000 0626		06/12/2026		0626-3	269039	613.21	613.21	06/19/2026	INV	PD	1N304 STACY, 05/13/26-
CHECK DATE: 06/19/2026											
8090606000 0626		06/12/2026		0626-3	269040	183.39	183.39	06/19/2026	INV	PD	439 COTTAGE, 05/13/26-
CHECK DATE: 06/19/2026											
8669602111 0626		06/09/2026		0626-3	269041	128.41	128.41	06/19/2026	INV	PD	1105 SURREY, 05/08/26-
CHECK DATE: 06/19/2026											
6610 COMCAST CABLE COMMUNICATIONS, LLC											
0545119 0526		05/22/2026		0626-3	269042	176.26	176.26	06/12/2026	INV	PD	PD COMCAST 05/26-06/25
CHECK DATE: 06/19/2026											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
4876 CONSTELLATION NEWENERGY, INC.											
BG-316250 0626		06/11/2026		0626-3	269043	2,438.51	2,438.51	06/19/2026	INV	PD	485 WINCHELLL WAY& OTH
CHECK DATE: 06/19/2026											
10952 CONSUMERS PACKING COMPANY											
442454		06/08/2026		0626-3	269044	1,310.49	1,310.49	06/08/2026	INV	PD	FOOD - RESALE
CHECK DATE: 06/19/2026											
442646		06/11/2026		0626-3	269044	732.56	732.56	06/11/2026	INV	PD	FOOD - RESALE
CHECK DATE: 06/19/2026											
						2,043.05					
5825 CS2 DESIGN GROUP, LLC											
580C2-3		05/23/2026		0626-3	269045	675.00	675.00	06/19/2026	INV	PD	RENO CENTER - ENGINEER
CHECK DATE: 06/19/2026											
5417 CURRIE MOTORS FRANKFORT, INC.											
E2502	20260012	06/11/2026		0626-3	269046	106,177.00	106,177.00	06/19/2026	INV	PD	(2) 2026 FORD UTILITY
CHECK DATE: 06/19/2026											
14838 ANTON & CECELIE DIETZEN											
2026-0542-RET		06/12/2026		0626-3	269047	3,090.00	3,090.00	06/19/2026	INV	PD	2026-0542-RET 291 SPRI
CHECK DATE: 06/19/2026											
14837 CHLOE DOODY											
29-2052		06/11/2026		0626-3	269048	30.00	30.00	06/19/2026	INV	PD	VEHICLE STICKER REFUND
CHECK DATE: 06/19/2026											
242 DU-KANE ASPHALT CO.											
9412		06/05/2026		0626-3	269049	274.04	274.04	06/18/2026	INV	PD	558 & 268 LEE ST, LEAD
CHECK DATE: 06/19/2026											
249 DUPAGE COUNTY											
06012026		06/01/2026		0626-3	269050	201.00	201.00	06/19/2026	INV	PD	RECORDING FEES
CHECK DATE: 06/19/2026											
13467 EDWARD HOSPITAL											
00216891-00		05/31/2026		0626-3	269051	885.00	885.00	06/19/2026	INV	PD	EMPLOYEE SCREENINGS
CHECK DATE: 06/19/2026											
00217077-00		05/31/2026		0626-3	269051	2,148.00	2,148.00	06/19/2026	INV	PD	EMPLOYEE SCREENINGS
CHECK DATE: 06/19/2026											
						3,033.00					
291 EUCLID BEVERAGE, LLC											
W-4675366		06/11/2026		0626-3	269052	3,431.90	3,431.90	06/19/2026	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 06/19/2026											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
11334 EURO USA MIDWEST LLC											
855729-00		06/08/2026		0626-3	269053	460.39	460.39	06/08/2026	INV	PD	FOOD - RESALE
CHECK DATE: 06/19/2026											
855730-00		06/11/2026		0626-3	269053	867.21	867.21	06/11/2026	INV	PD	FOOD - RESALE
CHECK DATE: 06/19/2026											
856434-00		06/12/2026		0626-3	269053	364.09	364.09	06/12/2026	INV	PD	FOOD - RESALE
CHECK DATE: 06/19/2026											
						1,691.69					
12695 FILTERSHINE CHICAGO INC.											
12474809		06/12/2026		0626-3	269054	95.00	95.00	06/12/2026	INV	PD	PROFESSIONAL SERVICES
CHECK DATE: 06/19/2026											
13740 CONNIE L RIVERA											
15963	20260040	05/31/2026		0626-3	269055	13,443.13	13,443.13	06/15/2026	INV	PD	YR 3 OF 3 LANDSCAPE MA
CHECK DATE: 06/19/2026											
348 GLEN ELLYN CHAMBER OF COMMERCE											
24859		06/11/2026		0626-3	269056	1,000.00	1,000.00	06/19/2026	INV	PD	Q1 STEPS CHALLENGE
CHECK DATE: 06/19/2026											
9692 LOUIS GLUNZ BEER, INC											
883992		05/15/2026		0626-3	269057	186.50	186.50	06/17/2026	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 06/19/2026											
891021		06/12/2026		0626-3	269057	98.00	98.00	06/19/2026	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 06/19/2026											
						284.50					
929 W.W. GRAINGER INC											
9949590484		06/11/2026		0626-3	269058	120.49	120.49	06/19/2026	INV	PD	SAFETY HELMET
CHECK DATE: 06/19/2026											
9953271716		06/16/2026		0626-3	269058	20.85	20.85	06/26/2026	INV	PD	TIME DELAY RELAY FOR U
CHECK DATE: 06/19/2026											
						141.34					
370 GRAYBAR ELECTRIC COMPANY INC											
9353021101		05/04/2026		0626-3	269059	16,883.53	16,883.53	06/19/2026	INV	PD	DUANE/GLENWOOD PARKING
CHECK DATE: 06/19/2026											
2081 HAMPTON, LENZINI AND RENWICK, INC.											
000020261332	20260002	06/02/2026		0626-3	269060	2,345.00	2,345.00	06/19/2026	INV	PD	PROFESSIONAL SERVICES
CHECK DATE: 06/19/2026											
7756 EDWIN HANCOCK ENGINEERING CO											
26-0469	20260039	05/31/2026		0626-3	269061	61,842.00	61,842.00	06/15/2026	INV	PD	2026 UTILITY/ROADWAY I

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 06/19/2026											
14830 KEVRON PRINTING & MAILING											
26-81852		05/28/2026		0626-3	269062	227.02	227.02	06/28/2026	INV	PD	TOW STICKERS
CHECK DATE: 06/19/2026											
546 LEN'S ACE HARDWARE, INC.											
119829/3		06/03/2026		0626-3	269063	3.59	3.59	06/18/2026	INV	PD	B-BOX BLOWOUT ROD REPA
CHECK DATE: 06/19/2026											
119838/3		06/04/2026		0626-3	269063	50.33	50.33	06/16/2026	INV	PD	PARTS FOR IRRIGATION R
CHECK DATE: 06/19/2026											
119842/3		06/04/2026		0626-3	269063	15.98	15.98	06/18/2026	INV	PD	PORTABLE GENERATOR CAB
CHECK DATE: 06/19/2026											
119864/3		06/08/2026		0626-3	269063	.77	.77	06/18/2026	INV	PD	PORTABLE GENERATOR PLU
CHECK DATE: 06/19/2026											
119887/3		06/10/2026		0626-3	269063	14.38	14.38	06/19/2026	INV	PD	HOSE COUPLERS FOR UNIT
CHECK DATE: 06/19/2026											
119898/3		06/11/2026		0626-3	269063	14.39	14.39	06/19/2026	INV	PD	WEATHERSTRIP FOR UNIT
CHECK DATE: 06/19/2026											
119902/3		06/11/2026		0626-3	269063	5.39	5.39	06/19/2026	INV	PD	GROUNDING PLUG FOR UNI
CHECK DATE: 06/19/2026											
						104.83					
13842 BRAD & LEAH LEWIS											
2025-0767-DRWY		06/11/2026		0626-3	269064	2,202.50	2,202.50	06/19/2026	INV	PD	2025-0767-DRWY 367 N P
CHECK DATE: 06/19/2026											
12680 MEDCOR, INC											
OSH0000083		06/10/2026		0626-3	269065	300.00	300.00	06/19/2026	INV	PD	OSHA REPORTS
CHECK DATE: 06/19/2026											
595 MENARDS, INC.											
75700		06/02/2026		0626-3	269066	47.42	47.42	06/19/2026	INV	PD	GENERAL REPAIR SUPPLIE
CHECK DATE: 06/19/2026											
75764		06/03/2026		0626-3	269066	41.96	41.96	06/19/2026	INV	PD	GENERAL CLEANING & REP
CHECK DATE: 06/19/2026											
75826		06/04/2026		0626-3	269066	65.94	65.94	06/19/2026	INV	PD	CIVIC CENTER - SUPPLIE
CHECK DATE: 06/19/2026											
76015		06/08/2026		0626-3	269066	61.19	61.19	06/19/2026	INV	PD	FIRE STATION# 61 SPIGO
CHECK DATE: 06/19/2026											
76164		06/10/2026		0626-3	269066	6.10	6.10	06/19/2026	INV	PD	LUMBER - LAMBERT & LAK
CHECK DATE: 06/19/2026											
76289		06/12/2026		0626-3	269066	20.95	20.95	06/19/2026	INV	PD	FIRE STATION# 61 WINDO
CHECK DATE: 06/19/2026											
						243.56					
13822 METROPOLIS COFFEE CO, LLC											
2301302		06/01/2026		0626-3	269067	630.00	630.00	06/01/2026	INV	PD	NA BEV.
CHECK DATE: 06/19/2026											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
13474 MIDWEST MECHANICAL GROUP LLC											
112186364		06/04/2026		0626-3	269068	582.00	582.00	06/19/2026	INV	PD	CIVIC CENTER - HVAC UN
CHECK DATE: 06/19/2026											
112186376		06/04/2026		0626-3	269068	1,882.68	1,882.68	06/19/2026	INV	PD	RENO CENTER - VAV BOX
CHECK DATE: 06/19/2026											
						2,464.68					
5841 GENUINE PARTS CO-NAPA											
834927		06/16/2026		0626-3	269069	4.38	4.38	06/19/2026	INV	PD	INVENTORY - OIL FILTER
CHECK DATE: 06/19/2026											
665 O'HARE TRUCK/TOWING SERVICE, INC.											
319387-1		04/15/2026		0626-3	269070	172.80	172.80	05/15/2026	INV	PD	2012 FORD TOW
CHECK DATE: 06/19/2026											
738 RAY O'HERRON CO. INC.											
2451647		12/19/2025		0626-3	269071	815.73	815.73	01/19/2026	INV	PD	VORTEX PANELS - RIGGLE
CHECK DATE: 06/19/2026											
2453378		01/02/2026		0626-3	269071	762.57	762.57	02/02/2026	INV	PD	TRAVERSE MOLLE, PLACAR
CHECK DATE: 06/19/2026											
2459615		02/03/2026		0626-3	269071	777.83	777.83	03/03/2026	INV	PD	VORTEX, TRAVERSE MOLLE
CHECK DATE: 06/19/2026											
2462643		02/19/2026		0626-3	269071	785.00	785.00	03/19/2026	INV	PD	VORTEX ARMOR - CASAREZ
CHECK DATE: 06/19/2026											
						3,141.13					
676 PACKEY WEBB FORD, INC.											
179327		06/17/2026		0626-3	269072	325.09	325.09	06/26/2026	INV	PD	UPFIT PARTS FOR NEW UN
CHECK DATE: 06/19/2026											
700 THE PITNEY BOWES BANK INC											
3107918862		05/30/2026		0626-3	269073	446.19	446.19	06/19/2026	INV	PD	PD POSTAGE MACHINE
CHECK DATE: 06/19/2026											
5678 PRIORITY PRODUCTS, INC											
1033090		06/11/2026		0626-3	269074	109.02	109.02	06/19/2026	INV	PD	SHOP SUPPLIES
CHECK DATE: 06/19/2026											
14829 COLLIFLOWER INC											
02969288		04/15/2026		0626-3	269075	103.25	103.25	06/16/2026	INV	PD	HYDRAULIC FITTINGS FOR
CHECK DATE: 06/19/2026											
8894 RUSSO HARDWARE, INC											
SP121645550		06/10/2026		0626-3	269076	204.99	204.99	06/19/2026	INV	PD	LED WORK LIGHT FOR UNI
CHECK DATE: 06/19/2026											

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											
1000211453		06/12/2026		0626-3	269077	390.50	390.50	06/19/2026	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 06/19/2026											
9718 SEBIS DIRECT INC											
134065		06/02/2026		0626-3	269078	839.31	839.31	06/12/2026	INV	PD	UTILITY BILLING 05/26
CHECK DATE: 06/19/2026											
9984 SECOND CHANCE CARDIAC SOLUTIONS, INC											
26-005-8276		05/18/2026		0626-3	269079	5,666.00	5,666.00	06/12/2026	INV	PD	AED BATTERIES/PADS
CHECK DATE: 06/19/2026											
141 SENTRY SECURITY											
362387		06/01/2026		0626-3	269080	235.86	235.86	06/19/2026	INV	PD	STACEY TAVERN QUARTERL
CHECK DATE: 06/19/2026											
12512 SOUTHEAST LINEN ASSOCIATES, INC.											
1427784		06/12/2026		0626-3	269081	469.90	469.90	06/19/2026	INV	PD	LINEN SERVICE
CHECK DATE: 06/19/2026											
1428161		06/16/2026		0626-3	269081	325.97	325.97	06/19/2026	INV	PD	LINEN SERVICE
CHECK DATE: 06/19/2026											
						795.87					
10181 SOUTHERN GLAZER'S WINE AND SPIRITS, LLC											
2343797		06/11/2026		0626-3	269082	1,039.73	1,039.73	06/19/2026	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 06/19/2026											
14839 S.W.O. INC											
5637		04/22/2026		0626-3	269083	25.00	25.00	06/16/2026	INV	PD	OIL FILTER DISPOSAL
CHECK DATE: 06/19/2026											
14775 SPARTAN TURF PRODUCTS											
6096162-01		06/09/2026		0626-3	269084	1,355.40	1,355.40	06/16/2026	INV	PD	MULCH SCREENS FOR ROUG
CHECK DATE: 06/19/2026											
6096361-00		06/08/2026		0626-3	269084	184.89	184.89	06/16/2026	INV	PD	STARTER FOR 3203 BUNKE
CHECK DATE: 06/19/2026											
6096361-01		06/10/2026		0626-3	269084	539.22	539.22	06/16/2026	INV	PD	SEAL KIT & LIFT CYLIND
CHECK DATE: 06/19/2026											
						2,079.51					
14566 SARAH SHILLERSTROM											
1055		06/09/2026		0626-3	269085	3,500.00	3,500.00	06/19/2026	INV	PD	HARNESSING CONFLICT WI
CHECK DATE: 06/19/2026											
13796 SSM HEALTH CARE GROUP											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
90008554		03/01/2026		0626-3	269086	1,080.30	1,080.30	03/31/2026	INV	PD	TOXICOLOGY SERVICES
CHECK DATE: 06/19/2026											
90009902		06/01/2026		0626-3	269086	2,220.00	2,220.00	07/01/2026	INV	PD	TOXICOLOGY SERVICES
CHECK DATE: 06/19/2026											
						3,300.30					
2687 STAPLES CONTRACT & COMMERCIAL, INC.											
6066068355		06/11/2026		0626-3	269087	491.88	491.88	07/11/2026	INV	PD	COPY PAPER 12 CT
CHECK DATE: 06/19/2026											
7600 STUEVER & SONS, INC											
BLM532801		06/10/2026		0626-3	269088	190.00	190.00	06/19/2026	INV	PD	BEER LINE CLEANING
CHECK DATE: 06/19/2026											
844 SYSCO FOOD SERV - CHICAGO, INC											
924282146		06/06/2026		0626-3	269089	918.50	918.50	06/06/2026	INV	PD	FOOD - RESALE
CHECK DATE: 06/19/2026											
924282314		06/06/2026		0626-3	269089	49.99	49.99	06/06/2026	INV	PD	DRY GOODS
CHECK DATE: 06/19/2026											
924284091		06/08/2026		0626-3	269089	2,881.71	2,881.71	06/08/2026	INV	PD	FOOD - RESALE, NA BEV.
CHECK DATE: 06/19/2026											
924294194		06/12/2026		0626-3	269089	3,367.39	3,367.39	06/12/2026	INV	PD	FOOD - RESALE, NA BEV.
CHECK DATE: 06/19/2026											
924298792		06/13/2026		0626-3	269089	1,424.38	1,424.38	06/13/2026	INV	PD	FOOD - RESALE, NA BEV.
CHECK DATE: 06/19/2026											
						8,641.97					
8733 T-MOBILE USA											
L2603190267		03/19/2026		0626-3	269090	150.00	150.00	04/19/2026	INV	PD	CELL TOWER DUMPS
CHECK DATE: 06/19/2026											
14311 TARA EVANS											
204203		06/14/2026		0626-3	269091	1,918.00	1,918.00	06/16/2026	INV	PD	MAY POND TREATMENTS PM
CHECK DATE: 06/19/2026											
304203		06/14/2026		0626-3	269091	1,918.00	1,918.00	06/16/2026	INV	PD	JUNE POND TREATMENTS P
CHECK DATE: 06/19/2026											
						3,836.00					
10558 TESTA PRODUCE, INC											
06193739		06/09/2026		0626-3	269092	844.65	844.65	06/09/2026	INV	PD	FOOD - RESALE, NA BEV.
CHECK DATE: 06/19/2026											
06196154		06/12/2026		0626-3	269092	755.05	755.05	06/12/2026	INV	PD	FOOD - RESALE
CHECK DATE: 06/19/2026											
06196856		06/13/2026		0626-3	269092	493.45	493.45	06/13/2026	INV	PD	NA BEV., FOOD - RESALE
CHECK DATE: 06/19/2026											
						2,093.15					
11602 THE THIRD SYNTHESIS, IND D/B/A											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
1152506		06/13/2026		0626-3	269093	102.20	102.20	06/13/2026	INV	PD	FOOD - RESALE
CHECK DATE: 06/19/2026											
10477 TPI BUILDING CODE CONSULTANTS, INC											
202605		05/31/2026		0626-3	269094	15,917.05	15,917.05	06/19/2026	INV	PD	PLAN REVIEWS/INSPECTIO
CHECK DATE: 06/19/2026											
10577 CAMPAGNA-TURANO BAKERY, INC											
130044991		06/09/2026		0626-3	269095	140.17	140.17	06/09/2026	INV	PD	FOOD - RESALE
CHECK DATE: 06/19/2026											
130045051		06/11/2026		0626-3	269095	98.52	98.52	06/11/2026	INV	PD	FOOD - RESALE
CHECK DATE: 06/19/2026											
130045090		06/12/2026		0626-3	269095	104.35	104.35	06/12/2026	INV	PD	FOOD - RESALE
CHECK DATE: 06/19/2026											
130045135		06/13/2026		0626-3	269095	57.10	57.10	06/13/2026	INV	PD	FOOD - RESALE
CHECK DATE: 06/19/2026											
						400.14					
11819 UNIFIRST CORPORATION											
1190306694		06/10/2026		0626-3	269096	75.19	75.19	06/19/2026	INV	PD	RENO CENTER FLOOR MATS
CHECK DATE: 06/19/2026											
884 U.S. FOODSERVICE, INC.											
1004986		06/11/2026		0626-3	269097	2,989.11	2,989.11	06/11/2026	INV	PD	FOOD - RESALE, NA BEV.
CHECK DATE: 06/19/2026											
853585		06/08/2026		0626-3	269097	2,006.58	2,006.58	06/08/2026	INV	PD	FOOD - RESALE, NA BEV.
CHECK DATE: 06/19/2026											
953131		06/10/2026		0626-3	269097	76.38	76.38	06/10/2026	INV	PD	FOOD - RESALE
CHECK DATE: 06/19/2026											
						5,072.07					
7755 V3 CONSTRUCTION GROUP											
000020526055		06/10/2026		0626-3	269098	9,500.00	9,500.00	06/16/2026	INV	PD	FORESTRY MULCHING
CHECK DATE: 06/19/2026											
1793 WASTE MANAGEMENT OF ILLINOIS, INC											
4452205-2011-5		06/03/2026		0626-3	269099	325.00	325.00	06/19/2026	INV	PD	#21-39552-33000/A TODA
CHECK DATE: 06/19/2026											
4452986-2011-0		06/03/2026		0626-3	269100	325.00	325.00	06/19/2026	INV	PD	#27-80151-83005/GREEN
CHECK DATE: 06/19/2026											
4453460-2011-5		06/03/2026		0626-3	269101	325.00	325.00	06/19/2026	INV	PD	#30-78257-43005/NEMEC
CHECK DATE: 06/19/2026											
4452453-2011-1		06/03/2026		0626-3	269102	325.00	325.00	06/19/2026	INV	PD	#24-06539-23003/JAZZ S
CHECK DATE: 06/19/2026											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
4452657-2011-7		06/03/2026		0626-3	269103	325.00	325.00	06/19/2026	INV	PD	25-58009-63003/ELI TEA
CHECK DATE: 06/19/2026											
4454300-2011-2		06/03/2026		0626-3	269104	2,380.42	2,380.42	06/19/2026	INV	PD	SCHOCK SQUARE
CHECK DATE: 06/19/2026											
13075 LAUREN WATERMAN											
2026-1248-RET		06/11/2026		0626-3	269105	2,250.00	2,250.00	06/19/2026	INV	PD	2026-1248-RET586 CRESC
CHECK DATE: 06/19/2026											
14199 NVA WHEATON VETERINARY MANAGEMENT LLC											
556792		06/10/2026		0626-3	269106	58.87	58.87	07/10/2026	INV	PD	EXAM AND TOPICAL SPRAY
CHECK DATE: 06/19/2026											
14701 HEATHER WILLIS											
0612226		06/12/2026		0626-3	269107	1,393.00	1,393.00	06/18/2026	INV	PD	690 HIGHLAND - SANITAR
CHECK DATE: 06/19/2026											
7711 WINDY CITY DISTRIBUTION COMPANY											
101045699		06/11/2026		0626-3	269108	1,161.75	1,161.75	06/19/2026	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 06/19/2026											
13444 A MAESTRANZI SONS KNIFE SERVICES											
1001881		06/18/2026		0626-4	269109	35.50	35.50	06/18/2026	INV	PD	PROFESSIONAL SERVICES
CHECK DATE: 06/26/2026											
2021 A-RELIABLE PRINTING											
32191		06/12/2026		0626-4	269110	53.00	53.00	06/26/2026	INV	PD	CARDS FOR CLAIMS PROCE
CHECK DATE: 06/26/2026											
10753 ADVANCED TURF SOLUTIONS											
PS18392		06/16/2026		0626-4	269111	19.52	19.52	06/22/2026	INV	PD	BALL WASHER GASKETS
CHECK DATE: 06/26/2026											
PS18489		06/16/2026		0626-4	269111	2,875.00	2,875.00	06/22/2026	INV	PD	10 BAGS OF BENTGRASS S
CHECK DATE: 06/26/2026											
						2,894.52					
14840 ALPHA DISTRIBUTORS, INC											
IN677803		06/17/2026		0626-4	269112	4,315.00	4,315.00	06/23/2026	INV	PD	SALAD COOLER REPLACEME
CHECK DATE: 06/26/2026											
13113 AMERICAN WELDING & GAS, INC.											
0011754435		06/18/2026		0626-4	269113	205.95	205.95	06/22/2026	INV	PD	BULK CO2 REFILL
CHECK DATE: 06/26/2026											
14845 ANETSBERGER, GARY											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
170153		06/23/2026		0626-4	269114	88.05	88.05	06/23/2026	INV	PD	
CHECK DATE: 06/26/2026											
10560 ARLINGTON POWER EQUIPMENT											
283149		06/17/2026		0626-4	269115	2,689.95	2,689.95	06/26/2026	INV	PD	REPLACEMENT CHAINSAWS,
CHECK DATE: 06/26/2026											
58 ARMBRUST PLUMBING, HEATING, & AIR, INC.											
138232801		06/19/2026		0626-4	269116	1,808.46	1,808.46	06/22/2026	INV	PD	R22 MAKE UP AIR AND HV
CHECK DATE: 06/26/2026											
14842 THOMAS SCIENTIFIC HOLDINGS LLC											
192660		05/08/2026		0626-4	269117	1,124.87	1,124.87	06/08/2026	INV	PD	LASER TRAJECTORY KIT
CHECK DATE: 06/26/2026											
67 ATLAS REFRIGERATION, INC.											
40976		06/06/2026		0626-4	269118	265.00	265.00	06/06/2026	INV	PD	REPAIRS/ EQUIP
CHECK DATE: 06/26/2026											
5615 AXON ENTERPRISE, INC											
INUS447944		05/23/2026		0626-4	269119	5,909.00	5,909.00	06/23/2026	INV	PD	TASER CARTIDGES
CHECK DATE: 06/26/2026											
12485 BEARY LANDSCAPE MANAGEMENT, LLC											
67541	20260006	05/31/2026		0626-4	269120	45,200.00	45,200.00	06/19/2026	INV	PD	PURCHASE/INSTALL SEASO
CHECK DATE: 06/26/2026											
10610 BLUESTEM ECOLOGICAL SERVICES, INC											
5243		06/16/2026		0626-4	269121	575.00	575.00	06/26/2026	INV	PD	ADA HARMON STEWARDSHIP
CHECK DATE: 06/26/2026											
5248		06/16/2026		0626-4	269121	700.00	700.00	06/26/2026	INV	PD	RIFORD RD STEWARDSHIP
CHECK DATE: 06/26/2026											
5249		06/16/2026		0626-4	269121	575.00	575.00	06/26/2026	INV	PD	STACY & EMERSON STEWAR
CHECK DATE: 06/26/2026											
						1,850.00					
96 BONNELL INDUSTRIES, INC.											
0163005	20240032	05/30/2024		0626-4	269122	28,542.06	28,542.06	06/26/2026	INV	PD	PAYMENT 2 OF 2 - UPFIT
CHECK DATE: 06/26/2026											
0163555	20240032	05/30/2024		0626-4	269122	27,213.90	27,213.90	06/26/2026	INV	PD	PAYMENT 2 OF 2 - UPFIT
CHECK DATE: 06/26/2026											
						55,755.96					
9879 BREAKTHRU BEVERAGE ILLINOIS, LLC											
127536196		06/18/2026		0626-4	269123	1,257.12	1,257.12	06/22/2026	INV	PD	BEVERAGE FOR RESALE

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 06/26/2026											
127574103		06/19/2026		0626-4	269123	72.00	72.00	06/22/2026	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 06/26/2026											
414920954		06/19/2026		0626-4	269123	-144.00	-144.00	06/19/2026	CRM	PD	BEVERAGE FOR RESALE CR
CHECK DATE: 06/26/2026											
						1,185.12					
120 CANON SOLUTIONS AMERICA, INC											
43334562		06/11/2026		0626-4	269124	1,066.55	1,066.55	06/19/2026	INV	PD	VOGE COPIER USAGE 2477
CHECK DATE: 06/26/2026											
128 CARQUEST AUTO PARTS											
8780613338486		05/13/2026		0626-4	269125	39.79	39.79	06/22/2026	INV	PD	PARKING BRAKE PARTS FO
CHECK DATE: 06/26/2026											
8780617331003		06/22/2026		0626-4	269125	13.39	13.39	06/26/2026	INV	PD	REAR WIPER BLADE FOR U
CHECK DATE: 06/26/2026											
						53.18					
135 TRANZONIC COMPANIES											
IN05852953		05/27/2026		0626-4	269126	453.21	453.21	06/25/2026	INV	PD	PAPER TOWELS, RUBBER G
CHECK DATE: 06/26/2026											
10505 CDM SMITH INC											
90265178	20230022	06/04/2026		0626-4	269127	78,192.95	78,192.95	06/19/2026	INV	PD	PHASE II ENGINEERING S
CHECK DATE: 06/26/2026											
14773 CHICAGO PARTS & SOUND ENTERPRISES LLC											
40V0143701		06/17/2026		0626-4	269128	148.80	148.80	06/26/2026	INV	PD	INVENTORY - OIL FILTER
CHECK DATE: 06/26/2026											
14054 CHICAGOLAND ASSOCIATION OF GOLF											
01968		06/17/2026		0626-4	269129	75.00	75.00	06/22/2026	INV	PD	APRIL BREAKFAST MEETIN
CHECK DATE: 06/26/2026											
1076 CINTAS CORPORATION NO 2											
4273214494		06/22/2026		0626-4	269130	398.48	398.48	06/22/2026	INV	PD	JANITORIAL RESTOCK
CHECK DATE: 06/26/2026											
175 COMMONWEALTH EDISON COMPANY											
3952321222 0626		06/16/2026		0626-4	269131	41.52	41.52	06/23/2026	INV	PD	SANDHURST CIR 05/13/26
CHECK DATE: 06/26/2026											
8742274000 0626		06/16/2026		0626-4	269132	41.22	41.22	06/23/2026	INV	PD	TAFT FTN 05/13/26-06/1
CHECK DATE: 06/26/2026											
1944934000 0626		06/16/2026		0626-4	269133	8,250.03	8,250.03	06/23/2026	INV	PD	HARDING/MAIN 05/13/26-
CHECK DATE: 06/26/2026											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
1056373427 0626		06/12/2026		0626-4	269134	101.36	101.36	06/23/2026	INV	PD	PARK/WINCHELL 05/13/26
CHECK DATE: 06/26/2026											
6610 COMCAST CABLE COMMUNICATIONS, LLC											
274429635		06/01/2026		0626-4	269135	3,681.99	3,681.99	06/19/2026	INV	PD	GEVFC/VOGE TELECOMMUNI
CHECK DATE: 06/26/2026											
10952 CONSUMERS PACKING COMPANY											
442789		06/15/2026		0626-4	269136	1,614.08	1,614.08	06/15/2026	INV	PD	FOOD - RESALE
CHECK DATE: 06/26/2026											
443001		06/18/2026		0626-4	269136	1,002.44	1,002.44	06/18/2026	INV	PD	FOOD - RESALE
CHECK DATE: 06/26/2026											
						2,616.52					
14309 DG INVESTMENT INTERMIDIATE HOLDINGS 2 INC											
IN00491296		06/15/2026		0626-4	269137	21,432.00	21,432.00	06/19/2026	INV	PD	PD/CC GARAGE CAMERA AN
CHECK DATE: 06/26/2026											
197 CRUSH-CRETE INC											
83604		06/12/2026		0626-4	269138	350.00	350.00	06/26/2026	INV	PD	HAUL TO DUMP - ASPHALT
CHECK DATE: 06/26/2026											
204 DAILY HERALD											
381880		06/15/2026		0626-4	269139	149.50	149.50	06/19/2026	INV	PD	ESCROW 2025-0060
CHECK DATE: 06/26/2026											
242 DU-KANE ASPHALT CO.											
9475		06/18/2026		0626-4	269140	204.00	204.00	06/26/2026	INV	PD	UTILITY PATCH - 636 RO
CHECK DATE: 06/26/2026											
291 EUCLID BEVERAGE, LLC											
W-4683335		06/18/2026		0626-4	269141	1,641.80	1,641.80	06/22/2026	INV	PD	BEER FOR RESALE
CHECK DATE: 06/26/2026											
11334 EURO USA MIDWEST LLC											
856594-00		06/15/2026		0626-4	269142	345.97	345.97	06/15/2026	INV	PD	FOOD - RESALE
CHECK DATE: 06/26/2026											
857164-00		06/18/2026		0626-4	269142	481.73	481.73	06/18/2026	INV	PD	FOOD - RESALE
CHECK DATE: 06/26/2026											
						827.70					
13368 FEECE OIL COMPANY											
756160		06/17/2026		0626-4	269143	1,240.11	1,240.11	06/22/2026	INV	PD	GASOLINE FOR RENTAL CA
CHECK DATE: 06/26/2026											
921476		06/19/2026		0626-4	269143	872.82	872.82	06/22/2026	INV	PD	DIESEL FUEL FOR GROUND

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 06/26/2026											
921958		06/19/2026		0626-4	269143	1,715.04	1,715.04	06/22/2026	INV	PD	GASOLINE FOR GROUNDS E
CHECK DATE: 06/26/2026											
						3,827.97					
4466 FIRE SERVICE, INC.											
IL-27692		06/19/2026		0626-4	269144	390.54	390.54	06/26/2026	INV	PD	LADDER RACK ACTUATOR F
CHECK DATE: 06/26/2026											
310 FLAGS USA LLC											
INV-QBK-50085		06/08/2026		0626-4	269145	1,209.00	1,209.00	07/08/2026	INV	PD	5X8 VILLAGE OF GE FLAG
CHECK DATE: 06/26/2026											
10787 FOSTER & FOSTER CONSULTING ACTUARIES, INC											
40811		03/25/2026		0626-4	269146	1,700.00	1,700.00	06/26/2026	INV	PD	GASB 75 VALUATION REPO
CHECK DATE: 06/26/2026											
929 W.W. GRAINGER INC											
9958249717		06/19/2026		0626-4	269147	20.85	20.85	06/26/2026	INV	PD	TIME DELAY RELAY FOR U
CHECK DATE: 06/26/2026											
370 GRAYBAR ELECTRIC COMPANY INC											
9353545515		06/15/2026		0626-4	269148	40.41	40.41	06/26/2026	INV	PD	STREETLIGHT FUSE
CHECK DATE: 06/26/2026											
9353570520		06/17/2026		0626-4	269148	172.49	172.49	06/26/2026	INV	PD	STREETLIGHT FUSES
CHECK DATE: 06/26/2026											
						212.90					
2081 HAMPTON, LENZINI AND RENWICK, INC.											
20261447-1	20250087	06/03/2026		0626-4	269149	23,577.50	23,577.50	06/19/2026	INV	PD	YEAR 3 OF 3 ENGINEERIN
CHECK DATE: 06/26/2026											
20261447-2		06/03/2026		0626-4	269149	1,610.00	1,610.00	06/19/2026	INV	PD	ESCROW 2025-0060
CHECK DATE: 06/26/2026											
20261447-3		06/03/2026		0626-4	269149	1,897.50	1,897.50	06/19/2026	INV	PD	ESCROW 25.0002/240027/
CHECK DATE: 06/26/2026											
						27,085.00					
2324 HARRIS MOTOR SPORTS, INC.											
02-435958		06/18/2026		0626-4	269150	2,345.30	2,345.30	06/23/2026	INV	PD	REPAIR TO CUSTOMER CAU
CHECK DATE: 06/26/2026											
02-435998		06/19/2026		0626-4	269150	93.17	93.17	06/22/2026	INV	PD	LUGS AND LUG NUTS FOR
CHECK DATE: 06/26/2026											
						2,438.47					
426 ILLINOIS STATE POLICE											
20260106156		01/01/2026		0626-4	269151	243.00	243.00	03/18/2026	INV	PD	FINGERPRINTING
CHECK DATE: 06/26/2026											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
427 ILLINOIS STATE TREASURER											
68168		05/22/2026		0626-4	269152	2,279.25	2,279.25	06/26/2026	INV	PD	IDOT TRAFFIC SIGNALS
CHECK DATE: 06/26/2026											
12701 KARLY DANIELLE SINISE											
1070		06/17/2026		0626-4	269153	400.00	400.00	06/26/2026	INV	PD	SEASONAL PHOTOGRAPHY -
CHECK DATE: 06/26/2026											
13117 KNAPHEIDE-EQUIPMENT CO. - CHICAGO											
INV-79-2766426-03		06/17/2026		0626-4	269154	29.70	29.70	06/26/2026	INV	PD	MUD FLAP & BRACKET FOR
CHECK DATE: 06/26/2026											
8984 LANDSCAPE MATERIAL & FIREWOOD SALES, INC											
111315		06/17/2026		0626-4	269155	1,496.76	1,496.76	06/22/2026	INV	PD	60 YDS CHOC DYED MULCH
CHECK DATE: 06/26/2026											
112867		06/18/2026		0626-4	269155	1,488.46	1,488.46	06/22/2026	INV	PD	60 YDS CHOCOLOTE DYED
CHECK DATE: 06/26/2026											
						2,985.22					
2746 LANGUAGE LINE SERVICES, INC											
11943996		05/31/2026		0626-4	269156	96.37	96.37	06/30/2026	INV	PD	TRANSLATION SERVICES
CHECK DATE: 06/26/2026											
12376 LEIBOLD IRRIGATION, INC.											
0016006-IN		06/17/2026		0626-4	269157	738.16	738.16	06/22/2026	INV	PD	2 PUMP STATION FLUSH V
CHECK DATE: 06/26/2026											
6594 JAMES/LITSA LEKATSOS											
2026-0637-RET		06/17/2026		0626-4	269158	7,950.00	7,950.00	06/19/2026	INV	PD	2026-0637-RET 216 REGE
CHECK DATE: 06/26/2026											
546 LEN'S ACE HARDWARE, INC.											
119841/3		06/04/2026		0626-4	269159	44.99	44.99	06/23/2026	INV	PD	9 HOLE HUT RENOVATION
CHECK DATE: 06/26/2026											
119856/3		06/05/2026		0626-4	269159	19.75	19.75	06/25/2026	INV	PD	CHAIN TO SECURE HYDRO-
CHECK DATE: 06/26/2026											
119862/3		06/07/2026		0626-4	269159	106.15	106.15	06/23/2026	INV	PD	NOZZLE FOR HOSE CLEANI
CHECK DATE: 06/26/2026											
119877/3		06/09/2026		0626-4	269159	77.85	77.85	06/23/2026	INV	PD	STAIN AND SUPPLIES FOR
CHECK DATE: 06/26/2026											
119885/3		06/10/2026		0626-4	269159	7.19	7.19	06/25/2026	INV	PD	PORTABLE GENERATOR CAB
CHECK DATE: 06/26/2026											
119905/3		06/11/2026		0626-4	269159	89.98	89.98	06/23/2026	INV	PD	STAIN FOR 9 HOLE START
CHECK DATE: 06/26/2026											
119924/3		06/15/2026		0626-4	269159	19.32	19.32	06/25/2026	INV	PD	INSTRUMENTATION PLUMBI
CHECK DATE: 06/26/2026											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
						365.23					
595 MENARDS, INC.											
75825		06/04/2026		0626-4	269160	125.86	125.86	06/25/2026	INV	PD	DRIVEWAY REPAIRS, WATE
CHECK DATE: 06/26/2026											
75897		06/05/2026		0626-4	269160	128.43	128.43	06/25/2026	INV	PD	REPLACEMENT PARTS - DR
CHECK DATE: 06/26/2026											
76694		06/19/2026		0626-4	269160	13.08	13.08	06/26/2026	INV	PD	THREADED ROD
CHECK DATE: 06/26/2026											
						267.37					
13822 METROPOLIS COFFEE CO, LLC											
2303046		06/15/2026		0626-4	269161	312.50	312.50	06/15/2026	INV	PD	NA BEV.
CHECK DATE: 06/26/2026											
2343 MID AMERICAN WATER INC.											
266634A		05/19/2026		0626-4	269162	2,620.30	2,620.30	06/25/2026	INV	PD	LEAD PARTS
CHECK DATE: 06/26/2026											
606 MIDWEST GROUNDCOVERS, LLC											
SO-035340		06/04/2026		0626-4	269163	599.35	599.35	06/26/2026	INV	PD	VOLUNTEER PARK - REPLA
CHECK DATE: 06/26/2026											
5841 GENUINE PARTS CO-NAPA											
835048		06/17/2026		0626-4	269164	63.69	63.69	06/26/2026	INV	PD	WHIP HOSE FOR SHOP TOO
CHECK DATE: 06/26/2026											
835085		06/17/2026		0626-4	269164	27.43	27.43	06/26/2026	INV	PD	STARTER RELAY FOR UNIT
CHECK DATE: 06/26/2026											
835223		06/18/2026		0626-4	269164	14.14	14.14	06/26/2026	INV	PD	INVENTORY - OIL FILTER
CHECK DATE: 06/26/2026											
						105.26					
14843 OHANYAN, NAREK											
170071		06/18/2026		0626-4	269165	103.59	103.59	06/18/2026	INV	PD	
CHECK DATE: 06/26/2026											
676 PACKEY WEBB FORD, INC.											
179339		06/18/2026		0626-4	269166	75.41	75.41	06/26/2026	INV	PD	BRAKE HOSE FOR UNIT #
CHECK DATE: 06/26/2026											
179340		06/18/2026		0626-4	269166	691.32	691.32	06/26/2026	INV	PD	UPFIT PARTS FOR NEW PD
CHECK DATE: 06/26/2026											
						766.73					
14841 PARAMOUNT FENCE, INC											
43985		06/04/2026		0626-4	269167	5,992.00	5,992.00	06/25/2026	INV	PD	COTTAGE WTR TWR FENCE
CHECK DATE: 06/26/2026											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
14766 PETER HEIDENBERGER											
06222026	20260044	06/22/2026		0626-4	269168	30,000.00	30,000.00	06/26/2026	INV	PD	INTERIOR IMPRVMNT $30,
CHECK DATE: 06/26/2026											
14844 PORTER, JAMES / JEANIE											
170152		06/23/2026		0626-4	269169	273.28	273.28	06/23/2026	INV	PD	
CHECK DATE: 06/26/2026											
12866 PRESTIGE FLAG											
773439		06/18/2026		0626-4	269170	664.00	664.00	06/22/2026	INV	PD	PATRIOTIC FLAGS FOR RE
CHECK DATE: 06/26/2026											
5678 PRIORITY PRODUCTS, INC											
1033053-001		06/18/2026		0626-4	269171	27.08	27.08	06/26/2026	INV	PD	SHOP SUPPLIES - HOSE C
CHECK DATE: 06/26/2026											
13365 QUICK CRETE PRODUCTS CORP											
INV329		04/14/2026		0626-4	269172	503.79	503.79	06/26/2026	INV	PD	CBD GARBAGE CAN LINERS
CHECK DATE: 06/26/2026											
8894 RUSSO HARDWARE, INC											
SPI21660866		06/19/2026		0626-4	269173	199.59	199.59	06/22/2026	INV	PD	BRIGGS ENGINE PARTS
CHECK DATE: 06/26/2026											
SPI21660869		06/19/2026		0626-4	269173	11.94	11.94	06/22/2026	INV	PD	STIHL PARTS
CHECK DATE: 06/26/2026											
SPI21660897		06/19/2026		0626-4	269173	53.83	53.83	06/22/2026	INV	PD	STIHL PARTS
CHECK DATE: 06/26/2026											
						265.36					
6093 SCHAMBERGER BROTHERS, INC											
1000212731		06/18/2026		0626-4	269174	191.50	191.50	06/22/2026	INV	PD	BEER FOR RESALE
CHECK DATE: 06/26/2026											
3571 HARRY C SMITH LTD											
7958		05/31/2026		0626-4	269175	6,237.00	6,237.00	06/26/2026	INV	PD	LEGAL FEES
CHECK DATE: 06/26/2026											
7959		05/31/2026		0626-4	269175	6,919.00	6,919.00	06/26/2026	INV	PD	LEGAL FEES
CHECK DATE: 06/26/2026											
						13,156.00					
12512 SOUTHEAST LINEN ASSOCIATES, INC.											
1428626		06/19/2026		0626-4	269176	469.90	469.90	06/22/2026	INV	PD	LINEN RESTOCK
CHECK DATE: 06/26/2026											
1429002		06/23/2026		0626-4	269176	329.15	329.15	06/26/2026	INV	PD	LINEN SERVICE
CHECK DATE: 06/26/2026											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
						799.05					
10181 SOUTHERN GLAZER'S WINE AND SPIRITS, LLC											
2353635		06/18/2026		0626-4	269177	2,151.98	2,151.98	06/22/2026	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 06/26/2026											
168 ROGER CLEVELAND GOLF CO, INC											
9011915 SO		05/27/2026		0626-4	269178	42.00	42.00	06/23/2026	INV	PD	MERCHANDISE FOR RESALE
CHECK DATE: 06/26/2026											
9015133 SO		05/28/2026		0626-4	269178	105.20	105.20	06/23/2026	INV	PD	MERCHANDISE FOR RESALE
CHECK DATE: 06/26/2026											
9022265 SZ		05/30/2026		0626-4	269178	47.03	47.03	06/23/2026	INV	PD	MERCHANDISE FOR RESALE
CHECK DATE: 06/26/2026											
9024183 SO		06/01/2026		0626-4	269178	714.82	714.82	06/23/2026	INV	PD	MERCHANDISE FOR RESALE
CHECK DATE: 06/26/2026											
9030510 SO		06/04/2026		0626-4	269178	714.00	714.00	06/23/2026	INV	PD	MERCHANDISE FOR RESALE
CHECK DATE: 06/26/2026											
9030511 SO		06/04/2026		0626-4	269178	125.40	125.40	06/23/2026	INV	PD	MERCHANDISE FOR RESALE
CHECK DATE: 06/26/2026											
						1,748.45					
14566 SARAH SHILLERSTROM											
1085		06/15/2026		0626-4	269179	345.00	345.00	06/26/2026	INV	PD	DISC WORKPLACE PROFILE
CHECK DATE: 06/26/2026											
2937 SUPERIOR ASPHALT MATERIALS, LLC											
20260538		06/12/2026		0626-4	269180	2,338.52	2,338.52	06/26/2026	INV	PD	UPM - COLD PATCH
CHECK DATE: 06/26/2026											
835 SUPERIOR BEVERAGE CO.											
834508		06/05/2026		0626-4	269181	442.20	442.20	06/22/2026	INV	PD	BEER FOR RESALE
CHECK DATE: 06/26/2026											
838489		06/19/2026		0626-4	269181	284.75	284.75	06/22/2026	INV	PD	BEER FOR RESALE
CHECK DATE: 06/26/2026											
838493		06/19/2026		0626-4	269181	278.00	278.00	06/22/2026	INV	PD	BEER FOR RESALE
CHECK DATE: 06/26/2026											
						1,004.95					
844 SYSCO FOOD SERV - CHICAGO, INC											
924300789		06/15/2026		0626-4	269182	3,450.61	3,450.61	06/15/2026	INV	PD	FOOD - RESALE, NA BEV.
CHECK DATE: 06/26/2026											
924309391		06/19/2026		0626-4	269182	-110.95	-110.95	06/19/2026	CRM	PD	FOOD - RESALE
CHECK DATE: 06/26/2026											
924310696		06/19/2026		0626-4	269182	3,537.53	3,537.53	06/19/2026	INV	PD	FOOD - RESALE, NA BEV.
CHECK DATE: 06/26/2026											
924310697		06/19/2026		0626-4	269182	448.44	448.44	06/19/2026	INV	PD	GROUNDS - SUPPLIES
CHECK DATE: 06/26/2026											
924315001		06/20/2026		0626-4	269182	689.41	689.41	06/20/2026	INV	PD	NA BEV, DRY GOODS
CHECK DATE: 06/26/2026											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
						8,015.04					
10558 TESTA PRODUCE, INC											
06180252		05/18/2026		0626-4	269183	15.80	15.80	05/18/2026	INV	PD	FOOD - RESALE
CHECK DATE: 06/26/2026											
06197593		06/15/2026		0626-4	269183	1,053.00	1,053.00	06/15/2026	INV	PD	FOOD - RESALE, NA BEV.
CHECK DATE: 06/26/2026											
06198897		06/17/2026		0626-4	269183	589.65	589.65	06/17/2026	INV	PD	FOOD - RESALE
CHECK DATE: 06/26/2026											
06199780		06/18/2026		0626-4	269183	386.70	386.70	06/18/2026	INV	PD	FOOD - RESALE
CHECK DATE: 06/26/2026											
06200620		06/19/2026		0626-4	269183	306.70	306.70	06/19/2026	INV	PD	FOOD - RESALE
CHECK DATE: 06/26/2026											
06201213		06/20/2026		0626-4	269183	910.10	910.10	06/20/2026	INV	PD	FOOD - RESALE
CHECK DATE: 06/26/2026											
						3,261.95					
865 ACUSHNET COMPANY											
923267807		05/29/2026		0626-4	269184	247.55	247.55	06/23/2026	INV	PD	MERCHANDISE FOR RESALE
CHECK DATE: 06/26/2026											
923314932		06/04/2026		0626-4	269184	259.51	259.51	06/23/2026	INV	PD	MERCHANDISE FOR RESALE
CHECK DATE: 06/26/2026											
923323905		06/05/2026		0626-4	269184	186.20	186.20	06/23/2026	INV	PD	MERCHANDISE FOR RESALE
CHECK DATE: 06/26/2026											
923401336		06/15/2026		0626-4	269184	907.92	907.92	06/23/2026	INV	PD	MERCHANDISE FOR RESALE
CHECK DATE: 06/26/2026											
923433600		06/17/2026		0626-4	269184	3,651.48	3,651.48	06/23/2026	INV	PD	MERCHANDISE FOR RESALE
CHECK DATE: 06/26/2026											
						5,252.66					
10845 TRAVISMATHEW LLC											
93476370		06/10/2026		0626-4	269185	632.57	632.57	06/23/2026	INV	PD	MERCHANDISE FOR RESALE
CHECK DATE: 06/26/2026											
93480634		06/15/2026		0626-4	269185	123.30	123.30	06/23/2026	INV	PD	MERCHANDISE FOR RESALE
CHECK DATE: 06/26/2026											
						755.87					
10577 CAMPAGNA-TURANO BAKERY, INC											
130045167		06/15/2026		0626-4	269186	173.46	173.46	06/15/2026	INV	PD	FOOD - RESALE
CHECK DATE: 06/26/2026											
130045203		06/16/2026		0626-4	269186	161.98	161.98	06/16/2026	INV	PD	FOOD - RESALE
CHECK DATE: 06/26/2026											
130045257		06/18/2026		0626-4	269186	144.72	144.72	06/18/2026	INV	PD	FOOD - RESALE
CHECK DATE: 06/26/2026											
130045300		06/19/2026		0626-4	269186	115.10	115.10	06/19/2026	INV	PD	FOOD - RESALE
CHECK DATE: 06/26/2026											
130045342		06/20/2026		0626-4	269186	260.62	260.62	06/20/2026	INV	PD	FOOD - RESALE
CHECK DATE: 06/26/2026											
						855.88					
884 U.S. FOODSERVICE, INC.											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
1118063		06/15/2026		0626-4	269187	2,104.57	2,104.57	06/15/2026	INV	PD	FOOD - RESALE, NA BEV.
CHECK DATE: 06/26/2026											
1274355		06/18/2026		0626-4	269187	2,622.94	2,622.94	06/18/2026	INV	PD	FOOD - RESALE, NA BEV.
CHECK DATE: 06/26/2026											
2959100		06/15/2026		0626-4	269187	161.00	161.00	06/15/2026	INV	PD	DISHWASHER LEASE
CHECK DATE: 06/26/2026											
2959101		06/15/2026		0626-4	269187	361.00	361.00	06/15/2026	INV	PD	DISHWASHER LEASE
CHECK DATE: 06/26/2026											
2959102		06/15/2026		0626-4	269187	165.00	165.00	06/15/2026	INV	PD	DISHWASHER LEASE
CHECK DATE: 06/26/2026											
						5,414.51					
9602 VALDES LLC											
115640		06/19/2026		0626-4	269188	352.48	352.48	06/26/2026	INV	PD	SHOP SUPPLIES - WASHER
CHECK DATE: 06/26/2026											
915 VERIZON WIRELESS SERVICES LLC											
6145059360		06/01/2026		0626-4	269189	3,344.66	3,344.66	06/19/2026	INV	PD	887125807-00001 05/02-
CHECK DATE: 06/26/2026											
1793 WASTE MANAGEMENT OF ILLINOIS, INC											
0012602-4062-5		06/16/2026		0626-4	269190	6,871.58	6,871.58	06/26/2026	INV	PD	HAUL TO DUMP - SWEEPIN
CHECK DATE: 06/26/2026											
4453973-2011-7		06/03/2026		0626-4	269191	325.00	325.00	06/26/2026	INV	PD	SCHOOL OF ROCK 33-2137
CHECK DATE: 06/26/2026											
12899 WAYDE BEECHY, INC.											
385086		06/17/2026		0626-4	269192	172.95	172.95	06/26/2026	INV	PD	INVENTORY
CHECK DATE: 06/26/2026											
385240		06/19/2026		0626-4	269192	252.95	252.95	06/26/2026	INV	PD	INVENTORY - BATTERY
CHECK DATE: 06/26/2026											
						425.90					
7711 WINDY CITY DISTRIBUTION COMPANY											
101052417		06/18/2026		0626-4	269193	798.70	798.70	06/22/2026	INV	PD	BEER FOR RESALE
CHECK DATE: 06/26/2026											
3848 WITTEK GOLF SUPPLY CO INC											
INV166456		06/09/2026		0626-4	269194	1,871.63	1,871.63	06/23/2026	INV	PD	RANGE BASKETS FOR SELL
CHECK DATE: 06/26/2026											
25 A LAMP CONCRETE CONTRACTORS, INC.											
18179	20260038	06/22/2026		0726-1	269195	579,401.01	579,401.01	07/03/2026	INV	PD	2026 UTILITY/ROADWAY I
CHECK DATE: 07/02/2026											
13444 A MAESTRANZI SONS KNIFE SERVICES											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
1009269		06/25/2026		0726-1	269196	35.50	35.50	06/25/2026	INV	PD	PROFESSIONAL SERVICES
CHECK DATE: 07/02/2026											
14683 A&H PLUMBING & HEATING CO, INC											
1	20260033	06/18/2026		0726-1	269197	61,892.53	61,892.53	06/26/2026	INV	PD	CENTER WASH BAY DRAINA
CHECK DATE: 07/02/2026											
5016 ABBOTT TREE CARE PROFESSIONALS, LLC											
59980	20260013	06/18/2026		0726-1	269198	22,333.33	22,333.33	07/03/2026	INV	PD	YEAR 3 OF 3 BRANCH/BRU
CHECK DATE: 07/02/2026											
60038	20260014	06/22/2026		0726-1	269198	6,650.39	6,650.39	07/03/2026	INV	PD	YEAR 3 OF 3 TREE REMOV
CHECK DATE: 07/02/2026											
						28,983.72					
10559 ALLIED GARAGE DOOR INC											
0000245533		06/02/2026		0726-1	269199	630.00	630.00	06/26/2026	INV	PD	FIRE STATION# 2 OVERHE
CHECK DATE: 07/02/2026											
13036 RADIATE HOLDINGS,LP											
446987101-0018315		06/16/2026		0726-1	269200	192.93	192.93	07/02/2026	INV	PD	GEVFC INTERNET
CHECK DATE: 07/02/2026											
12963 BANNERVILLE USA											
040262		06/22/2026		0726-1	269201	630.00	630.00	07/02/2026	INV	PD	DOOWNTOWN AMERICA 250
CHECK DATE: 07/02/2026											
6832 FACIL INVESTMENT											
P92459796		06/11/2026		0726-1	269202	80.90	80.90	07/02/2026	INV	PD	MEMORY CT, CELLULAR PO
CHECK DATE: 07/02/2026											
14796 BEER ENGINE, INC											
6231		06/24/2026		0726-1	269203	270.00	270.00	06/30/2026	INV	PD	BEER LINE CLEANING
CHECK DATE: 07/02/2026											
6028 BENKERT BUILDERS											
20250059		06/29/2026		0726-1	269204	1,000.00	1,000.00	07/02/2026	INV	PD	409 HILL AVE RESTORE R
CHECK DATE: 07/02/2026											
9879 BREAKTHRU BEVERAGE ILLINOIS, LLC											
127642486		06/25/2026		0726-1	269205	1,934.34	1,934.34	06/30/2026	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 07/02/2026											
127695598		06/29/2026		0726-1	269205	558.00	558.00	06/30/2026	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 07/02/2026											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
						2,492.34					
120 CANON SOLUTIONS AMERICA, INC											
43352663		06/11/2026		0726-1	269206	925.00	925.00	07/02/2026	INV	PD	LINKS/PLANNIG COPIERS
CHECK DATE: 07/02/2026											
5866 CASE LOTS INC.											
31369		06/04/2026		0726-1	269207	129.80	129.80	06/26/2026	INV	PD	CIVIC CENTER - CLEANIN
CHECK DATE: 07/02/2026											
14799 GOLDEN SPARROW INC											
202637		06/23/2026		0726-1	269208	1,475.00	1,475.00	06/30/2026	INV	PD	R22 & KITCHEN DRYWALL
CHECK DATE: 07/02/2026											
14773 CHICAGO PARTS & SOUND ENTERPRISES LLC											
40V0145153		06/23/2026		0726-1	269209	45.32	45.32	07/03/2026	INV	PD	HEATER HOSES FOR UNIT
CHECK DATE: 07/02/2026											
40V0145405		06/23/2026		0726-1	269209	392.46	392.46	07/03/2026	INV	PD	INVENTORY - BRAKE ROTO
CHECK DATE: 07/02/2026											
40V0145816		06/24/2026		0726-1	269209	231.45	231.45	07/03/2026	INV	PD	INVENTORY - BRAKE PADS
CHECK DATE: 07/02/2026											
						669.23					
1076 CINTAS CORPORATION NO 2											
4273998381		06/29/2026		0726-1	269210	392.39	392.39	06/30/2026	INV	PD	JANITORIAL RESTOCK
CHECK DATE: 07/02/2026											
5340604411		06/08/2026		0726-1	269211	283.35	283.35	06/30/2026	INV	PD	FIRST AID RESTOCK
CHECK DATE: 07/02/2026											
10301 GREAT LAKES COCA-COLA DISTRIBUTION, LLC											
52949949019		06/22/2026		0726-1	269212	1,136.80	1,136.80	06/22/2026	INV	PD	NA BEV
CHECK DATE: 07/02/2026											
175 COMMONWEALTH EDISON COMPANY											
3391311222 0626		06/16/2026		0726-1	269213	57.19	57.19	07/03/2026	INV	PD	290 S PARK, 05/13/26-0
CHECK DATE: 07/02/2026											
7323111222 0626		06/16/2026		0726-1	269214	1,750.24	1,750.24	07/03/2026	INV	PD	69 NEWTON, 05/13/26-06
CHECK DATE: 07/02/2026											
5882261222 0626		06/16/2026		0726-1	269215	125.04	125.04	07/03/2026	INV	PD	580 S PARK, 05/13/26-0
CHECK DATE: 07/02/2026											
10952 CONSUMERS PACKING COMPANY											
443149		06/22/2026		0726-1	269216	1,860.04	1,860.04	06/22/2026	INV	PD	FOOD - RESALE
CHECK DATE: 07/02/2026											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
443339		06/25/2026		0726-1	269216	1,303.15	1,303.15	06/25/2026	INV	PD	FOOD - RESALE
CHECK DATE: 07/02/2026											
						3,163.19					
242 DU-KANE ASPHALT CO.											
9484		06/19/2026		0726-1	269217	274.72	274.72	06/26/2026	INV	PD	LEAD SERVICE LINE REST
CHECK DATE: 07/02/2026											
9489		06/23/2026		0726-1	269217	278.12	278.12	07/03/2026	INV	PD	PENN WEST - STREETS PA
CHECK DATE: 07/02/2026											
						552.84					
248 DUPAGE COUNTY CLERK											
R26-002		02/27/2026		0726-1	269218	44.00	44.00	07/02/2026	INV	PD	AUDITOR WORKSHEETS
CHECK DATE: 07/02/2026											
261 DUPAGE TOPSOIL, INC.											
060795		06/11/2026		0726-1	269219	760.00	760.00	07/02/2026	INV	PD	DIRT FOR BINS
CHECK DATE: 07/02/2026											
060833		06/15/2026		0726-1	269219	760.00	760.00	07/02/2026	INV	PD	DIRT FOR BINS
CHECK DATE: 07/02/2026											
						1,520.00					
5661 LUKE ELMORE											
06012026		06/17/2026		0726-1	269220	40.00	40.00	06/26/2026	INV	PD	PER DIEM- ITOA RESCUE
CHECK DATE: 07/02/2026											
283 ENGINEERING RESOURCE ASSOC INC											
W2607900.02		06/19/2026		0726-1	269221	997.50	997.50	07/03/2026	INV	PD	SURVEY & DRAFTING SERV
CHECK DATE: 07/02/2026											
291 EUCLID BEVERAGE, LLC											
W-4690667		06/25/2026		0726-1	269222	3,158.60	3,158.60	06/30/2026	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 07/02/2026											
11334 EURO USA MIDWEST LLC											
857485-00		06/22/2026		0726-1	269223	557.76	557.76	06/22/2026	INV	PD	FOOD - RESALE
CHECK DATE: 07/02/2026											
858209-00		06/26/2026		0726-1	269223	624.04	624.04	06/26/2026	INV	PD	FOOD - RESALE
CHECK DATE: 07/02/2026											
						1,181.80					
12091 FILTER SERVICES INC											
INV478665		06/05/2026		0726-1	269224	772.00	772.00	06/26/2026	INV	PD	ALL BUILDINGS AIR FILT
CHECK DATE: 07/02/2026											
12695 FILTERSHINE CHICAGO INC.											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
12475021		06/26/2026		0726-1	269225	205.00	205.00	06/26/2026	INV	PD	PROFESSIONAL SERVICES
CHECK DATE: 07/02/2026											
13003 FOX VALLEY FIRE & SAFETY CO.											
IN00866544		06/10/2026		0726-1	269226	1,255.00	1,255.00	06/26/2026	INV	PD	RENO CENTER SPRINKLER
CHECK DATE: 07/02/2026											
IN00866614		06/10/2026		0726-1	269226	2,198.17	2,198.17	06/26/2026	INV	PD	RENO CENTER - EMERGENC
CHECK DATE: 07/02/2026											
						3,453.17					
9063 DAVID GILL											
05042026		05/04/2026		0726-1	269227	100.00	100.00	06/26/2026	INV	PD	PER DIEM -SUPERVISOR D
CHECK DATE: 07/02/2026											
05112026		05/11/2026		0726-1	269227	80.00	80.00	06/26/2026	INV	PD	PER DIEM - SUPERVISOR
CHECK DATE: 07/02/2026											
						180.00					
1180 GLEN ELLYN PARK DISTRICT											
20240619		06/29/2026		0726-1	269228	5,000.00	5,000.00	07/02/2026	INV	PD	ACKERMAN PARK ROAD RES
CHECK DATE: 07/02/2026											
9692 LOUIS GLUNZ BEER, INC											
894533		06/26/2026		0726-1	269229	191.00	191.00	06/30/2026	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 07/02/2026											
929 W.W. GRAINGER INC											
9930832945		05/27/2026		0726-1	269230	6.06	6.06	06/30/2026	INV	PD	SINK WASHERS
CHECK DATE: 07/02/2026											
9941840291		06/05/2026		0726-1	269230	26.11	26.11	06/30/2026	INV	PD	FUSES FOR IRRIGATION S
CHECK DATE: 07/02/2026											
9962454873		06/23/2026		0726-1	269230	62.60	62.60	06/30/2026	INV	PD	BALL PICKER PARTS
CHECK DATE: 07/02/2026											
						94.77					
5049 GROOT INDUSTRIES INC.											
16745886T107		07/01/2026		0726-1	269231	150,502.68	150,502.68	07/02/2026	INV	PD	0426 SERVICES
CHECK DATE: 07/02/2026											
10954 HAWK FORD OF ST CHARLES											
212318D		06/23/2026		0726-1	269232	506.93	506.93	07/03/2026	INV	PD	REPLACEMENT FRONT END
CHECK DATE: 07/02/2026											
212318DX1		06/24/2026		0726-1	269232	348.75	348.75	07/03/2026	INV	PD	LOWER CONTROL ARM - UN
CHECK DATE: 07/02/2026											
						855.68					
14017 HFS BUREAU OF FISCAL OPERATIONS											
GEMTFY26Q3-233		05/09/2026		0726-1	269233	18,763.99	18,763.99	07/02/2026	INV	PD	GEMT Q3 2026 01/01-03/

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 07/02/2026											
425 ILLINOIS SECTION AWWA											
200108691		06/23/2026		0726-1	269234	134.00	134.00	07/03/2026	INV	PD	2026 WATER WORKS 360-O
CHECK DATE: 07/02/2026											
426 ILLINOIS STATE POLICE											
2026MX1276		06/29/2026		0726-1	269235	600.00	600.00	07/02/2026	INV	PD	GEPC2600456
CHECK DATE: 07/02/2026											
14846 INFINITY SMOKES CORP											
332661		06/25/2026		0726-1	269236	87.68	87.68	06/30/2026	INV	PD	434 ROOSEVELT RD UB RE
CHECK DATE: 07/02/2026											
9078 TYCO FIRE & SECURITY MANAGEMENT, INC											
42529587		06/13/2026		0726-1	269237	148.35	148.35	07/03/2026	INV	PD	STACY PRESSURE STATION
CHECK DATE: 07/02/2026											
14849 HANNAH JUCKETT											
953		06/29/2026		0726-1	269238	212.50	212.50	07/02/2026	INV	PD	PARKING PERMIT REFUND
CHECK DATE: 07/02/2026											
14047 KLUBER, INC											
10278		06/25/2026		0726-1	269239	9,120.00	9,120.00	07/03/2026	INV	PD	ENGINEERING SERVICES -
CHECK DATE: 07/02/2026											
6828 KPRG AND ASSOCIATES, INC											
16951		06/07/2026		0726-1	269240	991.02	991.02	07/02/2026	INV	PD	CCDD MATERIAL TESTING
CHECK DATE: 07/02/2026											
13839 LEAF CAPITAL FUNDING LLC											
20498412	20260042	06/25/2026		0726-1	269241	3,614.25	3,614.25	06/30/2026	INV	PD	YEAR 3 OF 4 GPS LEASE
CHECK DATE: 07/02/2026											
546 LEN'S ACE HARDWARE, INC.											
119953/3		06/18/2026		0726-1	269242	2.15	2.15	07/02/2026	INV	PD	CONNECTOR FOR AIR TOOL
CHECK DATE: 07/02/2026											
119954/3		06/18/2026		0726-1	269242	8.97	8.97	06/26/2026	INV	PD	RENO CENTER - HOSE REP
CHECK DATE: 07/02/2026											
119985/3		06/23/2026		0726-1	269242	37.38	37.38	06/30/2026	INV	PD	SHOP CLEANING SUPPLIES
CHECK DATE: 07/02/2026											
119996/3		06/24/2026		0726-1	269242	52.18	52.18	07/03/2026	INV	PD	BROOMS
CHECK DATE: 07/02/2026											
119998/3		06/24/2026		0726-1	269242	58.47	58.47	06/30/2026	INV	PD	Paint brush, tray, sta
CHECK DATE: 07/02/2026											
120015/3		06/25/2026		0726-1	269242	3.75	3.75	06/30/2026	INV	PD	KEY CUTTING

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 07/02/2026											
120042/3		06/29/2026		0726-1	269242	46.76	46.76	06/30/2026	INV	PD	MAGIC ERASER FOR PROX
CHECK DATE: 07/02/2026											
						209.66					
14848 BRAD LEWIS											
2025-0977-INRM		06/29/2026		0726-1	269243	1,000.00	1,000.00	07/02/2026	INV	PD	2025-0977-INRM 367 N P
CHECK DATE: 07/02/2026											
14687 AMERICAN GREEN INC											
S7-10027484-01		06/23/2026		0726-1	269244	670.00	670.00	07/03/2026	INV	PD	RETAINING WALL CLEANIN
CHECK DATE: 07/02/2026											
11449 MARSH USA INC											
134763		06/18/2026		0726-1	269245	1,533.00	1,533.00	07/02/2026	INV	PD	CL AVIATION POLICY #90
CHECK DATE: 07/02/2026											
595 MENARDS, INC.											
76592		06/17/2026		0726-1	269246	269.88	269.88	07/02/2026	INV	PD	STRAW BLANKET PKWY RES
CHECK DATE: 07/02/2026											
13822 METROPOLIS COFFEE CO, LLC											
2303721		06/22/2026		0726-1	269247	525.00	525.00	06/22/2026	INV	PD	NA BEV.
CHECK DATE: 07/02/2026											
606 MIDWEST GROUNDCOVERS, LLC											
PSI-034120		06/22/2026		0726-1	269248	324.25	324.25	07/03/2026	INV	PD	SUPPLEMENTAL/MORTALITY
CHECK DATE: 07/02/2026											
PSI-034189		06/22/2026		0726-1	269248	40.50	40.50	07/03/2026	INV	PD	MONTCLAIR LOT & VOLUN
CHECK DATE: 07/02/2026											
						364.75					
11490 MIDWEST IMPORTS, LTD											
387297		06/22/2026		0726-1	269249	270.00	270.00	06/22/2026	INV	PD	FOOD - RESALE
CHECK DATE: 07/02/2026											
12440 MIDWEST POWER INDUSTRY, INC											
2811		06/17/2026		0726-1	269250	7,132.62	7,132.62	07/02/2026	INV	PD	REPEAIRS TO BACK UP GE
CHECK DATE: 07/02/2026											
14847 RYAN NELSON											
2026-0195-GRG		06/29/2026		0726-1	269251	1,000.00	1,000.00	07/02/2026	INV	PD	2026-0195-GRG 789 WEST
CHECK DATE: 07/02/2026											
651 NORTHERN ILLINOIS GAS COMPANY											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
86-07-35-9064 7 0626		06/16/2026		0726-1	269252	23.31	23.31	07/03/2026	INV	PD	889 W SAINT CHARLES RD
CHECK DATE: 07/02/2026											
4701 RYAN DUNHAM											
20241410		06/29/2026		0726-1	269253	10,080.00	10,080.00	07/02/2026	INV	PD	563 FAIRVIEW AVE RESTO
CHECK DATE: 07/02/2026											
10823 PEST MANAGEMENT SERVICES, INC											
136751		06/16/2026		0726-1	269254	125.00	125.00	06/26/2026	INV	PD	FIRE STATION # 1 - PES
CHECK DATE: 07/02/2026											
5678 PRIORITY PRODUCTS, INC											
1033110		06/22/2026		0726-1	269255	429.89	429.89	06/30/2026	INV	PD	HYDRAULIC HOSE & FITTI
CHECK DATE: 07/02/2026											
1033569		06/22/2026		0726-1	269255	67.34	67.34	06/30/2026	INV	PD	MISC HARDWARE STOCK
CHECK DATE: 07/02/2026											
						497.23					
13718 RINGCENTRAL, INC.											
CD_001472273		06/23/2026		0726-1	269256	620.38	620.38	07/02/2026	INV	PD	GEVFC PHONE
CHECK DATE: 07/02/2026											
6093 SCHAMBERGER BROTHERS, INC											
1000214031		06/26/2026		0726-1	269257	191.50	191.50	06/30/2026	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 07/02/2026											
5718 JEREMIAH SCHMIDT											
05112026		05/11/2026		0726-1	269258	338.97	338.97	06/26/2026	INV	PD	PER DIEM TRAVEL -TRAIN
CHECK DATE: 07/02/2026											
12512 SOUTHEAST LINEN ASSOCIATES, INC.											
1429470		06/26/2026		0726-1	269259	469.92	469.92	06/30/2026	INV	PD	LINEN SERVICE
CHECK DATE: 07/02/2026											
1429845		06/30/2025		0726-1	269259	325.97	325.97	06/30/2026	INV	PD	LINEN SERVICE
CHECK DATE: 07/02/2026											
						795.89					
10181 SOUTHERN GLAZER'S WINE AND SPIRITS, LLC											
2363748		06/25/2026		0726-1	269260	1,270.04	1,270.04	06/30/2026	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 07/02/2026											
2366053		06/26/2026		0726-1	269260	216.00	216.00	06/30/2026	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 07/02/2026											
						1,486.04					
14775 SPARTAN TURF PRODUCTS											
6097820-00		06/26/2026		0726-1	269261	58.25	58.25	06/30/2026	INV	PD	PARTS FOR BUNKER RAKE

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 07/02/2026											
6097820-01		06/29/2026		0726-1	269261	128.60	128.60	06/30/2026	INV	PD	PARTS FOR BUNKER RAKE
CHECK DATE: 07/02/2026											
						186.85					
168 ROGER CLEVELAND GOLF CO, INC											
9048329 SO		06/18/2026		0726-1	269262	1,444.00	1,444.00	06/30/2026	INV	PD	MERCHANDISE FOR RESALE
CHECK DATE: 07/02/2026											
2937 SUPERIOR ASPHALT MATERIALS, LLC											
20260583		06/22/2026		0726-1	269263	499.20	499.20	07/03/2026	INV	PD	CRESCENT - LEAD LINES
CHECK DATE: 07/02/2026											
835 SUPERIOR BEVERAGE CO.											
839377		06/26/2026		0726-1	269264	1,045.20	1,045.20	06/30/2026	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 07/02/2026											
840143		06/26/2026		0726-1	269264	219.95	219.95	06/30/2026	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 07/02/2026											
						1,265.15					
844 SYSCO FOOD SERV - CHICAGO, INC											
924316210		06/22/2026		0726-1	269265	-55.05	-55.05	06/22/2026	CRM	PD	FOOD - RESALE
CHECK DATE: 07/02/2026											
924316986		06/22/2026		0726-1	269265	2,687.75	2,687.75	06/22/2026	INV	PD	FOOD - RESALE, SUPPLIE
CHECK DATE: 07/02/2026											
924326394		06/26/2026		0726-1	269265	3,983.18	3,983.18	06/26/2026	INV	PD	FOOD - RESALE, NA BEV.
CHECK DATE: 07/02/2026											
924330706		06/27/2026		0726-1	269265	426.49	426.49	06/27/2026	INV	PD	FOOD - RESALE
CHECK DATE: 07/02/2026											
						7,042.37					
14081 SYSTEM ONE HOLDINGS LLC											
20240823		06/29/2026		0726-1	269266	2,000.00	2,000.00	07/02/2026	INV	PD	60 NICOLL WAY UPGRADE
CHECK DATE: 07/02/2026											
10558 TESTA PRODUCE, INC											
06184977		05/27/2026		0726-1	269267	25.10	25.10	05/27/2026	INV	PD	FOOD - RESALE
CHECK DATE: 07/02/2026											
06201902		06/22/2026		0726-1	269267	632.80	632.80	06/22/2026	INV	PD	FOOD - RESALE, NA BEV.
CHECK DATE: 07/02/2026											
06202582		06/23/2026		0726-1	269267	454.69	454.69	06/23/2026	INV	PD	FOOD - RESALE
CHECK DATE: 07/02/2026											
06202640		06/23/2026		0726-1	269267	37.40	37.40	06/23/2026	INV	PD	FOOD - RESALE
CHECK DATE: 07/02/2026											
06203965		06/25/2026		0726-1	269267	496.80	496.80	06/25/2026	INV	PD	FOOD - RESALE
CHECK DATE: 07/02/2026											
06204701		06/26/2026		0726-1	269267	580.85	580.85	06/26/2026	INV	PD	FOOD - RESALE, NA BEV.
CHECK DATE: 07/02/2026											
06204723		06/26/2026		0726-1	269267	89.70	89.70	06/26/2026	INV	PD	FOOD - RESALE

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 07/02/2026											
06205391		06/27/2026		0726-1	269267	560.25	560.25	06/27/2026	INV	PD	FOOD - RESALE
CHECK DATE: 07/02/2026											
						2,877.59					
11602 THE THIRD SYNTHESIS, IND D/B/A											
1154374		06/24/2026		0726-1	269268	167.00	167.00	06/24/2026	INV	PD	FOOD - RESALE
CHECK DATE: 07/02/2026											
1155651		06/25/2026		0726-1	269268	167.00	167.00	06/25/2026	INV	PD	FOOD - RESALE
CHECK DATE: 07/02/2026											
						334.00					
865 ACUSHNET COMPANY											
923459994		06/22/2026		0726-1	269269	514.00	514.00	06/30/2026	INV	PD	MERCHANDISE FOR RESALE
CHECK DATE: 07/02/2026											
14310 TKB ASSOCIATES INC											
16067	20250060	06/24/2026		0726-1	269270	7,875.00	7,875.00	07/02/2026	INV	PD	3YR TERM LASERFISCHE I
CHECK DATE: 07/02/2026											
16068	20250060	06/24/2026		0726-1	269270	26,775.00	26,775.00	07/02/2026	INV	PD	3YR TERM LASERFISCHE I
CHECK DATE: 07/02/2026											
						34,650.00					
10577 CAMPAGNA-TURANO BAKERY, INC											
130045387		06/22/2026		0726-1	269271	156.71	156.71	06/22/2026	INV	PD	FOOD - RESALE
CHECK DATE: 07/02/2026											
130045477		06/25/2026		0726-1	269271	50.22	50.22	06/25/2026	INV	PD	FOOD - RESALE
CHECK DATE: 07/02/2026											
130045517		06/26/2026		0726-1	269271	38.10	38.10	06/26/2026	INV	PD	FOOD - RESALE
CHECK DATE: 07/02/2026											
130045556		06/27/2026		0726-1	269271	274.80	274.80	06/27/2026	INV	PD	FOOD - RESALE
CHECK DATE: 07/02/2026											
						519.83					
11819 UNIFIRST CORPORATION											
1190308412		06/17/2026		0726-1	269272	75.19	75.19	06/26/2026	INV	PD	RENO CENTER FLOOR MATS
CHECK DATE: 07/02/2026											
884 U.S. FOODSERVICE, INC.											
1389522		06/22/2026		0726-1	269273	1,849.71	1,849.71	06/22/2026	INV	PD	FOOD - RESALE, NA BEV.
CHECK DATE: 07/02/2026											
1534777		06/25/2026		0726-1	269273	3,234.62	3,234.62	06/25/2026	INV	PD	FOOD - RESALE, NA BEV.
CHECK DATE: 07/02/2026											
						5,084.33					
13612 UTILITY TRANSPORT SERVICE, INC											
INV-093519	20260003	06/10/2026		0726-1	269274	3,119.90	3,119.90	07/02/2026	INV	PD	YEAR 3 OF 3 MATERIAL H
CHECK DATE: 07/02/2026											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
915 VERIZON WIRELESS SERVICES LLC											
6145394295		06/06/2026		0726-1	269275	301.19	301.19	06/28/2026	INV	PD	M2M ACCOUNT SHARE 05/0
CHECK DATE: 07/02/2026											
6146276604		06/16/2026		0726-1	269276	728.86	728.86	07/02/2026	INV	PD	580459997-001 0526-062
CHECK DATE: 07/02/2026											
12899 WAYDE BEECHY, INC.											
385514		06/25/2026		0726-1	269277	959.70	959.70	07/03/2026	INV	PD	INVENTORY - BATTERIES
CHECK DATE: 07/02/2026											
7711 WINDY CITY DISTRIBUTION COMPANY											
101059193		06/25/2026		0726-1	269278	1,170.50	1,170.50	06/30/2026	INV	PD	BEER FOR RESALE
CHECK DATE: 07/02/2026											
975 ZIEBELL WATER SERVICE PRODUCTS INC											
272846-000		06/16/2026		0726-1	269279	3,223.00	3,223.00	07/02/2026	INV	PD	BELL SLEEVE FOR WATER
CHECK DATE: 07/02/2026											
13444 A MAESTRANZI SONS KNIFE SERVICES											
1002047		07/02/2026		0726-2	269280	35.50	35.50	07/02/2026	INV	PD	PROFESSIONAL SERVICES
CHECK DATE: 07/10/2026											
8119 AECOM TECHNICAL SERVICES INC											
2001120342-1	20250034	03/06/2026		0726-2	269281	16,528.91	16,528.91	07/03/2026	INV	PD	PROF SVCS-TRAFFIC SIGN
CHECK DATE: 07/10/2026											
2001120342-2	20230031	03/06/2026		0726-2	269281	74,001.96	74,001.96	07/03/2026	INV	PD	YR 1 OF MULTI-YEAR CON
CHECK DATE: 07/10/2026											
						90,530.87					
2962 ALTORFER INDUSTRIES, INC											
P6AC0149977		06/30/2026		0726-2	269282	129.42	129.42	07/10/2026	INV	PD	O-RINGS AND SEALS FOR
CHECK DATE: 07/10/2026											
P6AR0014209		07/06/2026		0726-2	269282	-34.83	-34.83	07/10/2026	CRM	PD	ADAPTOR TEE RETURNED -
CHECK DATE: 07/10/2026											
						94.59					
12567 AMAZON.COM SALES, INC.											
16TM-MNT4-N6M7		07/01/2026		0726-2	269283	291.21	291.21	07/10/2026	INV	PD	SIGNO40 WALL MOUNT/OTT
CHECK DATE: 07/10/2026											
1MHM-D1DT-7DQY		06/01/2026		0726-2	269283	-134.94	-134.94	06/12/2026	CRM	PD	RETURN RUBBERMAID COMM
CHECK DATE: 07/10/2026											
						156.27					
1KHV-WWWM-411N		07/01/2026		0726-2	269284	105.08	105.08	07/10/2026	INV	PD	HEADSET/NAME PLATES/PO
CHECK DATE: 07/10/2026											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
1GPY-TRXQ-XY94		07/01/2026		0726-2	269285	53.37	53.37	07/10/2026	INV	PD	CATALOG ENVELOPES
CHECK DATE: 07/10/2026											
14779 JENNIFER BRUCKS/MARK WIEDNER											
RESV100		07/07/2026		0726-2	269286	216.00	216.00	07/21/2026	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 07/10/2026											
13113 AMERICAN WELDING & GAS, INC.											
0011778165		06/30/2026		0726-2	269287	59.08	59.08	07/06/2026	INV	PD	BULK CO2 REFILL
CHECK DATE: 07/10/2026											
65 AT&T											
630Z99013106 0626		06/16/2026		0726-2	269288	64.48	64.48	07/10/2026	INV	PD	VOGE EMERGENCY 911
CHECK DATE: 07/10/2026											
5615 AXON ENTERPRISE, INC											
INUS437566		04/15/2026		0726-2	269289	580.20	580.20	05/15/2026	INV	PD	BASIC LICENSE BUNDLE
CHECK DATE: 07/10/2026											
INUS437645		05/15/2026		0726-2	269289	559.08	559.08	05/15/2026	INV	PD	BASIC LICENSE BUNDLE
CHECK DATE: 07/10/2026											
INUS437864		04/15/2026		0726-2	269289	195.00	195.00	05/15/2026	INV	PD	BASIC LICENSE BUNDLE
CHECK DATE: 07/10/2026											
INUS446447		05/15/2026		0726-2	269289	191.04	191.04	06/15/2026	INV	PD	BASIC LICENSE BUNDLE
CHECK DATE: 07/10/2026											
INUS448510		05/28/2026		0726-2	269289	115.60	115.60	06/28/2026	INV	PD	AXON BODY - BELT CLIP
CHECK DATE: 07/10/2026											
INUS448679		05/28/2026		0726-2	269289	1,970.00	1,970.00	06/28/2026	INV	PD	TASER 7 CARTIDGE
CHECK DATE: 07/10/2026											
INUS450350		06/01/2026		0726-2	269289	2,292.54	2,292.54	07/01/2026	INV	PD	FLEET 3 ADVANCED - DAS
CHECK DATE: 07/10/2026											
INUS450508		06/01/2026		0726-2	269289	27,256.30	27,256.30	07/01/2026	INV	PD	FLEET 3 ADANCED DASH C
CHECK DATE: 07/10/2026											
						33,159.76					
11126 BARRIERE CONSTRUCTION											
2025-2030-DEMO HMR		07/07/2026		0726-2	269290	500.00	500.00	07/10/2026	INV	PD	2025-2030-DEMO HMR 553
CHECK DATE: 07/10/2026											
9414 BRACING SYSTEMS, INC											
482997-1		06/30/2026		0726-2	269291	187.80	187.80	07/10/2026	INV	PD	LATH - PARADE
CHECK DATE: 07/10/2026											
9879 BREAKTHRU BEVERAGE ILLINOIS, LLC											
127766122		07/02/2026		0726-2	269292	3,566.11	3,566.11	07/06/2026	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 07/10/2026											
3955 BURRIS EQUIPMENT CO.											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
PS3023635-1		06/24/2026		0726-2	269293	753.61	753.61	07/02/2026	INV	PD	PM FILTERS FOR UNIT #
CHECK DATE: 07/10/2026											
128 CARQUEST AUTO PARTS											
8780617631151		06/25/2026		0726-2	269294	25.72	25.72	07/02/2026	INV	PD	HOOD STRUTS FOR UNIT #
CHECK DATE: 07/10/2026											
136 CDS OFFICE SYSTEMS, INC											
INV1788634		06/30/2026		0726-2	269295	326.54	326.54	07/10/2026	INV	PD	PD SQUAD PRINTER BATTE
CHECK DATE: 07/10/2026											
1076 CINTAS CORPORATION NO 2											
4274780674		07/06/2026		0726-2	269296	398.48	398.48	07/06/2026	INV	PD	JANITORIAL RESTOCK
CHECK DATE: 07/10/2026											
4273684685		06/25/2026		0726-2	269297	65.42	65.42	07/10/2026	INV	PD	CIVIC CENTER - WEEKLY
CHECK DATE: 07/10/2026											
4273214416		06/22/2026		0726-2	269298	36.64	36.64	07/10/2026	INV	PD	PD WEEKLY - FLOOR MATS
CHECK DATE: 07/10/2026											
13547 COLLEY ELEVATOR CO.											
303159		07/01/2026		0726-2	269299	400.00	400.00	07/10/2026	INV	PD	ELEVATOR MAINTENANCE C
CHECK DATE: 07/10/2026											
14713 CARLOS COLON											
07022026		07/02/2026		0726-2	269300	51.13	51.13	07/09/2026	INV	PD	CARLOS COLON -CDL RENE
CHECK DATE: 07/10/2026											
4876 CONSTELLATION NEWENERGY, INC.											
7302778-88623 0626		06/30/2026		0726-2	269301	11,838.12	11,838.12	07/10/2026	INV	PD	STREETLIGHTS CHARGED T
CHECK DATE: 07/10/2026											
10952 CONSUMERS PACKING COMPANY											
443500		06/29/2026		0726-2	269302	1,698.72	1,698.72	06/29/2026	INV	PD	FOOD - RESALE
CHECK DATE: 07/10/2026											
443712		07/02/2026		0726-2	269302	669.82	669.82	07/02/2026	INV	PD	FOOD - RESALE
CHECK DATE: 07/10/2026											
						2,368.54					
2781 CUSTOM CONNECTION INC.											
11355		06/15/2026		0726-2	269303	1,738.24	1,738.24	07/10/2026	INV	PD	PW UPFIT PARTS - NEW U
CHECK DATE: 07/10/2026											
14780 ERIC DONOVAN											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
2025-1569-DEMO HMR		07/07/2026		0726-2	269304	500.00	500.00	07/10/2026	INV	PD	2025-1569-DEMO HMR 919
CHECK DATE: 07/10/2026											
242 DU-KANE ASPHALT CO.											
9494		06/24/2026		0726-2	269305	277.44	277.44	07/10/2026	INV	PD	LEAD LINE REPAIRS - AS
CHECK DATE: 07/10/2026											
246 DUPAGE COUNTY ANIMAL CARE AND CONTROL											
34088		06/16/2026		0726-2	269306	75.00	75.00	07/15/2026	INV	PD	STRAY HOLDING
CHECK DATE: 07/10/2026											
256 DUPAGE MAYORS & MANAGERS CONF.											
12851		06/19/2026		0726-2	269307	180.00	180.00	07/10/2026	INV	PD	2026 ANNUAL DINNER-FRA
CHECK DATE: 07/10/2026											
12755 ECO CLEAN MAINTENANCE, INC.											
15120	20260030	06/26/2026		0726-2	269308	3,323.00	3,323.00	07/10/2026	INV	PD	YR 1 OF 3 CUSTODIAL SE
CHECK DATE: 07/10/2026											
5661 LUKE ELMORE											
06162026		06/16/2026		0726-2	269309	40.00	40.00	07/10/2026	INV	PD	HIGH RISK TRAFFIC STOP
CHECK DATE: 07/10/2026											
14705 IDEX HOLDINGS INC											
RP109866		06/17/2026		0726-2	269310	449.00	449.00	07/10/2026	INV	PD	SEWER CA REPAIR
CHECK DATE: 07/10/2026											
1078 EQUIFAX INFORMATION SVCS LLC											
2073665292		06/17/2026		0726-2	269311	25.00	25.00	07/17/2026	INV	PD	COMMITMENT AMOUNT 05/1
CHECK DATE: 07/10/2026											
291 EUCLID BEVERAGE, LLC											
W-4697711		07/02/2026		0726-2	269312	2,994.05	2,994.05	07/06/2026	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 07/10/2026											
11334 EURO USA MIDWEST LLC											
858359-00		06/29/2026		0726-2	269313	472.92	472.92	06/29/2026	INV	PD	FOOD - RESALE
CHECK DATE: 07/10/2026											
858360-00		06/30/2026		0726-2	269313	139.68	139.68	06/30/2026	INV	PD	FOOD - RESALE
CHECK DATE: 07/10/2026											
858897-00		07/03/2026		0726-2	269313	916.61	916.61	07/03/2026	INV	PD	FOOD - RESALE
CHECK DATE: 07/10/2026											
						1,529.21					
12091 FILTER SERVICES INC											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
INV479981		06/16/2026		0726-2	269314	662.38	662.38	07/10/2026	INV	PD	HVAC FILTERS
CHECK DATE: 07/10/2026											
INV480225		06/17/2026		0726-2	269314	378.74	378.74	07/10/2026	INV	PD	RENO CENTER - HVAC FIL
CHECK DATE: 07/10/2026											
						1,041.12					
14354 FLOCK GROUP INC											
INV-97241		06/23/2026		0726-2	269315	350.00	350.00	07/23/2026	INV	PD	CAMERA REPAIR
CHECK DATE: 07/10/2026											
13740 CONNIE L RIVERA											
16170	20260040	06/30/2026		0726-2	269316	8,791.88	8,791.88	07/10/2026	INV	PD	YR 3 OF 3 LANDSCAPE MA
CHECK DATE: 07/10/2026											
9692 LOUIS GLUNZ BEER, INC											
896481		07/03/2026		0726-2	269317	430.00	430.00	07/06/2026	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 07/10/2026											
14878 AMANDA GRAF											
232770		07/08/2026		0726-2	269318	25.56	25.56	07/10/2026	INV	PD	116 SURREY DR UB REFUN
CHECK DATE: 07/10/2026											
929 W.W. GRAINGER INC											
9961934420		06/23/2026		0726-2	269319	208.79	208.79	07/10/2026	INV	PD	STREET LIGHT BULBS & C
CHECK DATE: 07/10/2026											
14879 GRANDVIEW CAPITAL LLC											
125180		07/08/2026		0726-2	269320	114.01	114.01	07/08/2026	INV	PD	434 OAK ST UB REFUND
CHECK DATE: 07/10/2026											
370 GRAYBAR ELECTRIC COMPANY INC											
9353715237		06/29/2026		0726-2	269321	1,350.00	1,350.00	07/10/2026	INV	PD	DVP - FIXTURE- CHAPEL
CHECK DATE: 07/10/2026											
5049 GROOT INDUSTRIES INC.											
16489127T107		06/01/2026		0726-2	269322	5,070.00	5,070.00	07/10/2026	INV	PD	REFUSE/YARD WASTE STIC
CHECK DATE: 07/10/2026											
14856 HALYA HOLOWKA											
540		07/07/2026		0726-2	269323	319.96	319.96	07/10/2026	INV	PD	PARKING PERMIT REFUND
CHECK DATE: 07/10/2026											
12335 ILLINOIS PHLEBOTOMY SERVICES											
2781		06/20/2026		0726-2	269324	850.00	850.00	07/20/2026	INV	PD	PHLEBOTOMY SERVICES
CHECK DATE: 07/10/2026											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
426 ILLINOIS STATE POLICE											
20260504654		05/31/2026		0726-2	269325	27.00	27.00	07/10/2026	INV	PD	FINGER PRINTING SERVIC
CHECK DATE: 07/10/2026											
9078 TYCO FIRE & SECURITY MANAGEMENT, INC											
42529603		06/13/2026		0726-2	269326	83.85	83.85	07/10/2026	INV	PD	CIVIC CENTER - PARKING
CHECK DATE: 07/10/2026											
8984 LANDSCAPE MATERIAL & FIREWOOD SALES, INC											
114559		06/30/2026		0726-2	269327	378.00	378.00	07/10/2026	INV	PD	CBD CROSSWALKS - LOCKI
CHECK DATE: 07/10/2026											
546 LEN'S ACE HARDWARE, INC.											
119978/3		06/22/2026		0726-2	269328	33.24	33.24	07/10/2026	INV	PD	OFFICE PLANTS SUPPLIES
CHECK DATE: 07/10/2026											
119983/3		06/22/2026		0726-2	269328	17.98	17.98	07/10/2026	INV	PD	BUG KILLER/REPELLER
CHECK DATE: 07/10/2026											
119997/3		06/24/2026		0726-2	269328	28.78	28.78	07/10/2026	INV	PD	WPAS ELECTRICAL REPAIR
CHECK DATE: 07/10/2026											
119999/3		06/24/2026		0726-2	269328	2.17	2.17	07/10/2026	INV	PD	WPAS ELECTRICAL REPAIR
CHECK DATE: 07/10/2026											
120009/3		06/25/2026		0726-2	269328	5.03	5.03	07/10/2026	INV	PD	PD REPAIR
CHECK DATE: 07/10/2026											
120012/3		06/25/2026		0726-2	269328	17.20	17.20	07/02/2026	INV	PD	MISC. HARDWARE FOR UNI
CHECK DATE: 07/10/2026											
120018/3		06/25/2026		0726-2	269328	19.74	19.74	07/02/2026	INV	PD	MISC. PIPE PLUGS - UNI
CHECK DATE: 07/10/2026											
120038/3		06/29/2026		0726-2	269328	11.53	11.53	07/10/2026	INV	PD	RENO CENTER - PLUMBING
CHECK DATE: 07/10/2026											
						135.67					
14377 RELX INC											
3096586170		06/30/2026		0726-2	269329	432.00	432.00	07/10/2026	INV	PD	LEGAL RESEARCH DATABAS
CHECK DATE: 07/10/2026											
14408 BRET & SARA MARSCHAND											
29-1522		07/07/2026		0726-2	269330	70.00	70.00	07/10/2026	INV	PD	VEHICLE STICKER REFUND
CHECK DATE: 07/10/2026											
595 MENARDS, INC.											
72603		04/08/2026		0726-2	269331	124.47	124.47	05/29/2026	INV	PD	ALUMINUM TUBE & ANGLE
CHECK DATE: 07/10/2026											
74444		05/11/2026		0726-2	269331	22.99	22.99	05/29/2026	INV	PD	COIL CLEANING FOR MULT
CHECK DATE: 07/10/2026											
74612		05/14/2026		0726-2	269331	43.84	43.84	05/29/2026	INV	PD	RENO CENTER - SUPPLIES
CHECK DATE: 07/10/2026											
74638		05/14/2026		0726-2	269331	2.98	2.98	05/29/2026	INV	PD	RENO CENTER -ELECTRICA

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 07/10/2026											
75084		05/22/2026		0726-2	269331	137.98	137.98	05/29/2026	INV	PD	TRASH CAN, DUCT TAPE
CHECK DATE: 07/10/2026											
76566		06/17/2026		0726-2	269331	761.58	761.58	07/10/2026	INV	PD	FIRESTATION# 1 WASHER
CHECK DATE: 07/10/2026											
76972		06/24/2026		0726-2	269331	29.09	29.09	07/09/2026	INV	PD	REPAIR ELECTRICAL OUTL
CHECK DATE: 07/10/2026											
77039		06/25/2026		0726-2	269331	62.24	62.24	07/10/2026	INV	PD	PAVER BASE FOR IPP SIG
CHECK DATE: 07/10/2026											
77108		06/26/2026		0726-2	269331	155.47	155.47	07/09/2026	INV	PD	CLEANING SUPPLIES, WAT
CHECK DATE: 07/10/2026											
77110		06/26/2026		0726-2	269331	94.52	94.52	07/10/2026	INV	PD	CIVIC CENTER - FLAG RE
CHECK DATE: 07/10/2026											
77390		07/01/2026		0726-2	269331	49.74	49.74	07/10/2026	INV	PD	OIL DRY
CHECK DATE: 07/10/2026											
						1,484.90					
602 MICROSYSTEMS, INC.											
20260407		06/19/2026		0726-2	269332	4,405.54	4,405.54	07/10/2026	INV	PD	SCANNING SERVICES
CHECK DATE: 07/10/2026											
5841 GENUINE PARTS CO-NAPA											
835943		06/25/2026		0726-2	269333	14.14	14.14	07/02/2026	INV	PD	INVENTORY - OIL FILTER
CHECK DATE: 07/10/2026											
5279 O'LEARY'S CONTRACTORS EQUIP & SUP, INC											
595436		06/22/2026		0726-2	269334	339.53	339.53	07/10/2026	INV	PD	PRESSURE GAUGE & GAS S
CHECK DATE: 07/10/2026											
14857 JAMES OCENASEK											
1044		07/07/2026		0726-2	269335	265.00	265.00	07/10/2026	INV	PD	PARKING PERMIT REFUND
CHECK DATE: 07/10/2026											
13747 O'REILLY AUTO ENTERPRISES, LLC											
3896-393540		06/30/2026		0726-2	269336	40.12	40.12	07/02/2026	INV	PD	TAILIGHT ASSEMBLY FOR
CHECK DATE: 07/10/2026											
670 DAVID B COULTER											
26-110		07/01/2026		0726-2	269337	127.50	127.50	07/10/2026	INV	PD	REVIEW OF ARBORICULTUR
CHECK DATE: 07/10/2026											
676 PACKEY WEBB FORD, INC.											
179456		06/29/2026		0726-2	269338	183.85	183.85	07/02/2026	INV	PD	LINK ASSEMBLY - UNIT #
CHECK DATE: 07/10/2026											
10823 PEST MANAGEMENT SERVICES, INC											
46976		03/20/2026		0726-2	269339	428.64	428.64	07/10/2026	INV	PD	ALL BUILDINGS - MONTHL

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 07/10/2026											
47089		06/18/2026		0726-2	269339	428.64	428.64	07/10/2026	INV	PD	ALL BUILDINGS - MONTHL
CHECK DATE: 07/10/2026											
						857.28					
700 THE PITNEY BOWES BANK INC											
3107946574		06/20/2026		0726-2	269340	419.82	419.82	07/10/2026	INV	PD	PW POSTAGE MACHINE
CHECK DATE: 07/10/2026											
4313 PORTER LEE CORPORATION											
33678		07/01/2026		0726-2	269341	1,365.00	1,365.00	07/31/2026	INV	PD	ANNUAL SUPPORT
CHECK DATE: 07/10/2026											
3370 RAY WHALEN BUILDERS INC.											
2026-0438-DEMO HMR		06/30/2026		0726-2	269342	250.00	250.00	07/10/2026	INV	PD	2026-0438-DEMO HMR 225
CHECK DATE: 07/10/2026											
3287 REHRIG PACIFIC COMPANY											
50587363		06/30/2026		0726-2	269343	11,230.00	11,230.00	07/10/2026	INV	PD	GREEN GARBAGE TOTES
CHECK DATE: 07/10/2026											
14010 REVERE ELECTRIC SUPPLY											
S5530945.001		06/15/2026		0726-2	269344	1,719.05	1,719.05	07/09/2026	INV	PD	SCADA SOFTWARE LICENSE
CHECK DATE: 07/10/2026											
14435 JUAN REYES											
06272026		06/27/2026		0726-2	269345	196.27	196.27	07/10/2026	INV	PD	R22 FOOD
CHECK DATE: 07/10/2026											
10451 RITEWAY CUSTOM HOMES LLC											
2025-1363-DEMO HMR		07/01/2026		0726-2	269346	250.00	250.00	07/10/2026	INV	PD	2025-1363-DEMO HMR 938
CHECK DATE: 07/10/2026											
2082 ROM ACQUISITION CORPORATION											
ROM000231465		06/30/2026		0726-2	269347	230.94	230.94	07/10/2026	INV	PD	INVENTORY - ROLL-UP DO
CHECK DATE: 07/10/2026											
6093 SCHAMBERGER BROTHERS, INC											
1000215408		07/03/2026		0726-2	269348	191.50	191.50	07/06/2026	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 07/10/2026											
12735 SCHINDLER ELEVATOR CORP.											
4607528818		07/01/2026		0726-2	269349	1,926.47	1,926.47	07/10/2026	INV	PD	CIVIC CENTER PARKING G
CHECK DATE: 07/10/2026											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
2405 SIGN IDENTITY, INC											
2605066		05/21/2026		0726-2	269350	3,087.50	3,087.50	07/10/2026	INV	PD	PUBLIC ART INSTALLATIO
CHECK DATE: 07/10/2026											
12512 SOUTHEAST LINEN ASSOCIATES, INC.											
1430307		07/06/2026		0726-2	269351	469.90	469.90	07/06/2026	INV	PD	LINEN SERVICE
CHECK DATE: 07/10/2026											
1430684		07/07/2026		0726-2	269351	367.31	367.31	07/10/2026	INV	PD	LINEN SERVICE
CHECK DATE: 07/10/2026											
S1135992		07/03/2026		0726-2	269351	41.34	41.34	07/06/2026	INV	PD	LINEN SERVICE
CHECK DATE: 07/10/2026											
						878.55					
10181 SOUTHERN GLAZER'S WINE AND SPIRITS, LLC											
2372545		07/01/2026		0726-2	269352	2,578.08	2,578.08	07/06/2026	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 07/10/2026											
168 ROGER CLEVELAND GOLF CO, INC											
8971318 SO		05/04/2026		0726-2	269353	1,051.20	1,051.20	07/07/2026	INV	PD	MERCHANDISE FOR RESALE
CHECK DATE: 07/10/2026											
9003562 SO		05/21/2026		0726-2	269353	833.96	833.96	07/07/2026	INV	PD	MERCHANDISE FOR RESALE
CHECK DATE: 07/10/2026											
9022366 SO		05/30/2026		0726-2	269353	260.50	260.50	07/07/2026	INV	PD	MERCHANDISE FOR RESALE
CHECK DATE: 07/10/2026											
9054299 SO		06/23/2026		0726-2	269353	6,873.44	6,873.44	07/07/2026	INV	PD	MERCHANDISE FOR RESALE
CHECK DATE: 07/10/2026											
9054599 SO		06/23/2026		0726-2	269353	69.60	69.60	07/07/2026	INV	PD	MERCHANDISE FOR RESALE
CHECK DATE: 07/10/2026											
9065299 SO		06/26/2026		0726-2	269353	590.40	590.40	07/07/2026	INV	PD	MERCHANDISE FOR RESALE
CHECK DATE: 07/10/2026											
9065317 SO		06/26/2026		0726-2	269353	369.60	369.60	07/07/2026	INV	PD	MERCHANDISE FOR RESALE
CHECK DATE: 07/10/2026											
9068660 SO		06/29/2026		0726-2	269353	196.80	196.80	07/07/2026	INV	PD	MERCHANDISE FOR RESALE
CHECK DATE: 07/10/2026											
9068731 SO		06/29/2026		0726-2	269353	221.22	221.22	07/07/2026	INV	PD	MERCHANDISE FOR RESALE
CHECK DATE: 07/10/2026											
						10,466.72					
5018 SUBURBAN LABORATORIES, INC.											
GA6003037		06/30/2026		0726-2	269354	1,451.82	1,451.82	07/10/2026	INV	PD	REGULATORY WATER SAMPL
CHECK DATE: 07/10/2026											
835 SUPERIOR BEVERAGE CO.											
841640		07/03/2026		0726-2	269355	900.70	900.70	07/06/2026	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 07/10/2026											
5733 SUTTON FORD INC.											
283809	20260021	06/24/2026		0726-2	269356	52,001.00	52,001.00	07/10/2026	INV	PD	NEW PW UNIT # 227 CHAS

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 07/10/2026											
283810	20260021	06/24/2026		0726-2	269356	52,001.00	52,001.00	07/10/2026	INV	PD	NEW PW UNIT # 248 - CH
CHECK DATE: 07/10/2026											
283811	20260021	06/24/2026		0726-2	269356	52,001.00	52,001.00	07/10/2026	INV	PD	NEW PW UNIT # 254 CHAS
CHECK DATE: 07/10/2026											
283812	20260021	06/24/2026		0726-2	269356	49,512.00	49,512.00	07/10/2026	INV	PD	NEW PW UNIT #271 CHASS
CHECK DATE: 07/10/2026											
283813	20260021	06/24/2026		0726-2	269356	49,512.00	49,512.00	07/10/2026	INV	PD	NEW PW UNIT # 273
CHECK DATE: 07/10/2026											
283814	20260021	06/24/2026		0726-2	269356	52,276.00	52,276.00	07/10/2026	INV	PD	NEW PW UNIT # 300
CHECK DATE: 07/10/2026											
283815		06/24/2026		0726-2	269356	30,187.00	30,187.00	07/10/2026	INV	PD	2026 FORD MAVERICK - S
CHECK DATE: 07/10/2026											
						337,490.00					
844 SYSCO FOOD SERV - CHICAGO, INC											
924332366		06/29/2026		0726-2	269357	3,429.85	3,429.85	06/29/2026	INV	PD	FOOD - RESALE, NA BEV.
CHECK DATE: 07/10/2026											
924344928		07/03/2026		0726-2	269357	3,430.35	3,430.35	07/03/2026	INV	PD	FOOD - RESALE, NA BEV.
CHECK DATE: 07/10/2026											
						6,860.20					
8733 T-MOBILE USA											
062126		06/21/2026		0726-2	269358	386.16	386.16	07/20/2026	INV	PD	MOBILE PHONE SERVICES
CHECK DATE: 07/10/2026											
854 TERRACE SUPPLY COMPANY											
0001081248		06/30/2026		0726-2	269359	9.00	9.00	07/10/2026	INV	PD	CYLINDER RENTAL
CHECK DATE: 07/10/2026											
10558 TESTA PRODUCE, INC											
06206072		06/29/2026		0726-2	269360	596.90	596.90	06/29/2026	INV	PD	FOOD - RESALE, NA BEV.
CHECK DATE: 07/10/2026											
06206653		06/30/2026		0726-2	269360	377.90	377.90	06/30/2026	INV	PD	FOOD - RESALE
CHECK DATE: 07/10/2026											
06207869		07/02/2026		0726-2	269360	477.77	477.77	07/02/2026	INV	PD	FOOD - RESALE
CHECK DATE: 07/10/2026											
06208625		07/03/2026		0726-2	269360	306.55	306.55	07/03/2026	INV	PD	FOOD - RESALE, NA BEV.
CHECK DATE: 07/10/2026											
						1,759.12					
1242 THIRD MILLENNIUM ASSOCIATES, INC											
34632		06/22/2026		0726-2	269361	2,068.04	2,068.04	07/02/2026	INV	PD	ONLINE PAYMENTS
CHECK DATE: 07/10/2026											
865 ACUSHNET COMPANY											
300715105		06/29/2026		0726-2	269362	-91.20	-91.20	06/29/2026	CRM	PD	CREDIT FOR GLOVES
CHECK DATE: 07/10/2026											
923313358		06/04/2026		0726-2	269362	1,827.11	1,827.11	07/07/2026	INV	PD	MERCHANDISE FOR RESALE

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 07/10/2026											
923359930		06/10/2026		0726-2	269362	514.15	514.15	06/29/2026	INV	PD	MERCHANDISE FOR RESALE
CHECK DATE: 07/10/2026											
923403455		06/15/2026		0726-2	269362	299.95	299.95	06/29/2026	INV	PD	MERCHANDISE FOR RESALE
CHECK DATE: 07/10/2026											
923469560		06/23/2026		0726-2	269362	4,224.20	4,224.20	07/07/2026	INV	PD	MERCHANDISE FOR RESALE
CHECK DATE: 07/10/2026											
923471256		06/23/2026		0726-2	269362	514.13	514.13	06/29/2026	INV	PD	MERCHANDISE FOR RESALE
CHECK DATE: 07/10/2026											
923523610		06/27/2026		0726-2	269362	1,970.24	1,970.24	06/29/2026	INV	PD	MERCHANDISE FOR RESALE
CHECK DATE: 07/10/2026											
923565474		07/02/2026		0726-2	269362	498.96	498.96	07/07/2026	INV	PD	MERCHANDISE FOR RESALE
CHECK DATE: 07/10/2026											
						9,757.54					
14880 TRANS HOLDING CORP											
110270		07/08/2026		0726-2	269363	5,257.42	5,257.42	07/08/2026	INV	PD	507 PENNSYLVANIA AVE U
CHECK DATE: 07/10/2026											
10577 CAMPAGNA-TURANO BAKERY, INC											
130045637		06/30/2026		0726-2	269364	97.96	97.96	06/30/2026	INV	PD	FOOD - RESALE
CHECK DATE: 07/10/2026											
130045698		07/02/2026		0726-2	269364	54.30	54.30	07/02/2026	INV	PD	FOOD - RESALE
CHECK DATE: 07/10/2026											
130045734		07/03/2026		0726-2	269364	121.85	121.85	07/03/2026	INV	PD	FOOD - RESALE
CHECK DATE: 07/10/2026											
						274.11					
11819 UNIFIRST CORPORATION											
1190309779		06/24/2026		0726-2	269365	75.19	75.19	07/10/2026	INV	PD	RENO CENTER FLOOR MATS
CHECK DATE: 07/10/2026											
1190311720		07/01/2026		0726-2	269365	75.19	75.19	07/10/2026	INV	PD	RENO CENTER FLOOR MATS
CHECK DATE: 07/10/2026											
						150.38					
4353 UNITED RADIO COMMUNICATIONS											
124000428-1		06/30/2026		0726-2	269366	57.92	57.92	07/10/2026	INV	PD	INVENTORY-RADIO MICROP
CHECK DATE: 07/10/2026											
884 U.S. FOODSERVICE, INC.											
1635888		06/29/2026		0726-2	269367	2,371.08	2,371.08	06/29/2026	INV	PD	FOOD - RESALE, NA BEV.
CHECK DATE: 07/10/2026											
1799406		07/02/2026		0726-2	269367	2,962.56	2,962.56	07/02/2026	INV	PD	FOOD - RESALE, NA BEV.
CHECK DATE: 07/10/2026											
						5,333.64					
906 UTILITY DYNAMICS CORPORATION											
0618-3446		06/18/2026		0726-2	269368	5,190.00	5,190.00	07/10/2026	INV	PD	DVP 20344 - 580 ROOSEV
CHECK DATE: 07/10/2026											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
9719 VERIZON CONNECT NWF INC.											
320000084565		07/01/2026		0726-2	269369	1,106.78	1,106.78	07/10/2026	INV	PD	GPS - AVL FLEET TRACKI
CHECK DATE: 07/10/2026											
14147 VILLAGE AUDIO VIDEO											
12008		06/26/2026		0726-2	269370	250.00	250.00	07/10/2026	INV	PD	AV SYSTEM SUPPORT CALL
CHECK DATE: 07/10/2026											
1439 VOSS SIGNS LLC											
C-287956		06/18/2026		0726-2	269371	790.00	790.00	07/10/2026	INV	PD	SIGNS - 4TH OF JULY
CHECK DATE: 07/10/2026											
4450 WESTERN IRRIGATION, INC.											
1245086		06/19/2026		0726-2	269372	1,329.95	1,329.95	07/10/2026	INV	PD	RPZ TESTING
CHECK DATE: 07/10/2026											
7711 WINDY CITY DISTRIBUTION COMPANY											
101066022		07/02/2026		0726-2	269373	1,001.08	1,001.08	07/06/2026	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 07/10/2026											
13756 GA PAVING LLC											
G3003	20260027	07/13/2026		0726-3	269374	12,167.77	12,167.77	07/17/2026	INV	PD	2026 UTILITY PAVEMENT
CHECK DATE: 07/17/2026											
G3004		07/13/2026		0726-3	269374	19,715.81	19,715.81	07/17/2026	INV	PD	LEAD SERVICE LINE REPL
CHECK DATE: 07/17/2026											
						31,883.58					
13444 A MAESTRANZI SONS KNIFE SERVICES											
1002151		07/09/2026		0726-3	269375	35.50	35.50	07/09/2026	INV	PD	PROFESSIONAL SERVICES
CHECK DATE: 07/17/2026											
6368 GROOT RECYCLING & WASTE SERVICES INC											
16701507T095		07/01/2026		0726-3	269376	152.76	152.76	08/01/2026	INV	PD	DOCUMENT CART SHRED
CHECK DATE: 07/17/2026											
14609 ALIEN GEAR HOLSTER											
INV153362		06/24/2026		0726-3	269377	67.10	67.10	07/24/2026	INV	PD	LOCKING BELT SLIDE
CHECK DATE: 07/17/2026											
12567 AMAZON.COM SALES, INC.											
11DJ-MFHX-DFNJ		07/01/2026		0726-3	269378	-29.99	-29.99	07/08/2026	CRM	PD	OPERATING SUPPLIES
CHECK DATE: 07/17/2026											
1H3R-MMVT-6YPW		07/01/2026		0726-3	269378	-15.49	-15.49	07/08/2026	CRM	PD	OPERATING SUPPLIES
CHECK DATE: 07/17/2026											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
1PQR-TTX9-YHCR		07/01/2026		0726-3	269378	5,793.89	5,793.89	07/08/2026	INV	PD	FOOD/NABEV/OPERATING S
CHECK DATE: 07/17/2026											
1XCW-GJWN-GM7H		07/01/2026		0726-3	269378	-29.94	-29.94	07/08/2026	CRM	PD	OPERATING SUPPLIES
CHECK DATE: 07/17/2026											
						5,718.47					
14KM-CH4L-M7M4		07/01/2026		0726-3	269379	432.89	432.89	08/15/2026	INV	PD	EXTERNAL DRIVE, FOLDER
CHECK DATE: 07/17/2026											
1967-LYRW-9DMY		07/01/2026		0726-3	269380	3,941.08	3,941.08	07/17/2026	INV	PD	WATER PITCHER, QUAD TU
CHECK DATE: 07/17/2026											
10850 ANGELO GELATO ITALIANO, INC											
15531		07/10/2026		0726-3	269381	101.00	101.00	07/10/2026	INV	PD	FOOD - RESALE
CHECK DATE: 07/17/2026											
58 ARMBRUST PLUMBING, HEATING, & AIR, INC.											
137135470		06/01/2026		0726-3	269382	4,145.00	4,145.00	07/15/2026	INV	PD	HVAC MAINTENANCE AGREE
CHECK DATE: 07/17/2026											
13036 RADIATE HOLDINGS,LP											
445131201-0018344		07/01/2026		0726-3	269383	974.25	974.25	07/17/2026	INV	PD	LINKS FIBER
CHECK DATE: 07/17/2026											
14796 BEER ENGINE, INC											
6404		07/08/2026		0726-3	269384	190.00	190.00	07/17/2026	INV	PD	BEER LINE CLEANING
CHECK DATE: 07/17/2026											
13782 BM CONSTRUCTION											
5197		07/07/2026		0726-3	269385	1,755.00	1,755.00	07/17/2026	INV	PD	FIRE STATION 61 - ROOF
CHECK DATE: 07/17/2026											
9879 BREAKTHRU BEVERAGE ILLINOIS, LLC											
127855526		07/09/2026		0726-3	269386	1,807.49	1,807.49	07/17/2026	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 07/17/2026											
415010078		07/10/2026		0726-3	269386	-139.87	-139.87	07/17/2026	CRM	PD	BEVERAGE FOR SALE CRED
CHECK DATE: 07/17/2026											
						1,667.62					
14784 CAMFIL USA INC											
30652776		07/08/2026		0726-3	269387	2,545.07	2,545.07	07/17/2026	INV	PD	PD - COTTONWOOD HVAC F
CHECK DATE: 07/17/2026											
11803 CARDIAC LIFE PRODUCTS, INC											
159950		06/15/2026		0726-3	269388	668.01	668.01	07/15/2026	INV	PD	CARDIAC SCIENCE G5 ADU
CHECK DATE: 07/17/2026											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
128 CARQUEST AUTO PARTS											
8780618931906		07/08/2026		0726-3	269389	33.79	33.79	07/17/2026	INV	PD	ELECTRICAL RELAY FOR I
CHECK DATE: 07/17/2026											
12243 BRIDGET & THOMAS CARROLL											
2025-1899-INRM		07/10/2026		0726-3	269390	1,000.00	1,000.00	07/17/2026	INV	PD	2025-1899-INRM 780 HIL
CHECK DATE: 07/17/2026											
5866 CASE LOTS INC.											
31678		06/18/2026		0726-3	269391	419.50	419.50	07/17/2026	INV	PD	PUBLIC WORKS - CUSTODI
CHECK DATE: 07/17/2026											
31684		06/18/2026		0726-3	269391	315.50	315.50	07/17/2026	INV	PD	PD - CUSTODIAL SUPPLIE
CHECK DATE: 07/17/2026											
31898		07/02/2026		0726-3	269391	735.32	735.32	07/17/2026	INV	PD	CIVIC CENTER - CUSTODI
CHECK DATE: 07/17/2026											
						1,470.32					
12268 CHEM-WISE PEST MANAGEMENT											
1476986		07/07/2026		0726-3	269392	125.00	125.00	07/17/2026	INV	PD	BEE/WASP NEST REMOVAL
CHECK DATE: 07/17/2026											
10865 CHICAGO FIRE & BURGLAR DETECTION INC											
R65855		07/15/2026		0726-3	269393	119.85	119.85	07/17/2026	INV	PD	HISTORY CENTER BURGLAR
CHECK DATE: 07/17/2026											
R65856		07/07/2026		0726-3	269393	134.85	134.85	07/17/2026	INV	PD	HISTORY CENTER CAMERA
CHECK DATE: 07/17/2026											
						254.70					
1076 CINTAS CORPORATION NO 2											
4274780617		07/06/2026		0726-3	269394	36.64	36.64	07/17/2026	INV	PD	PD - WEEKLY FLOOR MATS
CHECK DATE: 07/17/2026											
5345747507		07/06/2026		0726-3	269395	325.21	325.21	07/17/2026	INV	PD	FIRST AID RESTOCK
CHECK DATE: 07/17/2026											
4275481002		07/13/2026		0726-3	269396	392.39	392.39	07/17/2026	INV	PD	JANITORIAL RESTOCK
CHECK DATE: 07/17/2026											
4275268692		07/09/2026		0726-3	269397	65.42	65.42	07/17/2026	INV	PD	CIVIC CENTER BI-WEEKLY
CHECK DATE: 07/17/2026											
6831 CLARK BAIRD SMITH LLP											
4163		06/30/2026		0726-3	269398	3,561.25	3,561.25	07/17/2026	INV	PD	LEGAL FEES 06/26
CHECK DATE: 07/17/2026											
175 COMMONWEALTH EDISON COMPANY											
6279906000 0626		06/23/2026		0726-3	269399	585.04	585.04	07/17/2026	INV	PD	455 CRESCENT PARKING L

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 07/17/2026											
3407404000 0626		06/20/2026		0726-3	269400	567.40	567.40	07/17/2026	INV	PD	800 N MAIN ST & OTHERS
CHECK DATE: 07/17/2026											
8669602111 0726		07/09/2026		0726-3	269401	164.91	164.91	07/17/2026	INV	PD	1105 SURREY, 06/09/26-
CHECK DATE: 07/17/2026											
6610 COMCAST CABLE COMMUNICATIONS, LLC											
0545119 0626		06/22/2026		0726-3	269402	176.26	176.26	07/10/2026	INV	PD	PD COMCAST 06/26-0726/
CHECK DATE: 07/17/2026											
182 CONSERV FS INC											
65218799		07/10/2026		0726-3	269403	2,082.10	2,082.10	07/15/2026	INV	PD	BULK ENGINE OIL (15W40
CHECK DATE: 07/17/2026											
10952 CONSUMERS PACKING COMPANY											
443781		07/06/2026		0726-3	269404	776.88	776.88	07/06/2026	INV	PD	FOOD - RESALE
CHECK DATE: 07/17/2026											
443955		07/08/2026		0726-3	269404	-86.70	-86.70	07/08/2026	CRM	PD	FOOD - RESALE
CHECK DATE: 07/17/2026											
443964		07/09/2026		0726-3	269404	775.56	775.56	07/09/2026	INV	PD	FOOD - RESALE
CHECK DATE: 07/17/2026											
						1,465.74					
5825 CS2 DESIGN GROUP, LLC											
580C2-4		06/27/2026		0726-3	269405	225.00	225.00	07/17/2026	INV	PD	RENO CENTER- ENGINEERI
CHECK DATE: 07/17/2026											
11887 DACRA ADJUDICATION SYSTEMS LLC											
2026-06-004	20250073	07/01/2026		0726-3	269406	2,000.00	2,000.00	08/15/2026	INV	PD	YR 1 OF 4 SOFTWARE LIC
CHECK DATE: 07/17/2026											
204 DAILY HERALD											
383434		07/01/2026		0726-3	269407	112.70	112.70	07/10/2026	INV	PD	ESCROW 2026-0036
CHECK DATE: 07/17/2026											
14881 DARIO GARCIA LANDSCAPING											
2025-1347-PVD		07/10/2026		0726-3	269408	250.00	250.00	07/17/2026	INV	PD	2025-1347-PVD 831 LENN
CHECK DATE: 07/17/2026											
242 DU-KANE ASPHALT CO.											
9551		07/08/2026		0726-3	269409	240.04	240.04	07/17/2026	INV	PD	LEAD LINES - PLEASANT
CHECK DATE: 07/17/2026											
9558		07/09/2026		0726-3	269409	70.04	70.04	07/17/2026	INV	PD	STREET PATCHING: ESSEX
CHECK DATE: 07/17/2026											
9565		07/10/2026		0726-3	269409	137.36	137.36	07/17/2026	INV	PD	UTILITY DIG WOODVIEW D

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 07/17/2026											
						447.44					
14448 ELEVATOR INSPECTION SERVICES COMPANY LLC											
00388261		06/10/2026		0726-3	269410	952.00	952.00	07/17/2026	INV	PD	ELEVATOR INSPECTIONS
CHECK DATE: 07/17/2026											
003890861		06/23/2026		0726-3	269410	532.00	532.00	07/17/2026	INV	PD	ELEVATOR INSPECTIONS
CHECK DATE: 07/17/2026											
00394697		07/09/2026		0726-3	269410	50.00	50.00	07/17/2026	INV	PD	ELEVATOR INSPECTIONS
CHECK DATE: 07/17/2026											
						1,534.00					
14774 ELEMENTAL AIR HEATING & COOLING LLC											
2731-2	20260048	06/17/2026		0726-3	269411	10,386.00	10,386.00	07/10/2026	INV	PD	VARIOUS HVAC REPLACEME
CHECK DATE: 07/17/2026											
2770	20260048	06/24/2026		0726-3	269411	10,436.00	10,436.00	07/10/2026	INV	PD	VARIOUS HVAC REPLACEME
CHECK DATE: 07/17/2026											
						20,822.00					
291 EUCLID BEVERAGE, LLC											
W-4704627		07/09/2026		0726-3	269412	1,527.70	1,527.70	07/17/2026	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 07/17/2026											
11334 EURO USA MIDWEST LLC											
859674-00		07/09/2026		0726-3	269413	638.52	638.52	07/09/2026	INV	PD	FOOD - RESALE
CHECK DATE: 07/17/2026											
859807-00		07/10/2026		0726-3	269413	271.34	271.34	07/10/2026	INV	PD	FOOD - RESALE
CHECK DATE: 07/17/2026											
						909.86					
13368 FEECE OIL COMPANY											
139978		07/01/2026		0726-3	269414	1,139.19	1,139.19	07/15/2026	INV	PD	GASOLINE FOR RENTAL CA
CHECK DATE: 07/17/2026											
141298		07/01/2026		0726-3	269414	766.67	766.67	07/15/2026	INV	PD	DIESEL FUEL FOR GROUND
CHECK DATE: 07/17/2026											
457587		07/14/2026		0726-3	269414	1,329.67	1,329.67	07/15/2026	INV	PD	DIESEL FUEL FOR GROUND
CHECK DATE: 07/17/2026											
4584741		07/14/2026		0726-3	269414	1,531.02	1,531.02	07/15/2026	INV	PD	GASOLINE FOR GROUNDS E
CHECK DATE: 07/17/2026											
4599581		07/14/2026		0726-3	269414	680.45	680.45	07/15/2026	INV	PD	GASOLINE FOR RENTAL CA
CHECK DATE: 07/17/2026											
						5,447.00					
1726 BRIDGESTONE RETAIL OPERATIONS, LLC											
327276		07/08/2026		0726-3	269415	496.76	496.76	07/17/2026	INV	PD	NEW TIRES FOR INVENTOR
CHECK DATE: 07/17/2026											
13790 FLOODS ROYAL FLUSH											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
I65247		07/01/2026		0726-3	269416	300.00	300.00	07/15/2026	INV	PD	JULY PORTABLE RESTROOM
CHECK DATE: 07/17/2026											
13003 FOX VALLEY FIRE & SAFETY CO.											
IN00869599		06/26/2026		0726-3	269417	1,734.02	1,734.02	07/17/2026	INV	PD	CIVIC CENTER - PARKING
CHECK DATE: 07/17/2026											
13740 CONNIE L RIVERA											
15884		05/18/2026		0726-3	269418	23,010.00	23,010.00	07/17/2026	INV	PD	POLICE STATION LANDSCA
CHECK DATE: 07/17/2026											
1180 GLEN ELLYN PARK DISTRICT											
20231090		07/01/2026		0726-3	269419	5,000.00	5,000.00	07/10/2026	INV	PD	800 ST CHARLES RD REST
CHECK DATE: 07/17/2026											
9692 LOUIS GLUNZ BEER, INC											
898048		07/10/2026		0726-3	269420	191.00	191.00	07/17/2026	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 07/17/2026											
368 GRACE LUTHERAN CHURCH											
GRACE-162		07/01/2026		0726-3	269421	360.00	360.00	07/10/2026	INV	PD	CUSTODIAL/TELECOM
CHECK DATE: 07/17/2026											
929 W.W. GRAINGER INC											
9001169532		07/10/2026		0726-3	269422	121.98	121.98	07/15/2026	INV	PD	BELT STOCK
CHECK DATE: 07/17/2026											
9970086212		06/30/2026		0726-3	269422	66.28	66.28	07/15/2026	INV	PD	BELTS FOR KITCHEN HOOD
CHECK DATE: 07/17/2026											
9973509962		07/02/2026		0726-3	269422	226.08	226.08	07/15/2026	INV	PD	R22 SIGN LIGHT, FILTER
CHECK DATE: 07/17/2026											
9980339403		07/09/2026		0726-3	269422	50.88	50.88	07/15/2026	INV	PD	CLUBHOUSE HVAC AIR FIL
CHECK DATE: 07/17/2026											
						465.22					
5049 GROOT INDUSTRIES INC.											
16745537T107		07/01/2026		0726-3	269423	1,513.95	1,513.95	07/08/2026	INV	PD	CLUBHOUSE, MAINT, HWH
CHECK DATE: 07/17/2026											
2081 HAMPTON, LENZINI AND RENWICK, INC.											
000020261793		07/10/2026		0726-3	269424	400.00	400.00	07/17/2026	INV	PD	LAKE ROAD - WATER MAIN
CHECK DATE: 07/17/2026											
7756 EDWIN HANCOCK ENGINEERING CO											
26-0574	20260039	06/30/2026		0726-3	269425	55,446.50	55,446.50	07/10/2026	INV	PD	2026 UTILITY/ROADWAY I
CHECK DATE: 07/17/2026											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
198 HERITAGE-CRYSTAL CLEAN INC											
20071117		07/07/2026		0726-3	269426	857.47	857.47	07/17/2026	INV	PD	PARTS CLEANER SERVICE
CHECK DATE: 07/17/2026											
399 HYDROTEX - WHITMORE MANUFACTURING											
571810		06/18/2026		0726-3	269427	2,445.43	2,445.43	07/17/2026	INV	PD	INVENTORY - ENGINE OIL
CHECK DATE: 07/17/2026											
4841 I.A.P.E.M.											
00770		06/16/2026		0726-3	269428	50.00	50.00	07/16/2026	INV	PD	MEMBERSHIP - WITT
CHECK DATE: 07/17/2026											
00771		06/16/2026		0726-3	269428	50.00	50.00	07/16/2026	INV	PD	MEMBERSHIP - SCUITO
CHECK DATE: 07/17/2026											
						100.00					
12335 ILLINOIS PHLEBOTOMY SERVICES											
2802		07/05/2026		0726-3	269429	425.00	425.00	08/04/2026	INV	PD	PHLEBOTOMY SERVICES
CHECK DATE: 07/17/2026											
14709 INFOBIP INC											
98531		07/01/2026		0726-3	269430	1,351.42	1,351.42	07/10/2026	INV	PD	VOGE TELECOMMUNICATION
CHECK DATE: 07/17/2026											
14850 ELLIOT & CHRISTY JOHNSON											
20231318		07/01/2026		0726-3	269431	5,295.50	5,295.50	07/10/2026	INV	PD	674 HILLSIDE AVE RESTO
CHECK DATE: 07/17/2026											
6470 JOHN S NEENAN											
88534		07/08/2026		0726-3	269432	269.40	269.40	07/15/2026	INV	PD	SAFETY GLASSES, EAR PL
CHECK DATE: 07/17/2026											
14322 JUSTFOIA, INC											
RN29973		07/02/2026		0726-3	269433	9,269.99	9,269.99	07/10/2026	INV	PD	FOIA SOFTWARE ANNUAL R
CHECK DATE: 07/17/2026											
8984 LANDSCAPE MATERIAL & FIREWOOD SALES, INC											
115239		07/08/2026		0726-3	269434	1,471.42	1,471.42	07/15/2026	INV	PD	60 CU YDS CHOCOLATE DY
CHECK DATE: 07/17/2026											
546 LEN'S ACE HARDWARE, INC.											
120050/3		07/01/2026		0726-3	269435	25.18	25.18	07/15/2026	INV	PD	DRAIN REPAIR SUPPLIES
CHECK DATE: 07/17/2026											
120061/3		07/02/2026		0726-3	269435	28.73	28.73	07/17/2026	INV	PD	CSO PLANT KEYS
CHECK DATE: 07/17/2026											
120097/3		07/08/2026		0726-3	269435	33.27	33.27	07/17/2026	INV	PD	PAINT SUPPLIES

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 07/17/2026											
120103/3		07/08/2026		0726-3	269435	4.49	4.49	07/17/2026	INV	PD	NEWTON ELECTRICAL, LIG
CHECK DATE: 07/17/2026											
120107/3		07/08/2026		0726-3	269435	8.98	8.98	07/17/2026	INV	PD	NEWTON ELECTRIC, LIGHT
CHECK DATE: 07/17/2026											
120109/3		07/08/2026		0726-3	269435	3.60	3.60	07/17/2026	INV	PD	NEWTON, ELECTRIC OUTLE
CHECK DATE: 07/17/2026											
120134/3		07/13/2026		0726-3	269435	2.66	2.66	07/17/2026	INV	PD	MISC. HARDWARE FOR UNI
CHECK DATE: 07/17/2026											
H87086/3		07/13/2026		0726-3	269435	-1.44	-1.44	07/17/2026	CRM	PD	MISC. HARDWARE RETURNE
CHECK DATE: 07/17/2026											
						105.47					
13385 LENNIC GROUP, LTD											
T01-274290		07/07/2026		0726-3	269436	60.00	60.00	07/10/2026	INV	PD	CIGAR SUPPLIES
CHECK DATE: 07/17/2026											
14882 WILBUR MOJARRO MARTINEZ											
061126		04/12/2026		0726-3	269437	169.95	169.95	08/09/2026	INV	PD	BOOTS - MOJARRO
CHECK DATE: 07/17/2026											
595 MENARDS, INC.											
77257		06/29/2026		0726-3	269438	18.33	18.33	07/17/2026	INV	PD	SHELVING HARDWARE, DRI
CHECK DATE: 07/17/2026											
77904		07/10/2026		0726-3	269438	15.99	15.99	07/17/2026	INV	PD	CIVIC CENTER DRYWALL R
CHECK DATE: 07/17/2026											
						34.32					
596 METRO PARAMEDIC SERVICES, INC.											
26-249690		06/07/2026		0726-3	269439	207,197.68	207,197.68	07/17/2026	INV	PD	JULY 2026 SERVICES
CHECK DATE: 07/17/2026											
14579 MILLER PIPELINE LLC											
317437	20260019	06/22/2026		0726-3	269440	53,080.00	53,080.00	07/09/2026	INV	PD	2026 LEAD SERVICE LINE
CHECK DATE: 07/17/2026											
5772 MILTON TOWNSHIP											
2		12/26/2025		0726-3	269441	4,000.00	4,000.00	12/26/2025	INV	PD	2025 VILLAGE CERT CONT
CHECK DATE: 07/17/2026											
620 MOTOROLA SOLUTIONS, INC											
8282354210		06/23/2026		0726-3	269442	392.47	392.47	07/23/2026	INV	PD	6 EARPIECES, 1 REPLACE
CHECK DATE: 07/17/2026											
8205 MGP INC											
8720	20260001	07/02/2026		0726-3	269443	14,554.02	14,554.02	07/10/2026	INV	PD	YR 1 OF 3 GIS SERVICES
CHECK DATE: 07/17/2026											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
5841 GENUINE PARTS CO-NAPA											
836992		07/07/2026		0726-3	269444	25.21	25.21	07/17/2026	INV	PD	FILTERS FOR INVENTORY
CHECK DATE: 07/17/2026											
837099		07/08/2026		0726-3	269444	36.90	36.90	07/17/2026	INV	PD	OIL FILTER FOR INVENTO
CHECK DATE: 07/17/2026											
837137		07/08/2026		0726-3	269444	60.21	60.21	07/17/2026	INV	PD	RELAY FOR NEW UNIT # 2
CHECK DATE: 07/17/2026											
837160		07/08/2026		0726-3	269444	66.99	66.99	07/17/2026	INV	PD	CIRCUIT BREAKER FOR NE
CHECK DATE: 07/17/2026											
						189.31					
8130 NEUCO INC											
9850999		07/02/2026		0726-3	269445	847.79	847.79	07/17/2026	INV	PD	CIVIC CENTER EXHAUST F
CHECK DATE: 07/17/2026											
651 NORTHERN ILLINOIS GAS COMPANY											
05-47-62-1000 9 0626		06/29/2026		0726-3	269446	93.76	93.76	07/17/2026	INV	PD	609 MIDWAY, 2 GAS LIGH
CHECK DATE: 07/17/2026											
13867 NOBLETEC LLC											
C25821		07/06/2026		0726-3	269447	19,952.46	19,952.46	07/17/2026	INV	PD	PD DR SITE EQUIPMENT
CHECK DATE: 07/17/2026											
738 RAY O'HERRON CO. INC.											
2482075		06/01/2026		0726-3	269448	339.35	339.35	07/01/2026	INV	PD	COMBAT SHIRT, PANTS -
CHECK DATE: 07/17/2026											
2485557		06/19/2026		0726-3	269448	369.29	369.29	07/19/2026	INV	PD	GORTEX CRUISER, EMBRY
CHECK DATE: 07/17/2026											
2485565		06/19/2026		0726-3	269448	197.98	197.98	07/19/2026	INV	PD	PANTS - SOLLIS
CHECK DATE: 07/17/2026											
2486689		06/26/2026		0726-3	269448	388.80	388.80	07/26/2026	INV	PD	HAT BADGE, PISTOL TACO
CHECK DATE: 07/17/2026											
						1,295.42					
13747 O'REILLY AUTO ENTERPRISES, LLC											
3896-394130		07/09/2026		0726-3	269449	42.99	42.99	07/15/2026	INV	PD	R134A REFRIDGERANT FOR
CHECK DATE: 07/17/2026											
670 DAVID B COULTER											
26-114		07/01/2026		0726-3	269450	765.00	765.00	07/10/2026	INV	PD	INV#4 TREE PROTECTION
CHECK DATE: 07/17/2026											
2670 PACE SUBURBAN BUS											
669039		05/31/2026		0726-3	269451	1,476.03	1,476.03	07/10/2026	INV	PD	LOCAL SHARE 03/26
CHECK DATE: 07/17/2026											
669044		05/31/2026		0726-3	269451	1,741.73	1,741.73	07/10/2026	INV	PD	local share 03/26

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 07/17/2026											
						3,217.76					
14710 PERSONNEL PLANNERS INC											
173417		07/01/2026		0726-3	269452	350.00	350.00	07/17/2026	INV	PD	QUARTERLY UI CLAIMS MA
CHECK DATE: 07/17/2026											
13127 POWER DMS, INC.											
INV-163477		07/07/2026		0726-3	269453	3,859.32	3,859.32	09/05/2026	INV	PD	POWERTIME SUBSCRIPTION
CHECK DATE: 07/17/2026											
14762 THE PRESTWICK GROUP, INC											
INV40810	20260043	07/06/2026		0726-3	269454	6,309.00	6,309.00	07/15/2026	INV	PD	GOLF BAG RACKS $6,409.
CHECK DATE: 07/17/2026											
11058 PRIMERA ENGINEERS, LTD											
1-71048	20260052	06/15/2026		0726-3	269455	42,693.05	42,693.05	07/17/2026	INV	PD	ENGINEERING SVCS LAMBE
CHECK DATE: 07/17/2026											
1-71049	20260054	06/15/2026		0726-3	269455	11,252.56	11,252.56	07/17/2026	INV	PD	ENGINEERING SVCS RIFOR
CHECK DATE: 07/17/2026											
						53,945.61					
5678 PRIORITY PRODUCTS, INC											
1033000		07/13/2026		0726-3	269456	78.03	78.03	07/15/2026	INV	PD	BOX OF 1/2-13 LOCK NUT
CHECK DATE: 07/17/2026											
12740 REVELS TURF AND TRACTOR, LLC											
400469		07/14/2026		0726-3	269457	371.05	371.05	07/15/2026	INV	PD	OEM BELTS FOR FAIRWAY
CHECK DATE: 07/17/2026											
10451 RITEWAY CUSTOM HOMES LLC											
20231974		07/01/2026		0726-3	269458	18,764.00	18,764.00	07/10/2026	INV	PD	874 WALNUT ST RESTORE
CHECK DATE: 07/17/2026											
4611 MATTHEW J. ROONEY											
07052026		07/05/2026		0726-3	269459	135.00	135.00	07/17/2026	INV	PD	BREKAFAST - SISTER CIT
CHECK DATE: 07/17/2026											
11817 MATTHEW SAITTA											
070226		06/22/2026		0726-3	269460	149.97	149.97	07/22/2026	INV	PD	BOOTS - SAITTA
CHECK DATE: 07/17/2026											
12735 SCHINDLER ELEVATOR CORP.											
4623241421		06/27/2026		0726-3	269461	5,430.00	5,430.00	07/17/2026	INV	PD	CIVIC CENTER PARKING G
CHECK DATE: 07/17/2026											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
12013 SENTINEL EMERGENCY SOLUTIONS LLC											
INV-4168		06/23/2026		0726-3	269462	285.41	285.41	07/17/2026	INV	PD	HVAC BLOWER MOTOR FOR
CHECK DATE: 07/17/2026											
8031 SHAW SUBURBAN MEDIA GROUP											
062610074581		06/30/2026		0726-3	269463	1,774.29	1,774.29	07/17/2026	INV	PD	TRESURER'S REPORT
CHECK DATE: 07/17/2026											
12512 SOUTHEAST LINEN ASSOCIATES, INC.											
1431144		07/10/2026		0726-3	269464	511.24	511.24	07/17/2026	INV	PD	LINEN SERVICE
CHECK DATE: 07/17/2026											
1431526		07/14/2026		0726-3	269464	353.53	353.53	07/17/2026	INV	PD	LINEN SERVICE
CHECK DATE: 07/17/2026											
						864.77					
10181 SOUTHERN GLAZER'S WINE AND SPIRITS, LLC											
2381965		07/09/2026		0726-3	269465	1,213.91	1,213.91	07/17/2026	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 07/17/2026											
2687 STAPLES CONTRACT & COMMERCIAL, INC.											
6066008727		06/10/2026		0726-3	269466	-62.99	-62.99	06/10/2026	CRM	PD	CIVIC CENTER - CLEANIN
CHECK DATE: 07/17/2026											
6068069766		07/03/2026		0726-3	269466	104.90	104.90	07/17/2026	INV	PD	COFFEE, TEA, EQUAL BLU
CHECK DATE: 07/17/2026											
						41.91					
835 SUPERIOR BEVERAGE CO.											
843457		07/10/2026		0726-3	269467	770.20	770.20	07/17/2026	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 07/17/2026											
844 SYSCO FOOD SERV - CHICAGO, INC											
924264755		06/01/2026		0726-3	269468	58.65	58.65	06/01/2026	INV	PD	FOOD - RESALE
CHECK DATE: 07/17/2026											
924271337		06/02/2026		0726-3	269468	512.74	512.74	06/02/2026	INV	PD	FOOD - RESALE, DRY GOO
CHECK DATE: 07/17/2026											
924271338		06/02/2026		0726-3	269468	3,794.16	3,794.16	06/02/2026	INV	PD	FOOD - RESALE, NA BEV.
CHECK DATE: 07/17/2026											
924271339		06/02/2026		0726-3	269468	10.00	10.00	06/02/2026	INV	PD	FOOD - RESALE
CHECK DATE: 07/17/2026											
924277785		06/05/2026		0726-3	269468	4,478.55	4,478.55	06/05/2026	INV	PD	FOOD - RESALE, NA BEV.
CHECK DATE: 07/17/2026											
924351417		07/06/2026		0726-3	269468	2,429.73	2,429.73	07/06/2026	INV	PD	FOOD - RESALE, NA BEV.
CHECK DATE: 07/17/2026											
924360400		07/10/2026		0726-3	269468	4,744.54	4,744.54	07/10/2026	INV	PD	FOOD - RESALE, NA BEV.
CHECK DATE: 07/17/2026											
924364518		07/11/2026		0726-3	269468	49.99	49.99	07/11/2026	INV	PD	DRY GOODS
CHECK DATE: 07/17/2026											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
924364917		07/11/2026		0726-3	269468	1,074.89	1,074.89	07/11/2026	INV	PD	FOOD - RESALE, DRY GOO
CHECK DATE: 07/17/2026											
924765586		06/05/2026		0726-3	269468	-130.52	-130.52	06/05/2026	CRM	PD	FOOD - RESALE
CHECK DATE: 07/17/2026											
						17,022.73					
10558 TESTA PRODUCE, INC											
06209137		07/06/2026		0726-3	269469	555.55	555.55	07/06/2026	INV	PD	FOOD - RESALE
CHECK DATE: 07/17/2026											
06209970		07/07/2026		0726-3	269469	649.60	649.60	07/07/2026	INV	PD	NA BEV, FOOD - RESALE
CHECK DATE: 07/17/2026											
06211414		07/09/2026		0726-3	269469	300.10	300.10	07/09/2026	INV	PD	FOOD - RESALE
CHECK DATE: 07/17/2026											
06212189		07/10/2026		0726-3	269469	603.00	603.00	07/10/2026	INV	PD	FOOD - RESALE
CHECK DATE: 07/17/2026											
06212689		07/11/2026		0726-3	269469	802.60	802.60	07/11/2026	INV	PD	FOOD - RESALE, NA BEV.
CHECK DATE: 07/17/2026											
						2,910.85					
12262 THELEN MATERIALS											
458823		07/11/2026		0726-3	269470	875.55	875.55	07/15/2026	INV	PD	SEMI LOAD OF USGA ROOT
CHECK DATE: 07/17/2026											
865 ACUSHNET COMPANY											
923292682		06/02/2026		0726-3	269471	105.81	105.81	07/14/2026	INV	PD	STAFF UNIFORM FOR SARA
CHECK DATE: 07/17/2026											
923446216		06/18/2026		0726-3	269471	11,469.48	11,469.48	07/07/2026	INV	PD	MERCHANDISE FOR RESALE
CHECK DATE: 07/17/2026											
923577880		07/06/2026		0726-3	269471	40.92	40.92	07/14/2026	INV	PD	MERCHANDISE FOR RESALE
CHECK DATE: 07/17/2026											
						11,616.21					
870 TOUR EDGE GOLF MFG INC											
IN-01824665		07/09/2026		0726-3	269472	66.64	66.64	07/14/2026	INV	PD	MERCHANDISE FOR RESALE
CHECK DATE: 07/17/2026											
873 TRAFFTECH, INC.											
2524		07/01/2026		0726-3	269473	2,527.00	2,527.00	07/17/2026	INV	PD	ANNUAL SOFTWARE & MAIN
CHECK DATE: 07/17/2026											
10019 TRANSUNION RISK AND ALTERNATIVE											
258788-202606-01		07/01/2026		0726-3	269474	210.00	210.00	08/15/2026	INV	PD	FLAT RATE TRANSACTIONS
CHECK DATE: 07/17/2026											
10577 CAMPAGNA-TURANO BAKERY, INC											
130045759		07/06/2026		0726-3	269475	81.72	81.72	07/06/2026	INV	PD	FOOD - RESALE
CHECK DATE: 07/17/2026											
130045798		07/07/2026		0726-3	269475	142.94	142.94	07/07/2026	INV	PD	FOOD - RESALE

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
CHECK DATE: 07/17/2026											
130045852		07/09/2026		0726-3	269475	60.69	60.69	07/09/2026	INV	PD	FOOD - RESALE
CHECK DATE: 07/17/2026											
130045897		07/10/2026		0726-3	269475	106.93	106.93	07/10/2026	INV	PD	FOOD - RESALE
CHECK DATE: 07/17/2026											
130045936		07/11/2026		0726-3	269475	294.76	294.76	07/11/2026	INV	PD	FOOD - RESALE
CHECK DATE: 07/17/2026											
						687.04					
11819 UNIFIRST CORPORATION											
1190313551		07/08/2026		0726-3	269476	76.19	76.19	07/17/2026	INV	PD	RENO CENTER - WEEKLY F
CHECK DATE: 07/17/2026											
884 U.S. FOODSERVICE, INC.											
1858943		07/03/2026		0726-3	269477	61.80	61.80	07/03/2026	INV	PD	FOOD - RESALE
CHECK DATE: 07/17/2026											
1897538		07/06/2026		0726-3	269477	1,648.31	1,648.31	07/06/2026	INV	PD	FOOD - RESALE, NA BEV.
CHECK DATE: 07/17/2026											
2040333		07/09/2026		0726-3	269477	1,769.44	1,769.44	07/09/2026	INV	PD	FOOD - RESALE, NA BEV.
CHECK DATE: 07/17/2026											
						3,479.55					
7755 V3 CONSTRUCTION GROUP											
000020526078		06/10/2026		0726-3	269478	891.00	891.00	07/10/2026	INV	PD	GLEN CREST CREEK NAM 2
CHECK DATE: 07/17/2026											
14855 JASON WATTS											
290		06/18/2026		0726-3	269479	10,000.00	10,000.00	07/10/2026	INV	PD	HISTORICAL CENTER MURA
CHECK DATE: 07/17/2026											
12899 WAYDE BEECHY, INC.											
386107		07/08/2026		0726-3	269480	172.95	172.95	07/17/2026	INV	PD	BATTERY FOR INVENTORY
CHECK DATE: 07/17/2026											
7711 WINDY CITY DISTRIBUTION COMPANY											
101071361		07/09/2026		0726-3	269481	572.13	572.13	07/17/2026	INV	PD	BEVERAGE FOR RESALE
CHECK DATE: 07/17/2026											
3848 WITTEK GOLF SUPPLY CO INC											
#INV166456		06/09/2026		0726-3	269482	1,871.63	1,871.63	07/14/2026	INV	PD	RANGE BASKETS FOR DRIV
CHECK DATE: 07/17/2026											
14851 JASON YORK											
2025-1665-DEMO		07/01/2026		0726-3	269483	250.00	250.00	07/10/2026	INV	PD	2025-1665-DEMO 885 GLE
CHECK DATE: 07/17/2026											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	VOUCHER	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	INVOICE DESCRIPTION
809 INVOICES						4,625,077.06					

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

VILLAGE OF GLEN ELLYN

Supplemental information - purchasing card detail

Card Holder	Amount	Charge Desc.
Sue Davison	31.25	SUPPLIES FOR GAME DAY BOOK CLUB AND SENIOR CONVERSATIONS
Sue Davison	30.57	SUPPLIES FOR GAME DAY, BOOK CLUB
Sue Davison	19.98	SUPPLIES FOR BOOK CLUB, PUZZLES, AND SENIOR CONVERSATIONS
VINCENT CROVETTI	44.27	ENVELOPES GOLF SHOP
VINCENT CROVETTI	20.51	RETURN OF MERCHANDISE
VINCENT CROVETTI	6.29	VINYL NUMBERS FOR RENTAL SETS
David Gill	771.47	DRUG INTERDICTION TRAINING - SCHMIDT
David Gill	53.00	CYBER FRAUD SUMMIT PARKING - SOLLIS
Mark Franz	375.00	ILCMA SUMMER CONFERENCE
Mark Franz	42.00	MAIN STREET PUB - LUNCH W/ VILLAGE ATTORNEY
Mark Franz	147.75	RESERVE 22 - INTERGOVERNMENTAL LUNCH
Mark Franz	62.00	CONSTANT CONTACT SUBSCRIPTION
Mark Franz	182.50	ILCMA MEMBERSHIP - MGMT ANALYST
Mark Franz	86.00	MAIN STREET PUB - LUNCH W/ TRUSTEE, ECON DEV DIR, ATTORNEY
Michael Jagodzinski	50.00	NORTHWESTERN UNIV STAFF & COMMAND GRADUATION - JAGODZINSKI
Michael Jagodzinski	50.00	NORTHWESTERN UNIV STAFF & COMMAND GRADUATION - NORTON
John Hubsky	5,189.96	NPAS VALVE REPLACEMENT
John Hubsky	850.00	IPSA REGISTRATION - NOTTER
MAXWELL BROWN	-5.14	ROPE SPLICING KIT (CREDIT)
Tom Fota	19.96	FOOD - RESALE
Tom Fota	34.77	TEST STRIPS FOR DISH MACHINE
Tom Fota	358.77	DISPOSABLE PLATES AND FLATWEAR
FOOD - RESALE	116.70	FOOD - RESALE
Tom Fota	724.98	SHEET PAN RACKS
Tom Fota	345.47	DISPLAY PLATTERS
Tom Fota	912.36	CHINA, DINNER PLATES
Tom Fota	679.71	COOLER GASKETS
Tom Fota	400.86	FOOD - RESALE
Tom Fota	20.00	BREAD
Tom Fota	219.99	GAS LINE CONNECTOR
Tom Fota	81.10	BREAD, PRODUCE, SALMON
Tom Fota	202.44	GLASSWARE
Tom Fota	54.99	PORTION CUPS DISPOSABLE
Tom Fota	67.49	PASTA BOWLS
Tom Fota	55.99	BREAD, PRODUCE
Tom Fota	38.98	GLASSWARE
Tom Fota	49.96	FLOOR BROOMS
Tom Fota	269.94	BOTTLE ORGANIZER
Tom Fota	99.00	MEMBERSHIP DUES
Tom Fota	262.99	CHINA - B&B PLATES
Tom Fota	117.48	HOT DOG BAGS
Tom Fota	17.47	GROCERIES
Tom Fota	544.74	PRODUCE, POULTRY
Tom Fota	64.96	DAIRY, PRODUCE
Tom Fota	50.00	BRUSSELS SPROUTS
Tom Fota	34.95	BREAD
Tom Fota	31.56	MOP HANDLES
Tom Fota	51.91	SKIMMERS, PAPER FOOD BOATS
Tom Fota	40.91	BREAD
Julie Rusin	200.00	BANQUET PHOTOGRAPHY
Julie Rusin	46.38	PERSONAL PURCHASE BY MISTAKE - REIMBURSED AT PRO SHOP
Julie Rusin	51.99	CUSTOM GOLF BALLS FOR WGN SEGMENT
Julie Rusin	500.00	FACEBOOK ADS FOR VL AND R22
Julie Rusin	4.48	FACEBOOK GOLF ADS

Card Holder	Amount	Charge Desc.
Julie Rusin	219.00	WWW.FOREUP.COM R22 WEBSITE
Julie Rusin	243.01	GOOGLE ADS BANQUET
Justin Chiappetta	1,875.75	PDF SOFTWARE ANNUAL SUBSCRIPTION
Justin Chiappetta	980.84	VILLAGE TELECOMMUNICATIONS
Justin Chiappetta	12.40	WSJ SUBSCRIPTION
Justin Chiappetta	365.59	APPLICATION LAUNCHER ANNUAL SUPPORT AND LICENSE
Justin Chiappetta	-21.51	TAX REFUND
Kristin Progar	96.43	2026 PW BBQ (FOOD/DRINKS/SUPPLIES)
Kristin Progar	370.10	2026 PW BBQ (FOOD/DRINKS/SUPPLIES)
Kristin Progar	95.99	2026 PW BBQ (POTATO SALAD, GARDINIERA)
Kristin Progar	263.47	2026 PW BBQ (FOOD/DRINKS/SUPPLIES)
Andrew Cross	179.99	BACKPACK SPRAYER FOR STUMP TREATMENTS
Andrew Cross	20.00	MONTHLY JET BRITE CAR WASH FOR GROUNDS F250
Andrew Cross	584.08	CLUTCH ASSEMBLY FOR SPRAYER #3501
Andrew Cross	216.44	DRIP IRRIGATION PARTS
Andrew Cross	587.50	HAZARD MARKING PAINT
Andrew Cross	219.00	WEBSITE FOR GOLF
Andrew Cross	-730.10	REFUND ON CANCELED VALVE PURCHASE
Andrew Cross	223.13	GROUNDS TASKTRACKER LABOR BOARD SOFTWARE
Matthew Dutkiewicz	51.00	SLIDE LOCK FOR DOOR
Matthew Dutkiewicz	54.43	BUCKET, BINS, HDMI CABLE
Matthew Dutkiewicz	103.02	INDEXING PIN
Patrick Brankin	15.88	BLACKBERRY MARKET - FINANCE SUPERVISOR MEETING
CHERYL BACKHAUS	100.00	IGFOA UTILITY BILLING SEMINAR - WHITNEY MORRIS
Natalie Wallace	16.00	NOTARY REGISTRATION FEE
Nick Burgoni	28.39	PLC BATTERIES
Nick Burgoni	-1.07	PLC BATTERIES TAX REFUND
Grant Paplauskas	79.06	SOCIAL MEDIA TOOL
Grant Paplauskas	12.95	ONLINE GRAPHIC DESIGN TOOL
Grant Paplauskas	20.00	4TH OF JULY WEB DOMAIN REGISTRATION
Grant Paplauskas	324.79	AIRFARE TO 3CMA Conference
Grant Paplauskas	121.00	AIRFARE FOR 3CMA CONFERENCE
Grant Paplauskas	645.00	3CMA CONFERENCE REGISTRATION
Grant Paplauskas	275.00	ENEWSLETTER TOOL
Grant Paplauskas	2,086.60	GLEN ELLYN AMERICA 250 SHIRTS & POLOS
Penni Cannova	799.89	COPY PAPER CIVIC CENTER
Penni Cannova	549.90	PURCHASE OF PARADE CANDY FOR VILLAGE BOARD TO TOSS
Gregory Lucas	173.57	RANGE HOOD FS-2
Gregory Lucas	22.98	HOSE BIB FS-1
Kathy Vonachen	85.85	BENEFITS FAIR
Kathy Vonachen	901.14	BENEFITS FAIR
Kathy Vonachen	64.63	BLACKBERRY MARKET-PENNIE BIRTHDAY TREATS
Kathy Vonachen	25.00	JOB ADVERTISEMENT
Kathy Vonachen	61.50	MAIZE & MASH-LUNCH WITH IPBC REP
Kathy Vonachen	415.00	AWWA JOB ADVERTISEMENT
Kathy Vonachen	25.00	JOB ADVERTISEMENT
Kathy Vonachen	35.00	JOB ADVERTISEMENT
Kathy Vonachen	299.00	JOB ADVERTISEMENT
Kathy Vonachen	35.00	JOB ADVERTISEMENT
Kathy Vonachen	35.00	KV TRAINING SECURING THE TABLE
Kathy Vonachen	385.90	JOB ADVERTISEMENT
Kathy Vonachen	175.00	TRAINING LABOR RELATIONS - SENIOR GENERALIST
Kathy Vonachen	175.00	TRAINING LABOR RELATIONS - DIRECTOR
JOHN BECKMAN	65.53	OPEN HOUSE: KEY CHAINS

Card Holder	Amount	Charge Desc.
JOHN BECKMAN	61.00	OPEN HOUSE: PENCILS, STICKERS, BOOKS
Erica Tierney	149.70	COFFEE WITH THE COPS PASTRIES - MAY
Erica Tierney	20.55	UPS*1Z7Y197X0339372090 SHIPMENT TO SLUCARE
Erica Tierney	65.37	COFFEE WITH THE COPS COFFEE - MAY
Erica Tierney	20.55	UPS*1Z7Y197X0324024707 SHIPMENT TO SLUCARE
Erica Tierney	20.55	UPS*1Z7Y197X0326990517 SHIPMENT TO SLUCARE
Erica Tierney	20.55	UPS*1Z7Y197X0325853524 SHIPMENT TO SLUCARE
Erica Tierney	20.55	UPS*1Z7Y197X0328277731 SHIPMENT TO SLUCARE
Erica Tierney	23.70	UPS*1Z7Y197X0315974832 SHIPMENT TO SLUCARE
Erica Tierney	64.99	MONTHLY SUBSCRIPTION
Erica Tierney	39.95	MONTHLY SUBSCRIPTION
Jennifer Henaghan	255.00	RES. ENERGY INSPECTOR EXAM - MEADOWS
Jennifer Henaghan	155.00	ICC CERTIFICATION RENEWALS - RICKARD
Jennifer Henaghan	95.00	PLANNERS' DAY 2026 REGISTRATION
Jennifer Henaghan	-75.00	WOMEN IN PLANNING REGISTRATION REFUND
JUSTIN ROSS	591.40	MARKER POST PROJECT & CRESCENT WALL
VICTOR SABALIAUSKAS	646.38	OPENGOV CONFERENCE HOTEL- VIC S.
MICHAEL BILLS	93.91	CIVIC CENTER OUTLET/FISH TAPE
Kurt Vavra	18.82	PARKING
Kurt Vavra	34.98	PARKING
Kurt Vavra	21.00	ALLIANZ TRAVEL INS
Kurt Vavra	21.00	ALLIANZ TRAVEL INS
Kurt Vavra	293.40	FLIGHT
Kurt Vavra	293.40	FLIGHT
Kurt Vavra	113.06	PARKING - OHARE MAIN LOT
Kurt Vavra	26.26	ALLIANZ TRAVEL INS
Rick Patsch	215.00	APRIL CAR WASHES
Rick Patsch	154.40	LICENSE PLATE RENEWAL PD #013
Rick Patsch	260.00	APWA EQUIPMENT SHOW
Rick Patsch	2,834.95	FORD SERVICE INFO
Rick Patsch	60.00	SNAP-ON SCANNER SHOP REGISTRATION
Rick Patsch	1,240.27	2-WAY RADIO ANTENNAS
Rick Patsch	29.59	SHIPPING CHARGES
Rick Patsch	663.26	FUEL ISLAND AND TANK FIELD MAINT. ITEMS
Rick Patsch	301.11	PW OPEN HOUSE GIVEAWAYS
Rick Patsch	-65.96	CREDIT FOR OUT OF STOCK ITEM
Rick Patsch	129.00	REPLACEMENT GPS ANTENNEA FOR PD
Noel Allen	175.75	SCHEDULE SOFTWARE FOR MAY
Noel Allen	120.90	CAMP AND GROUP LESSON SCHEDULE SOFTWARE FOR MAY
Noel Allen	764.00	PGA OF AMERICA ANNUAL DUES FOR NOEL ALLEN
Noel Allen	154.14	PEST CONTROL FOR MAY
Noel Allen	226.10	EVENT MANAGEMENT SOFTWARE FOR MAY
Noel Allen	12.99	R22 MUSIC FOR MAY
Noel Allen	1,788.00	LIQUOR INVENTORY ANNUAL SOFTWARE FEE
Noel Allen	237.03	R22 MENU PAPER
Noel Allen	31.20	LUNCH WITH REC CHAIRPERSON CAROL SCOTT
Noel Allen	105.00	WINDOW CLEANING
Noel Allen	868.00	ADVERTISING, CORE & GUEST SEATING
Noel Allen	475.91	TV SERVICE FOR MAY
Noel Allen	129.99	LONG RANGE RADIOS
Noel Allen	16.80	MONTHLY G SUITE FEE FOR 2 USERS
Michael Ludwig	27.63	SINK WASHER AND STRAINER
Michael Ludwig	290.18	AIR FILTERS AND V BELT
Michael Ludwig	140.00	GROUNDS 5/23/26 - 6/22/26

Card Holder	Amount	Charge Desc.
Michael Ludwig	500.05	METAL PLATES FOR SOUTH WEIR
Michael Ludwig	114.75	DRIP SYSTEM SUPPLIES
Michael Ludwig	17.64	PVC CAP FOR RANGE POST
Michael Ludwig	242.50	FIRE EXTINGUISHER SERVICE
Michael Ludwig	999.99	EZ GO ENGINE
Michael Campbell	14.97	BREAD FOR FOOD OPERATION
Michael Campbell	975.00	TOURNAMENT SOFTWARE FOR GOLF OPERATIONS OUTINGS, LEAGUES, TOURNAMENTS 5/1 - 7/31

Amount [Total: 46,184.95]

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

Minutes
Village of Glen Ellyn
Village Board Workshop Meeting
Monday, June 15, 2026
7:00 PM
Glen Ellyn Civic Center, Room 301

Call to Order – 7:05 P.M.

A. Pledge of Allegiance

B. Roll Call

Upon roll call by Clerk Cosby, President Burket and Trustees Christiansen, Duncan, Kalinich, Simon, and Thompson answered "Present." Trustee Bhagwakar was absent.

Also in attendance: Village Manager Franz, Village Attorney Stephanides, Finance Director Brankin, Public Works Director Hubsky, Community Development Director Henaghan, Economic Development & Communications Director Hannah, Police Chief Norton, and Fire Co. Chief Clark.

C. Audience Participation

There was no off-agenda audience participation.

D. Presentation

1) Discussion of a Proposed Ordinance Amending Title 7 ("Business Regulations") of the Glen Ellyn Village Code Regulating the Procedures Governing Village Business Licenses (Economic Development & Communications Director Hannah and Village Attorney Stephanides)

Economic Development & Communications Director Hannah reviewed the goals of the proposed ordinance. She emphasized that many departments and staff contributed to the draft.

Trustee Duncan asked for the motivation to revise the ordinance. Village Attorney Stephanides replied.

Trustee Thompson asked the reason for oversight shifting from the Village President to the Village Manager. Village Attorney Stephanides replied.

Trustee Kalinich asked about whether there was a grace period for the delinquency fee. Economic Development & Communications Director Hannah replied.

Trustee Kalinich then asked how the LAMA permitting software system was working for businesses. Economic Development & Communications Director Hannah replied.

Trustee Kalinich asked whether a permit fee is prorated if a business applies for a permit in the middle of the year. Economic Development & Communications Director Hannah replied. Discussion ensued.

Trustee Duncan asked how frequently the Village revokes a business license. Village Attorney Stephanides replied. Trustee Duncan felt the new verbiage put a lot of burden on the Village, making it cumbersome to use.

Trustee Christiansen addressed the change of oversight to the Village Manager with the appeal process still going through the Board. She hoped the Board would receive training for the appeal process on a regular basis.

Trustee Christiansen wondered if the language on patios should be tweaked in respect to certain businesses. Village Attorney Stephanides replied.

Trustee Simon asked the reason that penalties are set at the stated amount. Village Attorney Stephanides replied. Discussion ensued.

Chris Clark, Fire Chief and resident, asked about the new language on fines for unlawful operation without a license. Village Attorney Stephanides replied.

2) Discussion of Proposed Amendments to Title 4 ("Building Regulations") of the Glen Ellyn Village Code Regulating Fees and Deposits (Community Development Director Henaghan)

Community Development Director Henaghan clarified that she was giving a review of how LAMA has been working since its implementation one year ago. She added from their work with the new software over the year, staff recommend changes to the current fee structure. Discussion ensued on fee changes, especially regarding possible exceptions based on the size of a project.

The Board asked Community Development Director Henaghan to look at comparables in other communities and present that data in the next workshop.

Community Development Director Henaghan clarified that the permit fee waiver for historical restoration does not include demolition permits, and that the demolition fee would apply, if applicable.

Community Development Director Henaghan reviewed the proposed amount of the demolition fee that would discourage teardowns. The Board suggested that the tax and fee be combined.

Trustee Kalinich asked about the difference between a fee versus a tax in the permitting rates. Village Attorney Stephanides replied. Discussion ensued.

President Burket asked how homes damaged by natural disasters such as fires that need to be demolished are being addressed. Community Development Director Henaghan replied. Discussion continued.

Trustee Kalinich asked about interior demolition and what that includes. Community Development Director Henaghan replied.

The Board asked staff to track data going forward so the data can be evaluated for 2028 budgeting purposes.

The Board gave Community Development Director Henaghan direction to make further revisions to the permitting structure.

Trustee Kalinich asked about flat rate permits, specifically if these become an escalating fee and potentially encourage residents to not obtain the proper permits. Discussion ensued.

Trustee Simon asked what the actual inspection cost would be to recover staff time spent on a permit. Community Development Director Henaghan replied.

The Board agreed to go with staff's recommendations on the fee structure.

Norris Eber, resident, asked if insurance claim work would need to be permitted. Discussion ensued. Mr. Eber gave further information regarding insurance and damage caused by weather or disaster. Mr. Eber also spoke about the total cost from a contractor and if the sales tax on materials should be deducted when considering the permit fee. The Board thanked him for the information.

E. Reminders

1) Village Board Special Workshop Meeting Monday, June 22, 2026 at 6 pm
2) Village Board Meeting Monday, June 22, 2026 at 7 pm

Trustee Kalinich brought up that the Building Board of Appeals met the prior week and seeks changes to commercial ordinances that will come before the Board.

Trustee Thompson said that the Plan Commission made a first review of zoning revisions, adding that their notes will be presented to the Board soon. It was suggested that the number of commissioners be reduced from nine to seven. Community Development Director Henaghan replied. Discussion continued.

F. Adjourn – 8:21 P.M.

Adjourn to closed executive session for the purpose of discussing pending litigation pursuant to 5 ILCS 120/2(c)(11), not to return to open session

Trustee Simon moved and Trustee Thompson seconded to adjourn and go into Closed Executive Session. Unanimous vote of approval.

Minutes
Village of Glen Ellyn
Special Village Board Workshop Meeting
Monday, June 22, 2026
6:00 PM
Glen Ellyn Civic Center, Room 301

A. Call to Order – 6:10 P.M.

B. Pledge of Allegiance

C. Roll Call

Upon roll call by Deputy Clerk Cannova, President Burket and Trustees Bhagwakar, Christiansen, Duncan, and Thompson answered "Present." Trustees Kalinich and Simon were absent.

Also in attendance: Village Manager Franz, Village Attorney Stephanides, Finance Director Brankin, Assistant Public Works Director Sabaliauskas, Community Development Director Henaghan, Economic Development & Communications Director Hannah, Police Chief Norton, and Fire Chief Clark.

D. Audience Participation

There was no off-agenda audience participation.

E. Discussion

1) Presentation and Discussion of the 2026-30 Strategic Plan

Village Manager Franz gave a summary of the Strategic Plan to date and turned the presentation over to Cory Plasch from CP2 Consulting.

Ms. Plasch talked about the updates to the Strategic Plan, reviewing each item and asking for questions from the Board, which she addressed when asked. She also defined terms used in the plan.

Trustee Christiansen asked about current website ADA compliance. Economic Development & Communications Director Hannah replied.

Trustee Christiansen asked about the assessed value and tax yield as the key outcome indicator of the Village as a desirable location for investment. Village Manager Franz replied.

Trustee Christiansen asked what the amusement tax line item meant within the same key outcome indicator, inquiring whether this meant instead the Food and Beverage, or like, fee. Staff acknowledged this was a misnomer and will be correctly stated in the next draft of the Plan.

Trustee Christiansen asked about multi-family development. Discussion ensued on the topic of development.

Village Manager Franz reiterated the five strategic priorities.

Trustee Thompson asked about tracking progress. Village Manager Franz replied.

Trustee Thompson asked whether all the ideas generated in prior Strategic Plan Workshops were included in the Plan. Village Manager Franz replied. Discussion continued with Trustees giving their thoughts on next steps.

Village Manager Franz said that a revised document will be created and put out for public comment.

Trustee Christiansen asked if this document fits with other guiding documents like the prior housing study. Village Manager Franz replied with additional thoughts added by President Burket.

Trustee Christiansen wanted to be sure that financial goals are being considered and are aligned with the plan. Village Manager Franz replied.

F. Adjourn – 6:41 P.M.

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

Minutes
Village of Glen Ellyn
Regular Village Board Meeting
Monday, June 22, 2026
7:00 PM
Glen Ellyn Civic Center, Galligan Board Room

A. Call to Order – 7:01 P.M.

B. Pledge of Allegiance

C. Roll Call

Upon roll call by Clerk Cosby, President Burket and Trustees Bhagwakar, Christiansen, Duncan, Simon, and Thompson answered "Present." Trustee Kalinich was absent.

Also in attendance: Village Manager Franz, Village Attorney Stephanides, Finance Director Brankin, Assistant Public Works Director Sabaliauskas, Community Development Director Henaghan, Economic Development & Communications Director Hannah, Police Chief Norton, and Fire Chief Clark.

D. Presentation

1) Proclamation in Honor of Pride Month (Trustee Thompson)

Trustee Thompson read the proclamation in honor of Pride Month.

E. Audience Participation

Britta Albrecht, representing the Civic Betterment Committee, spoke about seeking candidates for Village Board and Library Board for the next Consolidated Election for their slate. President Burket asked how the 2-year term will be addressed. Ms. Albrecht replied.

David Firchau, resident, spoke about safety in the parks regarding electric vehicles. He then turned his attention to the process of obtaining permits. Village Manager Franz replied to his concerns.

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:

RESULTS:	**APPROVED [5 to 0]**
MOVER:	**Trustee Simon [1; 7 - 18; 2 - 6 per attorney revisions]**
SECONDER:	**Trustee Duncan**
AYES:	**Simon, Bhagwakar, Christiansen, Duncan, Thompson**
NAYS:	

Motion to approve the following items including Payroll and Vouchers totaling $5,892,146.38. These agenda items have been reviewed by the Executive Team (Trustee Simon).

1) Total Expenditures (Payroll and Vouchers) - $5,892,146.38

2) Approve Village Board May 11, 2026 Special Workshop Meeting Minutes

3) Approve Village Board May 11, 2026 Meeting Minutes

4) Approve Village Board May 18, 2026 Workshop Meeting Minutes

5) Approve Village Board May 18, 2026 Closed Executive Session Minutes

6) Approve Village Board May 26, 2026 Meeting Minutes

7) Appreciation for the Service of Adam Kreuzer, stepping down from the Plan Commission after serving since 2022

8) Adopt Resolution No. 26-59, A Resolution Approving a Professional Services Agreement for Audit Services for Fiscal Year 2026 with Lauterbach & Amen, LLP in a Total Not to Exceed Amount of $46,950 and Authorizing its Execution (Finance Director Brankin)

9) Adopt Resolution No. 26-60, A Resolution Approving an Independent Contractor Agreement with Precision Pavement Markings Inc. for Construction of the 2026 Pavement Marking Program in an Amount Not-to-Exceed $130,000 to be Expensed to the General Fund, Waiving the Village's Competitive Bidding Requirements for the Agreement Pursuant to Section 1-10-7 of the Village Code, and Authorizing the Agreement's Execution (Public Works Director Hubsky)

10) Adopt Ordinance No. 7281, An Ordinance Granting a Variation from Section 10-5-5(B)(4) of the Village's Zoning Code to Allow for a Deck to Encroach into the Interior Side Yard Setback on the Property Located at 285 N. Main Street, Glen Ellyn, Illinois (Community Development Director Henaghan)

    Trustee Christiansen asked for clarity on the variation request. Community Development Director Henaghan replied. Trustee Christiansen asked further questions regarding the circumstances. Discussion ensued.

11) Adopt Ordinance No. 7282-VC, An Ordinance Amending Title 3 ("Business Regulations"), Chapter 19 ("Liquor Control Code"), Section 3-19-11 ("Classification of Licenses") Regarding the Class A-6 Movie Theater Liquor License Classification (Village Attorney Stephanides)

12) Adopt Resolution No. 26-61, A Resolution Approving a Plat of Easement for a Stormwater Management Easement for the Property Located at 464 Glenwood Avenue, Glen Ellyn, Illinois (Community Development Director Henaghan)

13) Approve a New Special Event: Maplewood Brewery Art Showcase at 486 Pennsylvania Avenue (Economic Development & Communications Director Hannah)

14) Adopt Ordinance No. 7283, An Ordinance Granting Glen Ellyn Landmark Designation for the House Located at 364 N. Main Street, Glen Ellyn, Illinois (Community Development Director Henaghan)

15) Adopt Resolution No. 26-63, A Resolution Approving a First Amendment to the Residential Solid Waste Collection and Recycling Services Agreement Between the Village of Glen Ellyn and Groot, Inc. Dated July 15, 2024 and Authorizing its Execution (Village Manager Franz)

16) Approve a Fire Prevention Award in the Amount of $15,000 to 428 Park LLC, located at 428-432 N Park Boulevard to be Expensed to the Central Business District TIF Fund (Economic Development & Communications Director Hannah)

17) Approve a Fire Prevention Award in the Amount of $15,000 to 530–532 Hillside LLC, located at 530-532 Hillside Avenue to be Expensed to the Central Business District TIF Fund (Economic Development & Communications Director Hannah)

18) Adopt Ordinance No. 7284-VC, An Ordinance Amending Title 2 ("Boards and Commissions"), Chapter 4 ("Plan Commission"), Section 2-4-3 ("Commission Membership") of the Glen Ellyn Village Code (Village Attorney Stephanides)

G. Non-Consent Agenda

1) Adopt Ordinance No. 7285, an Ordinance Providing for the Issuance of not-to-exceed $9,500,000 General Obligation Bonds, Series 2026, of the Village of Glen Ellyn, DuPage County, Illinois, for the Purpose of Financing Improvements to the Wastewater Treatment Facilities of the Glenbard Wastewater Authority, authorizing Designated Officers to sell said Bonds by the Execution of a Bond Order, Providing for the Levy and Collection of a Direct Annual Tax Sufficient for the Payment of the Principal of and Interest on said Bonds and Authorizing the Sale of said Bonds to the Purchaser thereof (Finance Director Brankin) (Trustee Christiansen)

RESULTS:	**APPROVED [5 to 0]**
MOVER:	**Trustee Christiansen**
SECONDER:	**Trustee Simon**
AYES:	**Christiansen, Simon, Bhagwakar, Duncan, Thompson**
NAYS:	

Finance Director Brankin offered information on the project and introduced three people involved with the project: Matt Streicher, Executive Director of Glenbard Wastewater Authority, Dalena Welkomer, Managing Director of Raymond James, and Kyle Harding, Partner at Chapman and Cutler. He then presented the project, giving highlights of the ordinance. He also went through the expected timeline.

Trustee Simon asked about the Village's financial status in qualifying for IEPA (Illinois Environmental Protection Agency) low-interest funding bonds. Finance Director Brankin

replied. GWA Director Streicher added to the response.

Trustee Thompson asked what the split of the repayment to GWA from both the Villages of Glen Ellyn and Lombard is based upon. Finance Director Brankin replied.

Trustee Thompson asked if Finance Director Brankin felt that this joint venture impacts the Village's ability to obtain other bonds. Finance Director Brankin replied.

Trustee Bhagwakar asked whether the issuance of bonds has is related to tax revenue from property tax dollars. Finance Director Brankin replied. She then asked a question about bond issuance and its relation to the budget plan. Finance Director Brankin replied.

Trustee Bhagwakar inquired about the improvement needed at GWA. Mr. Streicher replied. Discussion continued.

2) Adopt Ordinance No. 7286, An Ordinance Disconnecting Certain Territory From the Village of Glen Ellyn, DuPage County, Illinois Owned by the Trustees of Wheaton College

RESULTS:	**APPROVED [6 to 0]**
MOVER:	**Trustee Christiansen**
SECONDER:	**Trustee Thompson**
AYES:	**Christiansen, Thompson, Bhagwakar, Duncan, Simon, President Burket**
NAYS:	

Village Attorney Stephanides reviewed the ordinance to be adopted. This would be the first step toward the disconnection.

President Burket asked what percentage of the property is involved. Village Attorney Stephanides replied. Discussion ensued.

Trustee Thompson thanked the staff and Village Attorney Stephanides in their effort to improve the infrastructure on Anthony Street and keep the neighborhood intact.

H. Other Business

Village Manager Franz thanked staff and WGN for broadcasting that morning from the Village Links.

President Burket acknowledged Boy Scout troop 45, attending the meeting to earn their merit badge in communications.

President Burket recognized Police Chief Norton for his forty years of service to the Village.

Mayor Gwenael Lamarque and his daughter will visit from Sister City, Le Bouscat, France for July 4th weekend. They will be attending the Village's 250th July 4th celebration.

I. Reminders

1) Village Board Meeting July 27, 2026 at 7 pm

J. Adjourn – 7:46 P.M.

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

Minutes
Village of Glen Ellyn
Special Village Board Meeting
Thursday, July 9, 2026
5:30 PM
Glen Ellyn Civic Center, Galligan Board Room

A. Call to Order – 5:30 P.M.

B. Pledge of Allegiance

C. Roll Call

Upon roll call by Clerk Cosby, President Burket and Trustees Christiansen, Duncan, Kalinich, Simon, and Thompson answered "Present." Trustee Bhagwakar arrived shortly after roll call.

Also in attendance: Village Manager Franz, Village Attorney Stephanides, Public Works Director Hubsky, Community Development Director Henaghan, and Police Chief Norton.

D. Audience Participation

There was no audience participation.

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

RESULTS:	**APPROVED [6 to 0]**
MOVER:	**Trustee Christiansen [Items 1 – 3]**
SECONDER:	**Trustee Kalinich**
AYES:	**Christiansen, Kalinich, Bhagwakar, Duncan, Simon, Thompson**
NAYS:	

Village Attorney Stephanides stated that this meeting was a special Board meeting. He stated that all parties involved were notified of the special meeting. He then reviewed pertinent information concerning the items on the Consent Agenda.

1) Adopt Resolution No. 26-56, A Resolution Approving a Settlement Agreement for the Installation of a Water Main Extension Along Lake Road and Authorizing Its Execution (Village Attorney Stephanides)

Trustee Duncan commented on the settlement agreement and reviewed certain language contained in the agreement.

2) Adopt Resolution No. 26-64, A Resolution Approving a Settlement Agreement Regarding a Water Leak At or Near 732 Crescent Boulevard and Authorizing Its Execution (Village Attorney Stephanides)

Trustee Duncan commented on the settlement agreement and reviewed certain language contained in the agreement.

Patricia Connor spoke regarding the agreement and that she is a proposed party to the agreement. Trustee Bhagwakar asked if both two settlement agreements on the Consent Agenda would resolve all the issues between the parties. Trustee Duncan replied.

3) Adopt Resolution No. 26-62, A Resolution Approving an Independent Contractor Agreement with John Neri Construction Company, Inc. for Construction of the 2026 Lake Road Watermain Extension Project in an Amount Not-to-Exceed $114,515.30 to be Expensed to the Water and Sewer Fund, Waiving the Village's Competitive Bidding Requirements for the Agreement Pursuant to Section 1-10-2(D) of the Village Code, and Authorizing the Agreement's Execution (Public Works Director Hubsky)

Trustee Kalinich asked for a review of the estimates received for the work. Public Works Director Hubsky replied.

Trustee Bhagwakar asked if the work was going to be done in-house. Public Works Director Hubsky replied.

Trustee Thompson asked for an estimate of how much water has been lost due to the water leak at or near 732 Crescent Boulevard. Village Attorney Stephanides replied.

F. Other Business

Village Manager Franz said that the fireworks are rescheduled for Labor Day weekend, and that branch pick-up will remain as scheduled.

G. Adjourn – 5:48 P.M.

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

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

Meeting 7/27/2026 7:00 PM
Department: Public Works - Operations
Department Head: John Hubsky
Category: Contract
Prepared By: John Beckman

AGENDA ITEM (ID # 2026-490)

DOC ID: 2026-490

Adopt Resolution No. 26-65, A Resolution Approving the Renewal of an Independent Contractor Agreement with B & B Holiday Decorating, L.L.C. Dated September 1, 2025, for Holiday Lighting and Decorating Services for an Additional Four-Year Term to be Expensed to the Public Works Operations - Street Fund and Authorizing its Execution (Public Works Director Hubsky)

Statement of the Issue:
The Village's agreement with B&B Holiday Decorating L.L.C for holiday lighting and decorating services includes a one-year term beginning September 1, 2025 and ending August 31, 2026, with four optional one-year renewals at the Village's sole discretion. Staff seeks authorization to exercise the four option one-year renewals, subject to annual budget appropriation and satisfactory contractor performance. Beginning in 2026, the Village will utilize lighting only and will no longer include garland in the annual scope of services.

Analysis:
The Independent Contractor Agreement was awarded following a competitive Request for Proposals issued on July 15, 2025, for which three proposals were received. Staff's original recommendation was based on cost, scope, aesthetic considerations, vendor qualifications, and long-term maintenance considerations, and the approved agreement incorporated a one-year base term with four optional one-year renewals. Exercising the option years will maintain a consistent holiday lighting program in the Central Business District while providing predictable pricing through the contract's fixed 4 percent annual increase structure.

Budget Impact:
The original Agreement established a 2025 base cost of $67,978.00, with a recommended 5 percent contingency increasing the not-to-exceed amount to $71,376.90. The 2026 cost for lighting only is $44,073.12 Staff is recommending a 5 percent contingency bringing the not to exceed amount to $46,276.78. The agreement provides estimated renewal pricing including the 5 percent contingency are $48,127.85 for 2027, $50,052.96 for 2028, and $52,055.08 for 2029. The agreement is funded from the General Fund – Public Works Operations – Streets account 143300-520310, and future option years should remain subject to annual appropriation.

Contribution to Strategic Plan

Strategic Priority; Development; Initiative: Assess and improve commercial district infrastructure to support business retention and growth by investing in streetscape improvements, wayfinding signage, and other beautification efforts; Action: Identify other beautification projects to improve the quality of life for residents and visitors of the CBD and Roosevelt Rd corridor and drive new business investment

Action Requested:
Adopt the Resolution.

Attachments:
1. Resolution
2. B & B Renewal
3. Independent Contractor Agreement

Village of Glen Ellyn

Resolution No. 26-XX

A Resolution Approving the Renewal of an Independent Contractor Agreement with B & B Holiday Decorating, L.L.C. Dated September 1, 2025, for Holiday Lighting and Decorating Services for an Additional Four-Year Term to be Expensed to the Public Works Operations - Street Fund and Authorizing its Execution

---

Adopted by the

Village President and the Board of Trustees

Of the Village of Glen Ellyn

DuPage County, Illinois

This 27th Day of July 2026

Resolution No. 26-XX

A Resolution Approving the Renewal of an Independent Contractor Agreement with B & B Holiday Decorating, L.L.C. Dated September 1, 2025, for Holiday Lighting and Decorating Services for an Additional Four-Year Term to be Expensed to the Public Works Operations - Street 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 Renewal of the Independent Contractor Agreement with B & B Holiday Decorating, L.L.C. ("Renewal") originally effective September 1, 2025 for holiday lighting and decorating services for an additional four-year term to be expensed to the Public Works Operations - Street Fund is approved and the Village Manager is authorized to execute the Renewal in substantially the form attached subject to the review and approval of the Village Attorney.

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

Adopted by the Village President and Board of Trustees of the Village of Glen Ellyn, Illinois, this 27th day of July 2026.

Voting	Ayes	Nays	Abstain	Absent
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 July 2026.

_____
James Burket, Village President

ATTEST

_____
Caren Cosby, Village Clerk

RENEWAL OF THE INDEPENDENT CONTRACTOR AGREEMENT BETWEEN THE VILLAGE OF GLEN ELLYN AND B & B HOLIDAY DECORATING, L.L.C.
DATED SEPTEMBER 1, 2025

THIS RENEWAL OF THE INDEPENDENT CONTRACTOR AGREEMENT DATED SEPTEMBER 1,2025 (hereinafter referred to as the "Renewal") between the Village of Glen Ellyn, an Illinois home rule municipal corporation (hereinafter referred to as the "Village"), and B & B Holiday Decorating L.L.C., an Illinois limited liability company (hereinafter referred to as the "Contractor"). The Village and the Contractor may also be referred to as a "Party" or collectively as the "Parties."

RECITALS

WHEREAS, the Parties previously entered into an Independent Contractor Agreement with an effective date of September 1, 2025 ("Agreement"); and

WHEREAS, the Parties seek to renew the Agreement for an additional four-year term pursuant to the terms of the Agreement in a total not to exceed amount of $196,512.67 as set forth herein.

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

1. **RECITALS INCORPORATED.** The above recitals are incorporated herein as though fully set forth.

2. **RENEWAL OF AGREEMENT.** The Agreement between the Parties is hereby renewed pursuant to the terms of the Agreement for an additional four-year term beginning on September 1, 2026 and ending on August 31, 2030 in amounts not to exceed as follows:

(1) $46,276.78 for September 1, 2026 through August 31, 2027;
(2) $48,127.85 for September 1, 2027 through August 31, 2028;
(3) $50,052.96 for September 1, 2028 through August 31, 2029; and
(4) $52,055.08 for September 1, 2029 through August 31, 2030.

3. **OTHER PROVISIONS OF THE AGREEMENT TO REMAIN IN EFFECT.** All other terms and conditions of the Agreement shall remain in full force and effect.

4. **EFFECTIVE DATE.** This Renewal shall be effective on September 1, 2026.

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

VILLAGE OF GLEN ELLYN

_____

By: Mark Franz
Its: Village Manager

Dated: _____, 2026

ATTEST

_____

By: Caren Cosby
Its: Village Clerk

Dated: _____, 2026

B & B HOLIDAY DECORATING, L.L.C.

_____

By:
Its:

Dated: _____, 2026

ATTEST

_____

By:
Its:

Dated: _____, 2026

INDEPENDENT CONTRACTOR AGREEMENT

THIS INDEPENDENT CONTRACTOR AGREEMENT (hereinafter referred to as the "Contract" or "Agreement") is entered into on the 22 day of August, 2025, by and between the Village of Glen Ellyn, an Illinois home rule municipal corporation (hereinafter referred to as the "Village"), and B & B Holiday Decorating, L.L.C., an Illinois limited liability company (hereinafter referred to as the "Contractor"). The Village and the Contractor, as parties to this Agreement may also be referred to as a "Party" or collectively as the "Parties."

WHEREAS, the Village issued a Request for Proposals for "2025 Holiday Lights and Decoration Services" dated July 15, 2025, incorporated herein as though fully set forth (hereinafter referred to as the "RFP"); and

WHEREAS, the Contractor submitted a Proposal dated August 6, 2025, 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 RFP and the Contractor's Proposal in an amount not to exceed $71,376.90. 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. The Contractor further represents and warrants that the Work will be completed in a good and workmanlike manner in accordance with the Contract Documents, and that the Work will be free from defects.

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

3. DESIGNATED REPRESENTATIVES

The Contractor shall designate in writing a person 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 Assistant Public Works Director or their 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 September 1, 2025, and ending at 11:59 p.m. on August 31, 2026 ("Completion Date"). The Village shall have the unilateral option to renew this Agreement on annual basis for four (4) option years as set forth in the RFP.

5. PAYMENT SCHEDULE

The Contractor shall, as a condition precedent to its right to receive any payment, submit to the Village an application for payment and such receipts, vouchers, and other documents as may be necessary to establish the Contractor's payment for all labor and material and the absence of any interest whether in the nature of a lien or otherwise of any party in any property, work, or fund with respect to the Work performed hereunder. Such documents shall include, where relevant, the following forms:

(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 60 days of the receipt of an invoice for services. Invoices shall be mailed to the Public Works Department located at 30 S. Lambert Avenue, Glen Ellyn, IL 60137. All invoices will be paid within 60 days of approval. Charges for late payments must be in accordance with the Local Government Prompt Payment Act, 50 ILCS 505/1, requiring a maximum interest penalty of 1% per month or portion thereof.

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 attorney's fees incurred, suffered, or sustained by the Village and chargeable to the Contractor.

6. TERMINATION

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

7. DEFAULT/THE VILLAGE'S REMEDIES.

If it should appear at any time prior to payment for the Work provided pursuant to this Contract that the Contractor has failed or refused to prosecute, and is in default, or has delayed in the prosecution of, the Work to be provided pursuant to this Contract with diligence at a rate that assures completion of the Work in full compliance with the requirements of this Contract, or has attempted to assign this Contract or the Contractor's rights under this Contract, either in whole or in part, or has falsely made any representation or warranty, or has otherwise failed, refused, or delayed to perform or satisfy any other requirement of this Contract or has failed to pay its debts as they come due ("Event of Default"), and has failed to cure, or has reasonably commenced to cure any such Event of Default within fifteen (15) business days after the Contractor's receipt of written notice of such Event of Default, then the Village shall have the right, at its election and without prejudice to any other remedies provided by law or equity, to pursue any one or more of the following remedies:

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

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

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

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

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

(F) In addition to the above:

1. If the contractor fails to meet the required installation deadline or takedown 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 to the Contractor.
2. Failure to respond to maintenance requests within a required 48-hour window may result in a $100 per incident deduction, at the Villages discretion.
3. Repeated or unresolved service deficiencies may be grounds for early termination of the contract and forfeiture of outstanding payments.

8. COMPLIANCE WITH APPLICABLE LAWS

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

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

9. INDEMNIFICATION

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

10. INSURANCE

The Contractor shall, at the Contractor's expense, secure and maintain in effect throughout the duration of this Contract, insurance of the following kinds and limits set forth in this Section. The Contractor shall furnish "Certificates of Insurance" to the Village before beginning 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

(D) **Umbrella:**

i. Limits:

Each Occurrence/Aggregate	$2,000,000.00

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

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

(G) 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.

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

11. GUARANTY

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

The Contractor shall, at no expense to the Village, correct any failure to fulfill the above guaranty that may appear at any time. In any event, the guaranty herein expressed shall not

be sole and exclusive and is additional to any other guaranty or warranty expressed or implied.

12. AFFIDAVIT OR CERTIFICATE

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

13. NOTICES

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

To the Village:

Interim Public Works Director
Village of Glen Ellyn
30 South Lambert Road
Glen Ellyn, Illinois 60137
Email: jhubsky@glenellyn.org

To Contractor:
Patrick Fitzgibbons
B & B Holiday Decorating, L.L.C.
2048 Foster Avenue
Wheeling, Illinois 60090
Email: Patrick@bbservicesinc.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.

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.

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 is September 1, 2025.

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. If any contractor submitting a proposal intends on subcontracting out all or any portion of the engagement, that fact, and the name of the proposed subcontracting firm(s) must be clearly disclosed in the bid on the form provided herein (use additional sheets if necessary). In the event the contractor requires a change of the subcontractor (s) identified a written request from the contractor and a written approval from the Village is required. Notwithstanding written consent to subcontract approved by the Village, the contractor shall perform with the contractor's own organization, work amounting to not less than fifty (50%) percent of the total contract cost, and with materials purchased or produced by the contractor. Failure to identify subcontractors could result in disqualification.

17. INDEPENDENT CONTRACTOR

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

18. GOVERNING LAW AND VENUE

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

19. AMENDMENTS AND MODIFICATIONS

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

20. NON-WAIVER OF RIGHTS

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

21. CONFLICT

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

22. HEADINGS AND TITLES

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

23. COOPERATION OF THE PARTIES

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

24. COUNTERPARTS; FACSIMILE OR PDF/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.

25. PREVAILING WAGES

The Contractor and any applicable subcontractor shall pay prevailing wages as established by the Illinois Department of Labor and determined by the Village for each craft or type of work needed to execute the contract in accordance with the Illinois Prevailing Wage Act, 820 ILCS 130/0.01 *et seq.* ("Act"). The Contractor shall prominently post the current schedule of prevailing wages at the Work site(s) and shall notify immediately in writing all its subcontractors of all changes in the schedule of prevailing wages. Any increases in costs to Contractor due to changes in the prevailing rate of wage during the terms of any Contract shall be at the sole expense of the Contractor and not at the expense of the Village and shall not result in an increase to the Contract Price. The Contractor shall be solely responsible to maintain accurate records as required by the Act and shall submit certified payroll records to the Village evidencing its compliance with the Act on no less than a monthly basis as required by the Act. The Contractor shall be solely liable for paying the difference between prevailing wages and any wages received by laborers, workmen and/or mechanics engaged in the Work for the Work.

The Contractor shall indemnify, hold harmless, and defend the Village, its officers, officials, employees, agents and volunteers ("Indemnified Parties") against all regulatory actions, complaints, damages, claims, suits, liabilities, liens, judgments, costs and expenses, including reasonable attorney's fees, which may in any way arise from or accrue against the Indemnified Parties as a consequence of noncompliance with the Act or which may in any way result therefrom, including a complaint by the Illinois Department of Labor under Section 4(a-3) of the Act, 820 ILCS 130/4(a-3) that any or all of the Indemnified Parties violated the Act by failing to give proper notice to the 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.

26. 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 Director of Public Works at any time during the term of this Contract. The Contractor shall provide said certified payroll records within seven (7) days upon the request of the Director of Public Works of their designee.

27. STANDARD OF CARE

The Contractor shall ensure that the Services are provided, performed, and completed in accordance with all applicable statutes, ordinances, rules, and regulations, including, but not limited to, the Fair Labor Standards Act; any statutes regarding qualification to do business; any statutes prohibiting discrimination because of, or requiring affirmative action based on race, color, religion, sex, national origin, ancestry, age, order of protection status, marital status, physical or mental disability, military status, sexual orientation, citizenship status, or unfavorable discharge from military service or other prohibited classification, including, without limitation, the Americans with Disabilities Act of 1990, 42 U.S.C. §§ 12101 et seq., and the Illinois Human Rights Act, 775 ILCS 5/1-101 *et seq.* The Contractor shall also comply with all conditions of any federal, state, or local grant received by the Village or the Contractor with respect to this Agreement.

28. 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

By: Mark Franz
Its: Village Manager

Date: 8/29, 2025

ATTEST

By: Caren Cosby
Its: Village Clerk

Date: _____, 2025

B & B HOLIDAY DECORATING, L.L.C.

By:
Its:

Date: 09/10, 2025

ATTEST

By: TODD ALEXANDER
Its: WAREHOUSE MANAGER

Date: 9/12, 2025

REVIEWED & APPROVED
AUG 26 2025
Village Attorney

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

Meeting 7/27/2026 7:00 PM
Department: Finance
Department Head: Patrick Brankin
Category: Resolution
Prepared By: Patrick Brankin

AGENDA ITEM (ID # 2026-497)

DOC ID: 2026-497

Adopt Resolution No. 26-66, A Resolution Authorizing Levy of an Additional Tax for the Purchase of Sites and Buildings by the Glen Ellyn Public Library, for the Construction and Equipment of Library Buildings, for the Rental of Buildings Required for Library Purposes, and for the Maintenance, Repairs, and Alteration of the Library Building and Equipment (Finance Director Brankin)

Statement of the Issue:
Attached is a Resolution that has been prepared at the request of the Glen Ellyn Public Library ("Library"). The Village Board has approved a similar resolution for the past several levy years, which allows the Library to levy for its facilities. The Library asks that the Board adopt the Resolution for the 2025 levy year.

Analysis:
The Village Board approves the Library's property tax levy each year as an administrative function only that is required as part of the statutory property tax levy process. The Resolution authorizes the levy of an additional tax pursuant to Section 3-4 of the Illinois Local Library Act, 75 ILCS 5/3-4. Representatives from the Library will be in attendance at the meeting to answer any questions that the Board may have.

Budget Impact:
N/A

Contribution to Strategic Plan
N/A

Action Requested:
Adopt the Resolution.

Attachments:
1. Library Levy Resolution
2. Letter from Library
3. Petition

Village of Glen Ellyn

Resolution No. xxxx

A Resolution Authorizing the Levy of An Additional Tax for the Purchase of Sites and Buildings by the Glen Ellyn Public Library, for the Construction and Equipment of Library Buildings, For the Rental of Buildings Required for Library Purposes, and for the Maintenance, Repairs and Alteration of the Library Building and Equipment

---

Adopted by the

Village President and the Board of Trustees

of the Village of Glen Ellyn

DuPage County, Illinois

This 27th Day of July, 2026

Resolution No. xxxx

A Resolution Authorizing the Levy of An Additional Tax for the Purchase of Sites and Buildings by the Glen Ellyn Public Library, for the Construction and Equipment of Library Buildings, For the Rental of Buildings Required for Library Purposes, and for the Maintenance, Repairs and Alteration of the Library Building and Equipment

WHEREAS, Section 3-4 of Article 3 ("Taxation"), Act 5 ("Illinois Local Library Act") of Chapter 75 ("Libraries") of the Illinois Compiled Statutes, 75 ILCS 5/3-4 ("Section 3-4"), authorizes the levy of an additional tax of 0.02% of the value of all the taxable property in the Village of Glen Ellyn ("Village"), as equalized or assessed by the Illinois Department of Revenue, for the purchase of sites and buildings by the Glen Ellyn Public Library ("Library"), for the construction and equipment of Library buildings, for the rental of buildings required for Library purposes, and for the maintenance, repairs and alterations of Library building and equipment; and

WHEREAS, the Village President and the Board of Trustees have determined to levy an additional tax of 0.02% of the value of all taxable property in the Village pursuant to Section 3-4.

NOW, THEREFORE, BE IT RESOLVED 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 above recitals are incorporated herein as though fully set forth.

Section 2. Additional Levy. The Village shall levy an additional tax of 0.02% of the value of all the taxable property in the Village, as equalized or assessed by the Illinois Department of Revenue, for the purchase of sites and buildings, for the construction and equipment of Library buildings, for the rental of buildings required for Library purposes, and for the maintenance, repairs and alterations of Library building and equipment.

Section 3. Publication of Resolution. Within fifteen (15) days after the adoption of this Resolution, the Village Clerk shall publish it at least once in a newspaper with a general circulation within the Village.

Section 4. Authorization of Levy. If no petition is filed with the Village Board of Trustees within thirty (30) days after the aforesaid publication, the Village shall then proceed with the levy of said additional tax. However, if within the thirty (30) day period a petition is filed with the Village Board of Trustees, signed by electors of the Village equal in number to 2,114 or more of the electors, being 10% or more of the total number of registered voters in the Village, asking that the question of levying such a 0.02% tax be submitted to the electors of the Village, the question shall be submitted at the next regular election, being the Primary Election of March 17, 2026. If a majority of votes cast upon the question are in favor thereof, the Village may levy the additional tax. The Village Clerk shall provide a petition form to any individual requesting one.

Section 5. Severability and Repeal of Inconsistent Resolutions, Motions and Ordinances. If any section, paragraph, clause or provision of this Resolution shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Resolution. All resolutions, motions and ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 6. Effective Date. This Resolution shall be in full force and effect from and after its passage and approval.

[Remainder of Page Intentionally Left Blank]

Adopted by the Village President and Board of Trustees of the Village of Glen Ellyn, Illinois, this 27th day of July, 2026.

Voting	Ayes	Nays	Abstain	Absent
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 July, 2026.

_____
James Burket, Village President

_____
Caren Cosby, Village Clerk

CLERK'S CERTIFICAE

I, Caren Cosby, the duly elected Village Clerk of the Village of Glen Ellyn, Illinois, and the keeper of records thereof, do hereby certify that attached is a true and correct copy of Resolution 26-xx, "A Resolution Authorizing the Levy of An Additional Tax for the Purchase of Sites and Buildings by the Glen Ellyn Public Library, for the Construction and Equipment of Library Buildings, For the Rental of Buildings Required for Library Purposes, and for the Maintenance, Repairs and Alteration of the Library Building and Equipment," adopted at a regular meeting of the Village President and Board of Trustees of the Village of Glen Ellyn at which a quorum was present held pursuant to the Illinois Open Meetings Act on the 27th day of July 20266. 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 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 July ___, 2026.

(Seal)

_____

Caren Cosby, Village Clerk

GLEN ELLYN
PUBLIC
LIBRARY

400 Duane Street
Glen Ellyn, IL 60137
630-469-0879
gepl.org

April 20, 2026

Dear Village Board of Trustees,

We know that approving the 2026 levy seems a long way off, but with everything we have going on in our Village, the time to approve the levy will be here before we know it. We wanted to inform you that we will again be providing a resolution for the Village Board to pass, to collect a 0.02% Building and Maintenance levy for the library. This is not a new levy or additional tax. This is simply the process we must follow to maintain the maintenance levy that was established in 2020 when our bonds were paid in full. Per 75 ILCS 5/3-1 the corporate authorities may also levy an additional tax of 0.02% of the value of all the taxable property in the village, as equalized or assessed by the Department of Revenue, for the maintenance and repairs of library buildings and equipment. It is the desire of the Glen Ellyn Library Board of Trustees to continue this building and maintenance special levy in the 2026 levy. This would currently be calculated as follows, 2025 Valuation $2,034,062,177 x .02% = $406,812. Maintaining this special levy provides the necessary funds to continue to maintain the building.

Maintaining this special levy ensures that as library personnel and/or trustees change over time - dollars are earmarked for the sole purpose of maintaining the library building for the future.

As always, we will use zero based budgeting to create our 2027 Revenues and Expenditures budgets taking into consideration the changes necessary due to inflation and the mandatory increase in minimum wage. If you have questions, please feel free to let us know.

Sincerely,

Karen Volk

Karen Volk
President

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

PETITION

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

We, the undersigned, constituting **(2,133)** or more electors of the Village of Glen Ellyn, DuPage County, Illinois (said number of electors being equal to 10 percent or more of the registered voters of the Village of Glen Ellyn, DuPage County, Illinois) hereby petition the Village President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, to cause the question of the levy of an additional tax of 0.02% of the value of all the taxable property in the Village aforesaid, as equalized or assessed by the Department of Revenue, for the purchase of sites and buildings, for the construction and equipment of buildings, for the rental of buildings required for library purposes, and for maintenance, repairs and alterations of library buildings and equipment to be submitted to the electors of the Village of Glen Ellyn, at the Consolidated Primary Election to be held on the 23rd day of February, 2027.

SIGNATURE OF REGISTERED VOTER	**RESIDENCE ADDRESS**
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I,_____ (INSERT NAME OF PERSON CIRCULATING PETITION AND MAKING AFFIDAVIT), hereby certify that I am a registered voter and reside within the Village of Glen Ellyn and that the signatures on this sheet were signed in my presence and are genuine, and that to the best of my knowledge and belief the persons so signing were at the time of signing qualified and duly registered voters of said Village of Glen Ellyn and that their respective residences are correctly stated therein.

SUBSCRIBED AND SWORN TO BEFORE
me this _____ day of _____, 2026

_____
SIGNATURE OF PERSON CIRCULATING PETITION

_____
Notary Public

_____
ADDRESS OF PERSON CIRCULATING PETITION

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

Meeting 7/27/2026 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Resolution
Prepared By: Daniel Harper

AGENDA ITEM (ID # 2026-518)

DOC ID: 2026-518

Adopt Resolution 26-67, A Resolution Approving an Outdoor Café License Agreement with Spencer's Specialty Ice Cream LLC, D/B/A Glen Ellyn Candy & Cones for an Outdoor Café at 550 Crescent Boulevard and Authorizing Its Execution (Community Development Director Henaghan)

Statement of the Issue:
Spencer's Specialty Ice Cream LLC, D/B/A Glen Ellyn Candy & Cones, located at 550 Crescent Boulevard, submitted a plan for outdoor dining for the 2026 summer season. New license agreements for outdoor cafés must be approved by the Village Board and agreements for subsequent years may be executed by the Village Manager.

Analysis:
Glen Ellyn Candy & Cones opened in June 2026 and submitted the necessary application, certificate of insurance, fee, and site plan. The plan demonstrates the required five-foot pedestrian clearance on the public sidewalk for an outdoor café. Per Section 1-7-1(O) of the Village Code, the Village Board must approve the initial License Agreement and the Village Manager may execute agreements for subsequent years. Staff has no concerns regarding the proposed outdoor café.

Budget Impact:
The applicant has submitted the $50 license agreement fee and expects an increase in sales tax and food and beverage tax revenues.

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

Action Requested:
Adopt the Resolution.

Attachments:
1. Resolution - License Agreement (Glen Ellyn Candy & Cones)
2. License Agreement
3. Site Plan

Village of Glen Ellyn

Resolution No. 26-XX

A Resolution Approving an Outdoor Café License Agreement with Spencer's Specialty Ice Cream LLC, d/b/a Glen Ellyn Candy & Cones for an Outdoor Café at 550 Crescent Boulevard and Authorizing Its Execution

---

Adopted by the

Village President and the Board of Trustees

Of the Village of Glen Ellyn

DuPage County, Illinois

This 27th Day of July 2026

Resolution No. 26-XX

A Resolution Approving an Outdoor Café License Agreement with Spencer's Specialty Ice Cream LLC, d/b/a Glen Ellyn Candy & Cones for an Outdoor Café at 550 Crescent Boulevard 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 Outdoor Café License Agreement with Spencer's Specialty Ice Cream LLC, d/b/a Glen Ellyn Candy & Cones ("Agreement") for an outdoor café at 550 Crescent Boulevard is approved and the Village Manager is authorized to execute the Agreement in substantially the form attached subject to the review and approval of the Village Attorney.

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

Adopted by the Village President and Board of Trustees of the Village of Glen Ellyn, Illinois, this 27th day of July 2026.

Voting	Ayes	Nays	Abstain	Absent
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 July 2026.

_____
James Burket, Village President

ATTEST

_____
Caren Cosby, Village Clerk

OUTDOOR CAFÉ LICENSE AGREEMENT

THIS OUTDOOR CAFÉ LICENSE AGREEMENT (hereinafter referred to as the "Agreement" or the "License") is entered into as of the Effective Date defined below by the Village of Glen Ellyn, an Illinois home rule municipal corporation (hereinafter referred to as "Village") and Spencer's Specialty Ice Cream, LLC, d/b/a Glen Ellyn Candy & Cones, located at 550 Crescent Boulevard, Glen Ellyn, Illinois 60137 (hereinafter referred to as "Licensee").

NOW THEREFORE, in consideration of the covenants and agreements stated herein, the Parties agree as follows:

SECTION 1. LICENSED PROPERTY.

1.1. The Village is the owner of certain sidewalk and right-of-way located in front of 550 Crescent Boulevard, Glen Ellyn, Illinois. The Village agrees to grant a license to the Licensee for the use of a portion of said sidewalk and right-of-way to be determined by the Village (hereinafter referred to as the "Premises") for the installation, operation and maintenance of: (a) tables and chairs; (b) a trash receptacle; and (c) landscape planters (hereinafter collectively referred to as the "Structures"). The Structures shall be installed, operated, and maintained pursuant to the Village approved site plan attached hereto and incorporated herein by reference (hereinafter referred to as the "Site Plan"). The Structures shall not contain any advertising or signage of any kind. The Licensee may have a street address number for its building on the exterior of the Structure.

1.2. The Premises shall be and remain the sole property of the Village and the Licensee shall have only the privilege of use of the part thereof provided in this Agreement.

SECTION 2. TERM OF LICENSE AND FEE.

2.1. The Village agrees to make the Premises available to the Licensee during the following period, unless terminated at an earlier date by either party: 12:01 a.m. on the date permit is issued through 11:59 p.m. on October 31, 2026 (hereinafter referred to as the "License Period").

2.2. A fee of $50.00 which has been previously by Licensee to the Village shall be considered as compensation for the granting of this License.

SECTION 3. LICENSEE'S MAINTENANCE.

3.1. The Licensee shall be at all times responsible for the maintenance and repair of the Premises of whatsoever kind or nature and shall be responsible for any clean-up costs incurred by the Village.

3.2. Tables and Chairs. Licensee is permitted to locate at the Premises the number of tables and chairs specified in the Site Plan. The table-tops shall not exceed the diameter and size set forth in the

Site Plan. Tables and chairs shall be located so that a five-foot wide passage is maintained along the sidewalk at all times. Tables and chairs shall be located so that a five-foot wide passage is always maintained along the sidewalk. Use of the Premises shall be conducted in a manner that does not interfere with pedestrian use of the sidewalk. All tables and chairs at the Premises shall be located up against the building. Tables and chairs along the street side of the Premises are not permitted. All items placed on the Premises shall not obstruct ingress to and egress from the licensed business or any other business. The Licensee shall allow restaurant patrons to dine on tables and chairs at the Premises and no cooking or food preparation is be permitted at the Premises. At a minimum, the Premises shall be cleaned once daily. Permitted umbrellas shall be removed from the Premises at the end of each business day.

3.3. Trash Receptacle. The Licensee shall maintain a trash receptacle(s) located in proximity to the tables and chairs in a neat and orderly manner, and the Licensee shall ensure that a garbage hauling firm removes the trash from the receptacle on a regular basis. The Licensee shall be responsible for emptying the receptacle(s) more frequently if necessary. The Licensee shall ensure the receptacle(s) is always covered on the top, except if lid removal is required during emptying. The Village shall own the trash receptacle.

3.4. Landscape Planters. The Licensee shall install and maintain a minimum of two (2) landscape planters, planted with flowering annuals and/or perennials, located in conformance with the Licensee's Site Plan. The planters shall contain a minimum total of 432 square inches (3 square feet) of planted landscaping. The planters shall be a minimum of 10 inches in height, shall not exceed 30 inches in height and shall be constructed of metal, terra cotta, masonry, wood or similar materials and plastic planters are prohibited. The planters shall be placed up against the building in a location that does not obstruct the Village's sidewalk and right-of-way. At all times, a minimum five (5) foot wide pathway on the sidewalk shall remain free and clear of obstructions. The Licensee shall replace dead landscape plants as needed to maintain the planters in a clean and neat manner and shall water plants on an as-needed basis during the entire period that table and chairs are located at the Premises. Failure to maintain live plants as required by this Agreement may result in the Village's termination of this Agreement which shall require the Licensee to immediately remove the tables and chairs from the Premises.

3.5. The Village and the Licensee agree that the Premises shall be delivered "as is."

3.6. The Licensee shall not, without the prior written consent of the Village, make any alterations, improvements, or additions to the Premises other than as provided in this Agreement.

3.7. The Licensee shall always keep the Premises in good order, condition and repair and clean, sanitary and safe condition, including, but not limited to, doing such things as are necessary to cause the Premises to comply with applicable laws, ordinances, rules, regulations and orders of governmental and public bodies and agencies, including the DuPage County Health Department and the Illinois Accessibility Code.

3.8. At the expiration of any of the applicable license period hereby created, the Licensee shall surrender the Premises in the same condition as it was at the beginning of the period, reasonable wear and tear and damage by unavoidable casualty excepted.

3.9. The Licensee shall not cause or permit the use, storage, escape, disposal or release of any hazardous substances in or about the Premises.

3.10. The Licensee shall be responsible for any damage to the Premises due to the operation of the Structure. The Village may repair or replace the Premises in its discretion and the License shall be responsible for the cost of such repair or replacement.

3.11. The initial year a wind enclosure is to be installed, approval of a building permit by the Village shall be required prior to its installation. If the same enclosure is installed in subsequent years, a Village building permit shall not be required.

SECTION 4. INDEMNIFICATION

4.1. The Licensee shall indemnify, hold harmless and defend the Village and its officers, employees and agents from any and all claims, suits, actions, costs and fees of every nature or description arising from, growing out of, or connected with the Premises, or the performance of this License, or because of any act or omission, neglect, or misconduct of the Licensee, its employees, agents, contractors or subcontractors, except for the willful and wanton or intentional conduct of the Village. Such indemnification shall not be limited by reason of the enumeration of any insurance coverage herein provided.

4.2. Nothing contained herein shall be construed as prohibiting the Village and its officers, employees and agents from defending through the selection and use of their own agents, attorneys, and experts, any claims, actions, or suits brought against them. The Licensee shall be liable for the costs, fees and expenses incurred in the defense of any such claims, actions or suits.

SECTION 5. INSURANCE.

5.1. The Licensee shall maintain for the Premises at all times during the term of this Agreement a policy or policies of comprehensive premises and operations liability and property damage insurance with not less than $2,000,000.00 combined single limit for both bodily injury and property damage which policy or policies shall name the Village as additional insured in a form acceptable to the Village. Said policy or policies shall require three (3) days advance written notice to the Village prior to amendment or cancellation.

5.2. The Licensee shall provide the Village with written proof of the insurance required in Section 5.1 above, including a certificate of insurance naming the Village as additional insured prior to the execution of the Agreement.

SECTION 6. TERMINATION.

6.1. The Licensee may terminate this Agreement upon giving the Village three (3) days written notice of its intent to terminate this Agreement and vacate the Premises.

6.2. The Village may terminate this Agreement upon giving the Licensee seven (7) days written notice of its intent to terminate this Agreement.

SECTION 7. ACCEPTANCE OF PREMISES BY LICENSEE.

7.1. The taking of possession of the Premises by the Licensee shall be conclusive evidence as against the Licensee that the Premises are in good and satisfactory condition when possession of the same is taken, latent hidden defects excepted.

SECTION 8. WAIVER.

8.1. No waiver of any breach of any one or more of the conditions or covenants of this Agreement by the Village or by Licensee shall be deemed to imply or constitute a waiver of any succeeding or other breach under this Agreement.

SECTION 9. AMENDMENT OR MODIFICATION.

9.1. Both parties acknowledge and agree that they have not relied upon any statements, representations, agreements or warranties, except such as are expressed here, and that no amendment or modification of this Agreement shall be valid or binding unless expressed in writing and executed by the parties in the same manner as the execution of this Agreement.

SECTION 10. NOTICES.

10.1. 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 email or personal service 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:

Village Manager
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, Illinois 60137
Email: mfranz@glenellyn.org

To the License:

Glen Ellyn Candy & Cones
550 Crescent Boulevard
Glen Ellyn, Illinois 60137
Email: damon@gleneyllyncandy.com

SECTION 11. CHOICE OF LAW.

11.1. The laws of the State of Illinois shall apply to the interpretation of this Agreement.

SECTION 12. LITIGATION EXPENSES.

12.1. If either Licensee or the Village takes legal action to enforce the provisions of this Agreement, the prevailing party shall be entitled to be reimbursed for its costs and reasonable attorney's fees.

SECTION 13. ENTIRE AGREEMENT.

13.1. This Agreement constitutes the entire Agreement and there are no representations, conditions, warranties or collateral agreements, express or implied, statutory or otherwise, with respect to this Agreement other than as contained herein.

13.2. This Agreement may not be modified, omitted or changed in any way except by written agreement duly signed by persons authorized to sign agreements on behalf of the Village and Licensee.

SECTION 14. VENUE.

14.1. Venue for any action taken by either the Village or the Licensee, whether in law or in equity, to enforce the terms of this Agreement shall be in the Circuit Court of DuPage County.

SECTION 15. SEVERABILITY.

15.1. If any of the provisions of this Agreement shall be deemed illegal, invalid, unconstitutional or unenforceable by any court of law having competent jurisdiction, such decisions shall not invalidate or negate the other remaining provisions of this Agreement.

SECTION 16. NO ASSIGNMENT

16.1. Licensee shall not assign, transfer or sublet Licensee’s interest in this Agreement without the written consent of the Village.

SECTION 17. BINDING AUTHORITY.

17.1. The individuals executing this Agreement on behalf of the Parties represent that they have the legal power, right, and actual authority to bind their respective Party to the terms and conditions of this Agreement.

SECTION 18. EFFECTIVE DATE.

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

SECTION 19. SECTION HEADINGS.

19.1. The section headings provided in this Agreement are for convenience only and shall not be deemed a part of this Agreement.

SECTION 20. COUNTERPARTS; PDF/EMAIL SIGNATURES.

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

20.2. A facsimile or pdf/email copy of this Agreement and any signatures thereon will be considered for all purposes as an original.

[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 days and dates set forth below.

VILLAGE OF GLEN ELLYN

_____

By: Mark Franz
Its: Village Manager

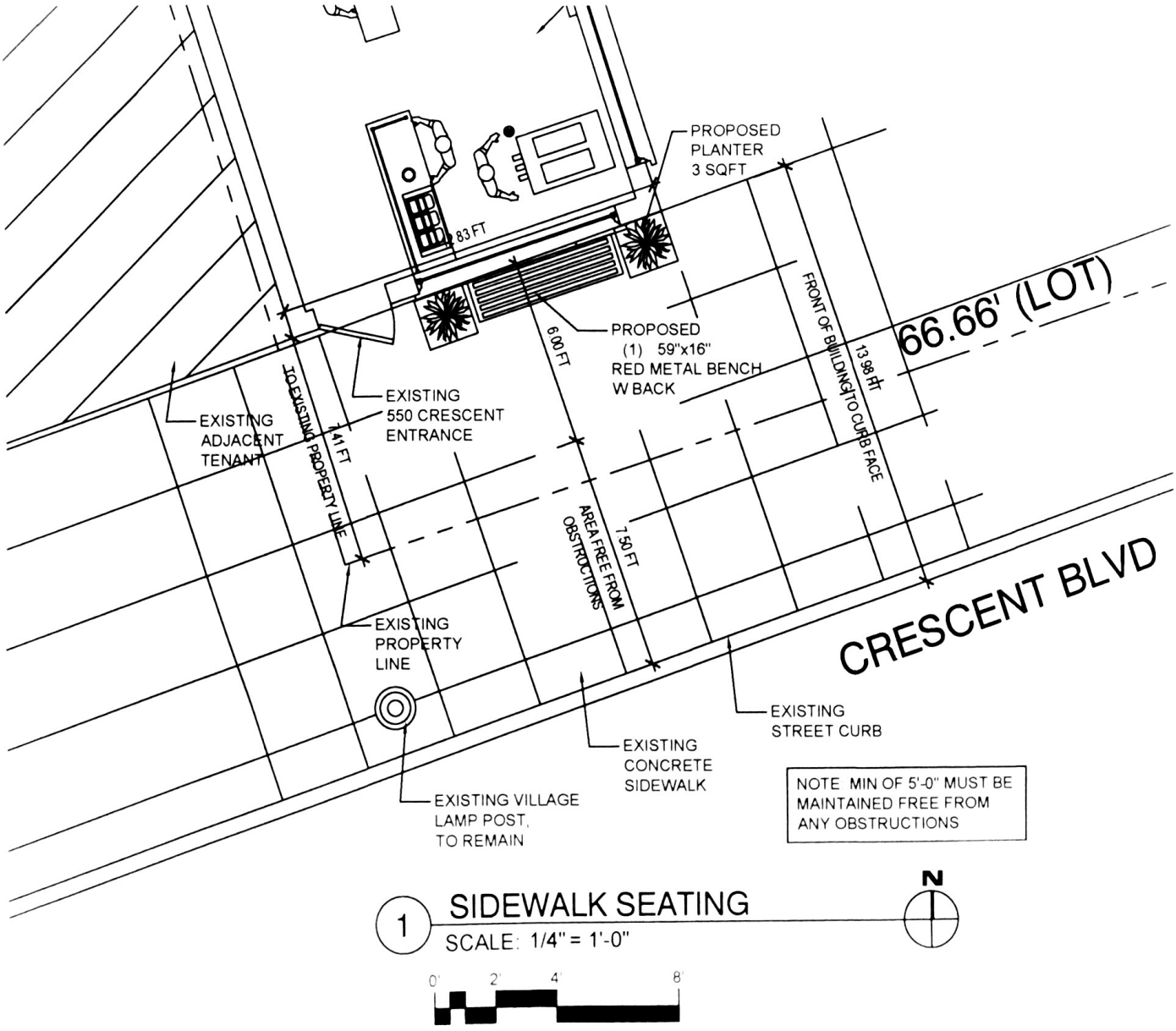
Date: _____, 2026

LICENSEE

_____

By: Damon Remillard
Its: Owner

Date: _____, 2026



1 SIDEWALK SEATING

SCALE: 1/4" = 1'-0"

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

Meeting 7/27/2026 7:00 PM
Department: Administration
Department Head:
Category: Personnel
Prepared By:

AGENDA ITEM (ID # 2026-544)

DOC ID: 2026-544

Adopt Ordinance No. 7288-VC, An Ordinance to Amend Title 3 ("Business Regulations"), Chapter 19 ("Liquor Control Code"), Section 3-19-12 ("Restriction on Number of Licenses") of the Glen Ellyn Village Code to Amend the Number of Permitted Liquor Licenses (Village Attorney Stephanides)

Statement of the Issue:
The Village restricts the number of liquor licenses available to existing businesses that are in operation and in good standing. The proposed ordinance reflects the current number of liquor licenses issued by the Village.

Analysis:
Village staff have reviewed the Liquor Control Code and recommend the following updates to the Code:
• Increase by two (2) the number of permitted Class A-1 liquor licenses;
• Decrease by two (2) the number of permitted Class B-1 liquor licenses;
• Decrease by two (2) the number of permitted Class B-5 liquor licenses;
• Decrease by one (1) the number of permitted Class B-9 liquor licenses;
• Decrease one (1) the number of permitted Class D-5 liquor licenses;
• Decrease by one (1) the number of permitted Class G liquor licenses; and
• Decrease by one (1) the number of permitted Class M-1 liquor licenses.
These changes reflect business openings, business closures or modifications to liquor service by existing businesses.

Budget Impact:
N/A

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

Action Requested:
Adopt the Ordinance.

Attachments:

1. Ordinance - Number of Licensees

Village of Glen Ellyn

Ordinance No. xxxx-VC

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

---

Adopted by the

Village President and the Board of Trustees

Of the Village of Glen Ellyn

DuPage County, Illinois

This 27h Day of July, 2026

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 July, 2026.

Ordinance No. xxxx-VC

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

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

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

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

WHEREAS, the Board of Trustees of the Village of Glen Ellyn deem it to be in the best interest of the Village to periodically review and update the Liquor Control Code of the Village to amend the number of permitted liquor licenses in various classifications so as to be consistent with the current number of permitted liquor licenses as set forth in this Ordinance; and

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

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

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

incorporated herein by reference as though fully set forth.

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

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

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

Class A-1 - No more than ~~four (4)~~ six (6)

Class A-2 - None (0) permitted

Class A-3 - None (0) permitted

Class A-4 - None (0) permitted

Class A-5 - None (0) permitted

Class A-6 - No more than one (1)

Class A-7 - No more than one (1)

Class B-1 - No more than ~~twenty (20)~~ eighteen (18)

Class B-2 - No more than one (1)

Class B-3 - None (0) permitted

Class B-4 - None (0) permitted

Class B-5 - No more than ~~fourteen (14)~~ twelve (12)

Class B-6 - No more than one (1)

Class B-7 - No more than two (2)

Class B-8(12) - None (0) permitted

Class B-8(24) - None (0) permitted

Class B-9 - ~~No more than one (1)~~ None (0) permitted

Class B-10 - No more than one (1)

Class C-1 - No more than eight (8)

Class C-2 - No more than two (2)

Class C-3 - No more than one (1)

Class C-4 - None (0) permitted

Class C-4A - No more than one (1)

Class C-5 - No more than two (2)

Class D-1 - No more than three (3)

Class D-2 - No more than one (1)

Class D-3 - No more than three (3)

Class D-4 - None (0) permitted

Class D-5 - No more than ~~three (3)~~ two (2)

Class E - As issued

Class F - None (0) permitted

Class G - No more than ~~seven (7)~~ six (6)

Class H - None (0) permitted

Class I - None (0) permitted

Class J - No more than two (2)

Class K - No more than one (1)

Class L - None (0) permitted

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

Class M-2 - No more than one (1)

Class N - No more than one (1)

Class O - No more than one (1)

Class P - No more than one (1)

Class Q – None (0) permitted

Section 3. Severability and Repeal of Inconsistent Ordinances. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance. All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

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

Passed by the Village President and Board of Trustees of the Village of Glen Ellyn, Illinois this 27th day of July, 2026.

Voting	Ayes	Nays	Abstain	Absent
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 July, 2026.

_____
James Burket, Village President

ATTEST

_____
Caren Cosby, Village Clerk

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

Meeting 7/27/2026 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Ordinance
Prepared By: Daniel Harper

AGENDA ITEM (ID # 2026-545)

DOC ID: 2026-545

Adopt Ordinance No. 7289, An Ordinance Granting a Variation from Section 10-4-8(D)(3) of the Village's Zoning Code to Allow for a Rear Home Addition on the Property Located at 565 Hill Avenue, Glen Ellyn, Illinois (Community Development Director Henaghan)

Statement of the Issue:
The Petitioners, Matthew and Sarah Coe (Petitioners), are the owners of the property located at 565 Hill Avenue. The Petitioners seek a variation that would allow for a rear addition to the existing home to be setback five feet and six inches (5'-6") from the side property line in lieu of the required ten feet and three inches (10'-3").

Analysis:
The Petitioners seek a variation to the minimum side yard setback requirement to construct a one-story addition to the rear of the existing home. The Petitioners stated that this is to maintain the building line of the east wall of the existing structure, which has a nonconforming setback of six feet (6'-0"). The existing home was constructed at an angle to the side property line so that the rear of the home is closer to the side property line than the front of the home.

The Zoning Board of Appeals held a public hearing and considered the variation requested at its June 9, 2026, regular meeting. The agenda packet for this meeting can be viewed here, and the draft minutes can be viewed here. The Zoning Board of Appeals recommends to the Village President and Board of Trustees that the Petitioners' zoning variation request be approved by a vote of 5-0.

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 - 565 Hill Ave.

Village of Glen Ellyn

Ordinance No. _____

An Ordinance Granting a Variation from Section 10-4-8(D)(3) of the Village's Zoning Code to Allow for a Rear Home Addition on the Property Located at 565 Hill Avenue, Glen Ellyn, Illinois

---

Adopted by the
Village President and the Board of Trustees
of the Village of Glen Ellyn
DuPage County, Illinois
This 27th Day of July 2026

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 27th day of July 2026.

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

Ordinance No. _____

An Ordinance Granting a Variation from Section 10-4-8(D)(3) of the Village's Zoning Code to Allow for a Rear Home Addition on the Property Located at 565 Hill Avenue, Glen Ellyn, Illinois

WHEREAS, Matthew and Sarah Coe ("Petitioners") are the owners of the property located at 565 Hill Avenue, Glen Ellyn, Illinois 60137 ("Subject Property") and have applied for a variation from a requirement of Section 10-4-8(D)(3) of the Village's Zoning Code; and

WHEREAS, the requested variation would allow for a rear home addition to the existing home to be setback five feet and six inches (5'-6") from the side property line in lieu of the required ten feet and three inches (10'-3") at the Subject Property located in the R2 Residential District; and

WHEREAS, the Subject Property is legally described in Exhibit A, attached hereto and incorporated herein by reference; and

WHEREAS, following due notice by publication in the Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto, and by mailing notice to all property owners within 250 feet of the subject property at least ten (10) days prior thereto, and following the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Village of Glen Ellyn ("Village") Zoning Board of Appeals conducted a public hearing on June 9, 2026, at which the Petitioners presented evidence, testimony, and exhibits in support of the variation requested and one (1) person appeared in favor and zero (0) persons spoke in opposition to the request; and

WHEREAS, based upon the evidence, testimony, and exhibits presented at the public hearing on June 9, 2026, the Zoning Board of Appeals adopted its Findings of Fact and

Recommendation dated June 9, 2026, which is attached hereto and incorporated herein as Exhibit B; and

WHEREAS, the Zoning Board of Appeals recommended that the requested zoning variation reflected in this Ordinance be granted by a vote of five (5) in favor and zero (0) against; and

WHEREAS, the Village President and Board of Trustees have reviewed the evidence, exhibits, and materials presented at the June 9, 2026, meeting of the Zoning Board of Appeals and has considered the Findings of Fact and Recommendations of the Zoning Board of Appeals; and

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

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

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

Section 2. Adoption of Findings of Fact and Recommendation. The Findings of Fact and Recommendation of the Zoning Board of Appeals attached hereto as Exhibit B are adopted by the Village President and Board of Trustees and incorporated herein.

Section 3. Variation Granted. Based upon the above findings of fact, the Village President and Board of Trustees grant the Petitioners' application for a zoning variation from 10-4-8(D)(3) to allow for a rear home addition to the existing home to be setback five feet and six

inches (5’-6”) from the side property line in lieu of the required ten feet and three inches (10’-3”) at the Subject Property

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

Section 5. Issuance of Building Permits. The Building and Zoning Official is authorized and directed to issue building permits for the Subject Property consistent with the variation granted herein, provided that all conditions set forth hereinabove have been met and that the project that is the subject of the variation complies with all other applicable laws and ordinances. The variation granted herein shall expire and become null and void twenty-four (24) months from the date of adoption of this Ordinance unless a building permit to begin construction in reliance on the variation is applied for within said twenty-four (24)-month time period and construction is continuously and vigorously pursued provided, however, the Village Board may by motion extend the period during which permit application, construction, and completion shall take place.

Section 6. Recording of Ordinance. The Village Clerk is hereby authorized and directed to cause a copy of this Ordinance approving the variation to be recorded with the DuPage County Recorder of Deeds.

Section 7. Failure to Comply with Ordinance. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form.

Section 8. Severability and Repeal of Inconsistent Ordinances. If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance. All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 9. Effective Date. This Ordinance shall be in full force and effect after its approval, passage and publication as provided by law.

Passed by the Village President and Board of Trustees of the Village of Glen Ellyn, Illinois this 27th day of July 2026.

Voting	Ayes	Nays	Abstain	Absent
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 July 2026.

_____
James Burket, Village President

ATTEST

_____
Caren Cosby, Village Clerk

EXHIBIT A

Subject Property's Legal Description

THE NORTH 1/2 OF LOT 1 AND ALSO THAT PART OF LOT 2 DESCRIBED BY BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2 AND RUNNING THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 2, 180 FEET TO THE SOUTH LIE OF THE NORTH 1/2 OF SAID LOT 2; THENCE EAST PARALLEL WITH THE SOUTH LINE OF HILL AVENUE, 15 FEET; THENCE NORTHERLY 179 FEET, MORE OR LESS, TO THE LACE OF BEGINNING, ALL IN BLOCK 5 OF TURNER AND MCCLEAN'S SUBDIVISION OF THE NORTHERLY 460 FEET OF THAT PART OF THE NORTH 1/2 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIFIAN, LYING SOUTH OF HILL AVENUE (FORMERLY GARDNER BRIDGE ROAD) AND WEST OF GLEN ELLYN AVENUE (FORMERLY JOILET ROAD), ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18, 1905 IN BOOK 6 OF PLATS, PAGE 15, AS DOCUMENT 83929, IN DUPAGE COUNTY, ILLIONIS.

P.I.N. 05-14-118-001

Commonly known as 565 Hill Avenue, Glen Ellyn, IL 60137

EXHIBIT B

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

Re: Application of Daniel Simoneit for a Zoning Variation for 565 Hill Avenue.

Dear Village President James Burket and Board of Trustees:

Daniel Simoneit ("Applicant") filed an application pursuant to Section 10-10-10 of the Glen Ellyn Zoning Code requesting the variation set forth below to allow a building addition to encroach into the interior side yard setback located at 565 Hill Avenue, Glen Ellyn, Illinois 60137 ("Subject Property").

The Applicant specifically seeks a variation from the following section of the Village Code:

1. A variation from Section 10-4-8(D)(3) to allow an interior side yard setback of five feet and six inches (5'6") in lieu of the required setback of ten feet and three inches (10'3").

A public hearing was held on the application by the Zoning Board of Appeals on June 9, 2026, at 7:00 p.m. The notice and time and place of said public hearing was duly published on May 21, 2026, in the *Daily Herald*, a newspaper of general circulation in the Village.

Findings of Fact

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

1. The Applicant seeks a zoning variation to allow for a rear addition to the existing home to have an interior side yard setback of five feet and six inches (5'6") in lieu of the required setback of ten feet and three inches (10'3").
2. The Zoning Board of Appeals considered the following documents which were submitted into evidence at the time of the Public Hearing, and made part of the Record:
   a. Application for a Zoning Variation;
   b. Location and Zoning Map
   c. Plat of Survey
   d. Site Plan
   e. Floor Plan
   f. Building Elevations
   g. Rendering
   h. Existing Photos

i. Support Letter
j. Public Comments

Zoning Variation Standards

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

1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; and that the variation, if granted, will not alter the essential character of the locality; or

2. That the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality;

For the purpose of supplementing the above standards, in consideration of recommending approval of a variation, the Zoning Board of Appeals 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 particular physical surroundings, shape or topographical condition of the specific property involved would bring particular hardship upon the owner as distinguished from a mere inconvenience, if the strict letter of the regulation were to be carried out;

2. That the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district;

3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;

4. That the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property or by the applicant;

5. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;

6. That the proposed variation will not:

   (a) Impair an adequate supply of light and air to adjacent property;

   (b) Substantially increase the hazard from fire or other dangers to said property or adjacent property;

(c) Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village;

(d) Diminish or impair property values within the neighborhood;

(e) Unduly increase traffic congestion in the public streets and highways;

(f) Create a nuisance; or

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

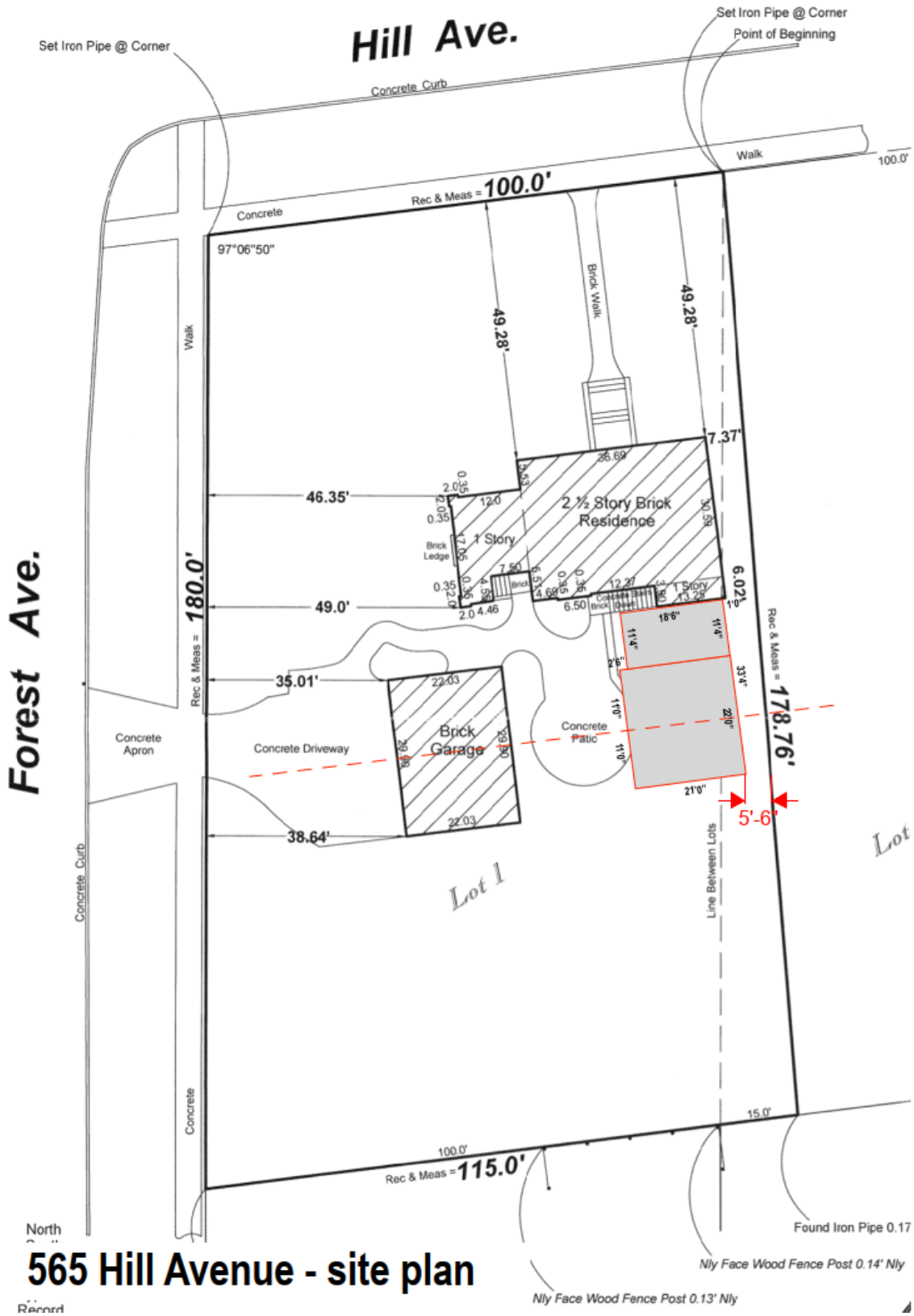
The evidence provided by the applicant and presented in the public hearing shows that the proposed zoning variation from Section 10-4-8(D)(3) of the Village Zoning Code meets the above standards because the proposed variation is due to the unique circumstances of the property due to the unique shape of the lot and the positioning of the existing home on the property and that the variation, if granted, will not alter the essential character of the locality

RECOMMENDATION

Pursuant to the authority vested in it by the statues of the State of Illinois and the Zoning Code of the Village of Glen Ellyn, the Zoning Board of Appeals, hereby recommends to the Village President and Board of Trustees pursuant to a vote of 5-0, that the requested zoning variation reflected in these findings be denied and that the Applicant's request for the zoning variation be denied for the property located 565 Hill Avenue, Glen Ellyn, Illinois.

The report was adopted by a 5-0 vote of the Zoning Board of Appeals, on the 9th day of June 2026.

EXHIBIT C


Hill Ave.
Set Iron Pipe @ Corner
Point of Beginning
Concrete Curb
Walk
100.0'
Rec & Meas = 100.0'
Concrete
97°06'50"
Forest Ave.
Rec & Meas = 180.0'
49.28'
Brick Walk
49.28'
7.37'
46.35'
2 ½ Story Brick Residence
1 Story
Brick Ledge
49.0'
6.02'
Rec & Meas = 178.76'
35.01'
Concrete Apron
Concrete Driveway
Brick Garage
Concrete Patio
38.64'
5'-6"
Lot 1
Line Between Lots
Lot
Concrete Curb
Concrete
15.0'
100.0'
Rec & Meas = 115.0'
North
Found Iron Pipe 0.17
Nly Face Wood Fence Post 0.14' Nly
Nly Face Wood Fence Post 0.13' Nly
565 Hill Avenue - site plan

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

Meeting 7/27/2026 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Ordinance
Prepared By: Jennifer Henaghan

AGENDA ITEM (ID # 2026-575)

DOC ID: 2026-575

Adopt Ordinance No. 7290, An Ordinance Amending Title 4 ("Building Regulations"), Chapter 1 ("Building Code") and Title 5 ("Fire Regulations"), Chapter 2 ("Fire Code"), of the Glen Ellyn Village Code (Community Development Director Henaghan)

Statement of the Issue:
In May and June 2026, staff presented several topics related to Building Code regulations and fees to the Village Board and Building Board of Appeals (BBA). The following amendments to the Building Code and Fire Code reflect the results of those discussions.

Analysis:
Work Without a Permit
On May 18, 2026, the Village Board held a workshop which included discussion on fees associated with work that is undertaken without a building permit (see agenda item here). The Board recommended that the current permit fees remain as-is, but the fee for variations that result from work without a permit be set at an amount of double the standard application fee. This would result in a post-construction variation application fee of $1,370.

Demolition Permits
On May 18, 2026, the Village Board also discussed demolition permit fees for single-family residences (see agenda item here). The Board recommended increasing the demolition permit fee for single-family homes to $7,500 and maintaining the current demolition tax. Staff also recommends amending the language for fee waivers associated with the Historic Preservation Incentive Program to clarify that demolition permits for single-family homes are not eligible for the fee waiver.

Permit Fees
On June 15, 2026, the Village Board held a workshop which included discussion on several proposed amendments to Title 4 ("Building Regulations") of the Village Code, a link to which can be found here. The proposed amendments are intended to ensure that the Village's fees for building permits are appropriate, specifically with regard to minimum permit fees and several flat-rate permits where the current fees do not cover the costs of the associated plan reviews and inspections.

Other Changes
As also discussed in the June 15 workshop, staff recommends adding language to the Building Code that supports the Village's requirement for documentation on construction valuations. As the Village has transitioned to percentage-based permit fees, obtaining documentation supporting the reported

construction valuation would help ensure permit fees are assessed consistently and fairly. It would also provide staff with a means to verify project valuations when questions arise. Although application requirements are not always specified in the Building Code, in this case, it would give staff more support in obtaining the necessary documentation.

Building Cost Thresholds
On June 11, 2026, the BBA met to discuss language within the Village's amendments to the International Residential Code and International Building Code pertaining to cost thresholds (the agenda packet may be viewed here). These thresholds, which were set at $100,000 and $200,000 back in 2010, were due for reconsideration in light of inflationary market changes. Additionally, staff proposed that the BBA review the requirements for water and sewer service upgrades to ensure that they are in the best interest of both the Village and our property owners. The BBA recommended that the proposed changes in the attached ordinance be adopted by the Village Board.

The specific changes recommended by the BBA in the attached ordinance are:

- Increase the cost threshold from $100,000 to $200,000 for requiring residential building additions to replace existing gravel driveways with hard surface driveways, provide and/or repair adjacent public sidewalks, and provide/restore parkway grades and groundcover (p. 24 of the proposed ordinance);
- Increase the cost threshold from $300,000 to $450,000 for requiring residential remodeling projects to provide fire sprinklers (p. 45 of the proposed ordinance);
- Remove the $15,000 cost threshold for requiring residential basement remodeling projects to provide fire sprinklers (p. 45 of the proposed ordinance); and
- Remove the square footage and cost triggers for requirements for remodeling and alteration projects to install new water service lines, new sanitary service lines, and overhead sanitary service lines and ejector pumps.

Budget Impact:
The proposed amendments would result in an increase in demolition permit fees and greater cost recovery for other permit fees.

Contribution to Strategic Plan
Strategic Priority: Financial Stability; Initiative: Maintain financial stability and create a financial decision-making framework
Strategic Priority: Development; Initiative: Successful growth, development, annexation & business retention; Action: Renew and modify building codes

Action Requested:
Adopt the Ordinance.

Attachments:
1. Ordinance

Village Of Glen Ellyn

Ordinance No. XXXX-VC

An Ordinance Amending Title 4 ("Building Regulations"), Chapter 1 ("Building Code") and Title 5 ("Fire Regulations"), Chapter 2 ("Fire Code"), of the Glen Ellyn Village Code

---

Adopted by the
Village President and the Board of Trustees
of the Village of Glen Ellyn
DuPage County, Illinois
This 27th Day of July, 2026

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 July, 2026.

Ordinance No. xxxx-VC

An Ordinance Amending Title 4 ("Building Regulations"), Chapter 1 ("Building Code and Title 5 ("Fire Regulations"), Chapter 2 ("Fire Code"), of the Glen Ellyn Village Code

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

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

WHEREAS, as a home rule unit, the Village's powers shall be construed liberally as held by the Illinois Supreme Court in the case of *Scadron v. City of Des Plaines*, 153 Ill.2d 164 (1992); and

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

WHEREAS, Section 4-1-4(B) of the Village Code provides that the Village may amend the schedule of fees and deposits charged pursuant to said section upon Village Board approval; and

WHEREAS, the Glen Ellyn Building Board of Appeals conducted a public meeting on June 11, 2026 for the purpose of considering amendments to Title 4 ("Building Regulations"), Chapter 1 ("Building Code") and Title 5 ("Fire Regulations"), Chapter 2 ("Fire Code"); and

WHEREAS, the Building Board of Appeals has made its recommendations for the Board of Trustees to adopt the proposed amendments contained herein, as set forth in the draft Minutes of the Glen Ellyn Building Board of Appeals meeting dated June 11, 2026, which are attached hereto as Exhibit A.

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 are incorporated as though fully set forth in this Section 1.

Section 2. Village Code Amended. Title 4 ("Building Regulations"), Chapter 1 ("Building Code"), Section 4-1-4 ("Fee and Deposit Schedule"), Section 4-1-5 ("General Requirements"), Section 4-1-6 ("Adoption of Building Code"), Section 4-1-8 ("Adoption of Residential Code"), and Section 4-1-10 ("Demolition Requirements") of the Glen Ellyn Village Code are amended to delete the overstricken language and add the underlined language to read as follows:

4-1-4. Fee and deposit schedule.

(A) The schedule of fees and deposits set forth herein is applicable to all new or reconstructed buildings and structures, new additions, alterations or remodeling to existing buildings, structures or accessory structures, and all property development unless otherwise specified.

(B) The schedule of fees and deposits shall be subject to periodic review, and may be amended upon Village Board approval.

* * * *

(G) *Waiver of fees - Historic Preservation Incentive Program*: Permit fees, with the exception for fees associated with demolition permits, shall be waived for single-family residences that are qualified to participate in the Village's Historic Preservation Incentive Program, which was adopted pursuant to Resolution Number 25-88 on December 8, 2025, effective January 1, 2026, as amended. All demolition permit fees, consultant fees, deposits, and site development fees for said

single-family residences set forth in this section, as amended, shall be applicable and not subject to waiver.

SCHEDULE OF FEES AND DEPOSITS

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

	Scope of Work	Building Permit Fee (Includes Plan Review fee unless otherwise noted)
A	**New Construction**	
1	**Non-residential or mixed-use building, principal structure, total square footage of all levels, including all attached or detached structures, and accessory structures.**	1.15% of construction cost
	Non-residential or mixed-use building, principal structure, total square footage of all levels, including all attached, detached, and accessory structures: a. Fees do not include water or sewer connection fee (see subsection (S) of this schedule) b. Fees do not include site development/stormwater fees or deposits (see subsection (C) of this schedule) c. Fees do not include elevator fees (see subsection (C) of this schedule) d. Fees do not include fire alarm and detection or fire sprinkler systems (see subsection (C) of this schedule) e. Fees do not include systems that collect or convert geothermal, solar or wind energy (see subsection (C) of this schedule)	
2	**Residential 1- and 2-family dwelling, principal structure, total floor area square footage of all levels:**	1% of construction cost
	Residential 1- and 2-family dwelling, principal structure, total floor area square footage of all levels: a. Fees include all impervious surfaces, attached structures such as porches and decks, up to three detached accessory structures such as garages or pergolas, as allowed by the zoning code for the applicable zoning district. b. Fees do not include water or sewer connection fee. (See section (S) of this schedule).	

	c. Fees include site development/stormwater fees and deposits. d. Fees do not include systems that collect or convert geothermal, solar or wind energy (see subsection (C) of this schedule). e. Fees do not include fire sprinkler plan review and inspection. f. Fees do not include elevator fees (see subsection (C) of this schedule).	
3	**Residential multi-family dwelling, principal structure:**	1.15% of construction cost
	Residential multi-family dwelling, principal structure. a. Fees do not include water or sewer connection fee (see subsection (S) of this schedule). b. Fees do not include site development/stormwater fees or deposits. c. Fees do not include elevator fees (see subsection (C) of this schedule). d. Fees do not include fire alarm and detection or fire sprinkler systems (see subsection (C) of this schedule). e. Fees do not include systems that collect or convert geothermal, solar or wind energy (see subsection (C) of this schedule).	
B	**Additions, Alterations, and Remodeling- See subsection C of this schedule.**	
1	Residential *No permit shall be lower than ~~$500~~150	1.25% of construction cost
2	Commercial *No permit shall be lower than ~~$1,500~~300	2% of construction cost
C	**Miscellaneous Permits**	
1	Accessibility modifications, interior or exterior, not within the public right-of-way	130
2	Accessory structures (Arbor, cabana, fire pit, gazebo, greenhouse, outdoor kitchen, ornamental gate, pergola, retaining wall, shed, trellis, or other similar structures)	~~100~~
2a	Residential *No permit shall be lower than $150	1% of construction cost
2b	Commercial *No permit shall be lower than $300	1.15% of construction cost
3	Alternate Power (geothermal systems, wind turbine) (see 4-1-4(C)(2) of this Code)	365
4	Canopy or fixed awning, new or alteration	100
5	Consultation	105
6	Deck	295
7	Demolition. In addition to permit fees, d~~D~~emolition taxes will be	

	applied per Section 3-32-6 of this Code.	
7a	Single-family dwelling	7,500
~~7a~~7b	Structure under 1,000 square feet (including detached garages and excluding single-family dwellings)	625
~~7b~~7c	Structure 1,000-4,000 square feet (including detached garages and excluding single-family dwellings)	775
~~7c~~7d	Structure over 4,000 feet (including detached garages and excluding single-family dwellings)	2,100
~~7d~~7e	Interior	210
~~7e~~7f	Accessory Structure (excluding detached garages)	80
8	Drain tile, exterior drainage, and sump pit/pump	100
8a	Residential *No permit shall be lower than $150	1.25% of construction cost
8b	Commercial *No permit shall be lower than $300	2% of construction cost
9	Driveway	155
10	Elevator	495
11	Fascia, soffits, gutters and/or downspouts, ~~windows, exterior doors,~~ siding/stucco, tuckpointing	80
12	Fence	80
13	Fire alarm and detection system (new or modified)	590
14	Fire radio or strobe	300
15	Fire sprinkler system	830
16	Garage (Does not include demolition)	935
17	Kitchen exhaust hood/Ansul system, replacement unit not part of tenant buildout	395 per hood
18	Other (ex: fireplace, storage tank installation/removal)	100
19	Parking lot striping	100
20	Paved or impervious surface, including sport courts, greater than 100 and less than 300 square feet in area	100
21	Paved or impervious surface, including sport courts, 300 square feet or greater in area	385
22	Prescribed Burn	85
23	Radon system	85
24	Roofing, Commercial	190
25	Roofing, Residential	90
26	Site development fees, new construction: Water, sanitary and sewer fees included within construction fee unless noted otherwise	
26a	Development from 300 to 1,500 square feet in area	700
26b	Development located within the principal building side yard setbacks, excluding a driveway approach	805
26c	Development over 1,500 square feet for single-family home or	1350

	townhome	
26d	Development over 1,500 square feet for commercial and multi-family (see section 4-1-4(F) of this Code). Minimum fee 1,200.	2.75% of total site improvement cost
27	Solar panel system, including connection to electric and plumbing system (see 4-1-4(C)(2) of this Code)	470
28	Swimming Pool, Spa, or Hot Tub-Above Ground	135
29	Swimming Pool, Spa, or Hot Tub-Below Ground (see 4-1-4(C)(2) of this Code)	~~270~~500
30	Telecommunication sites, alterations, or co-locate (other than small wireless facility) (see 4-1-4(C)(2) of this Code)	250
31	Telecommunication sites, new construction, not in public right-of-way (other than small wireless facility) (see 4-1-4(C)(2) of this Code).	250
32	Telecommunication site, single co-located small wireless facility as set forth in 50 ILCS 840/1, as amended.	650
33	Telecommunication site per when application addresses multiple locations as set forth in 50 ILCS 840/1, as amended.	350 each
34	Telecommunication site, small wireless facility with new structure as set forth in 50 ILCS 840/1, as amended.	1,000
35	Temporary bleachers, platform, stage or tent	110 each
36	Windows and Exterior Doors	
36a	Residential *No permit shall be lower than $150	1.25% of construction cost
36b	Commercial *No permit shall be lower than $300	2% of construction cost
D	**Heating, Ventilation and Air Conditioning**	
1	Heating/cooling equipment, residential: chimney (new or replacement does not include modification to duct system)	100
2	Heating/cooling equipment, commercial: chimney (new or replacement does not include modification to duct system) *No permit shall be lower than $300	~~$155~~ 2% of construction cost
E	**Plumbing**	
1	Cross Connection Control (RPZ Device)	145
2	Flood/sewer backup control system	285
3	Grease interceptor, new or replacement	210
4	Hydrant Meter, plus 500 deposit	70
5	Irrigation systems-lawn	175
6	New/modified overhead sewer, not part of a remodeling project	175
7	Reconfigure interior sewer, water, or vent system, not part of a remodeling project	175
8	Service disconnection, sewer or water	275

9	Water heater, replacement	125
10	New water, sewer or storm line, 1-, 2- and 3-family dwellings (add connection fees based on service line size per section S of this schedule)	310
11	New water, sewer or storm line, multi-family, mixed-use or commercial (add connection fees based on service line size per section S of this schedule)	430
12	Water, sewer, or storm line repair	200
F	**Electrical**	
1	Emergency generator	100
2	Electrical openings for lighting and receptacles or re-circuiting	100
3	Service upgrade/repair/installation of panel or equipment	
3a	Residential	130
3b	Commercial	260
4	Electrical sub-panel	95
5	Electrical Vehicle Charger	100
6	Temporary electric service	85
G	**Signs**	
1	Temporary Sign	50
2	Permanent Sign (New/Replacement)	185

H-Plan Reviews		
1	Additional fees:	
	• Plan review completed in-house after the second plan review has been completed	200
	• Stormwater plan review performed in-house after the third review	100
	• Stormwater plan review performed on revised drawings submitted after drawings have been approved (see section 4-1-4(I) of this Code)	100
2	Deferred submittal: elevator or other conveyance	100
3	Deferred submittal: fire alarm system or fire suppression system	250
4	Deferred submittal: truss shop drawings	100
5	Deferred submittal: other, with approval of the Building Official	250
6	Elevator or other conveyance	120 each
7	Expedited plan reviews, 1- and 2-family dwellings (additional cost for up to 5 business day turnaround time)	500
8	Expedited plan reviews, 1- and 2-family dwellings (additional cost for up to 3 business day turnaround time)	1000
9	Expedited plan reviews, multi-family, mixed-use or commercial (see subsection 4-1-4(C)2(a) of this Code)	
10	Plan reviews performed by a consultant (see Section 4-1-4(C)2(a) of this Code)	
11	Plan review necessitated by drawing revisions after issuance of permit	75
12	Miscellaneous assemblies, equipment or structures reviewed by in-house staff	100

13	Tree preservation for single-family lot site improvements, grading or landscaping not associated with other permits	250

I-Administrative Fees		
1	Appeal of administrative decision of the Community Development Director or the Building Official. Appeals related to the provisions of Title 10 of the Zoning Code shall be subject to the fee for a zoning appeal in subsection N of this schedule.	260
2	Certificate of Occupancy, other than for new construction	105
3	Permit extension	50 per month
4	Phased permit, foundation and underground utilities only permit, 1- and 2-family (fees in addition to scheduled building and plan review fees)	470
5	Phased permit, foundation and underground utilities only permit, other than 1- and 2-family (fees in addition to scheduled building and plan review fees)	1040
6	Phased permit, building shell only (fees in addition to scheduled building and plan review fees)	1560
7	Renewal of suspended permit; fifty percent (50%) of original permit fee	1,000 maximum
8	Renewal of expired permit application	520
9	Temporary Certificate of Occupancy or renewal thereof	470
10	Work exceeding scope of permitted work; three hundred percent (300%) of original permit fee	520 minimum
11	Work started without permit; two hundred percent (200%) of original permit fee	260 minimum

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

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

K-License/Registration		
1	Business	100 annual
2	Business (late fee)	200
3	Change of address, business ownership, or business name, remaining within Glen Ellyn	30 annual
4	Wind Enclosure	55
5	Live Entertainment Indoor	300
6	Live Entertainment Outdoor	100
7	Temporary Dining Platform (Base fee in addition to $100 per each parking stall taken out of public use, limit of three stalls)	100
8	Outdoor Sidewalk Seating	55
9	License agreement, outdoor seating	50 annual
10	License agreement, vendor cart	150 annual
11	Commercial filming application submitted more than ten (10) days before filming	150
12	Expedited film application submitted five (5) days or less before filming	500
13	Special Event Permit	150

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

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

N-Zoning and Appearance Applications		
1	Administrative zoning variance	260
2	Zoning Appeal (Escrow 1,000)	730
3	Construction necessitated variations (Escrow 2,000)	~~1,145~~ 1,370
4	Exterior appearance review	210
5	Live entertainment	155
6	Mural Zoning Application	100
7	Planned unit development (Escrow 5,000 minimum for consultants)	2,600
8	Planned unit development amendment (Escrow 5,000)	2,600
9	Planned unit development amendment - not requiring a public hearing (Escrow 3,000)	1,040
10	Planned unit development amendment where only previously approved signage is proposed to be amended regardless of if a public hearing is required or not.	520
11	Commission Pre-application meeting	260
12	Sign variation (escrow 1,000)	520
13	Special use permit (escrow 3,000)	780
14	Stormwater variation (escrow 5,000)	155
15	Zoning application plan review. A fee of $50.00 after the third review shall be applicable for each additional review thereafter.	105
16	Zoning map amendment (escrow 3,000)	520
17	Zoning code text amendment (escrow 1,000)	520
18	Zoning variation (escrow 1,000)	685
19	Zoning verification letter	105

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

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

Q-Subdivision		
1	Major, five (5) or more lots (escrow 5,000)	3,640
2	Minor, three (3) or four (4) lots (escrow 3,000)	1,455
3	Two-lot subdivision	260
4	Land transfer certificate, lot consolidation, or two-lot subdivision	260
5	Lot consolidation	260
R-Recapture		
1	Pay to Village - Transfer to builder (varies per ordinance)	Varies
2	Pay to Village - Processing fee	105
S-Public Works Fees.		
Applicable fees not included below shall be as determined by the Public Works Director. Contact the Public Works Department for current pricing.		
	Inspections	
1	Drive Approach	50
2	Road Cut	100
3	Sewer	100
4	Sidewalk	50
5	Stormwater	100
6	Water	100
7	Subsequent inspections required due to failure of final inspection for drive approach, road cut, sewer, sidewalk, water, and/or stormwater	50 per inspection
	Water Meter	
1	5/8" displace with a meter interface unit ("MIU"), plus $50 administrative fee	340
2	3/4" displace with a MIU, plus $50 administrative fee	410
3	1" displace with a MIU, plus $50 administrative fee	500
4	1.5" displace with a MIU, plus $50 administrative fee	880
	Water Service	
1	¾" water service	450
2	1" water service	800

3	1.25" water service	1250
4	1.5" water service	1800
5	2" water service	3200
6	3" water service	7200
7	4" water service	12,800
8	6" water service	28,800
9	Each multiple-family or nonresidential unit more than one (1) served by a single water service line	400 per unit
	Sewer Service	
1	Sewer Service Connection	1000
2	Glenbard Wastewater Authority fee ($278 per P.E. {population equivalent}, SFH = 3.5 PE)	
3	Each multiple-family or nonresidential unit more than one (1) served by a single sanitary sewer connection	400 per unit
	Miscellaneous	
1	Sidewalk waiver (per linear foot) up to 150 feet on each side	20
2	Tree planting fee	500
3	Clear water inspection	50

* * * *

4-1-5. General requirements.

The following general requirements shall apply to all property within the Village of Glen Ellyn Municipal limits in addition to the requirements in all adopted Building Codes and ordinances:

(A) *Building permit required:* No demolition, relocation, site improvements, construction, alteration, addition, remodeling, restoration or repair work to any building or structure or associated site grading or improvements of any kind shall be undertaken until a building permit has been issued, and no change to the permitted work may be completed until revised submittal documents are approved by the Building Official, unless the work is exempt from a permit as specified in this Code.

(B) Building permit conditions: No building permit shall be issued until all the following conditions are met:

1. A building permit application is completed, submitted and certified by the permit applicant and the property owner with their dated signatures.

2. All required building permit submittals have been received and reviewed for Code compliance by all applicable Village departments and governmental agencies with jurisdiction.

3. All contractors who are required to comply with the contractor insurance requirements are listed on the permit application or other form as required by the Community Development Department (see section 4-1-11 of this chapter).

4. All applicable permit fees and taxes are paid in full and all required deposits are received.

5. All actual expenses incurred by the Village for legal, engineering, plan review and inspection services required beyond the reasonable and customary permit fees, taxes and deposits assessed at the time a permit is issued are paid in full. This condition applies until such time as a certificate of occupancy has been issued for the subject property.

6. All outstanding debts to the Village, related to the property, incurred by the current property occupant, owner or owner's agent who are individuals, partnerships, corporations, land trusts, or other business entities, are paid in full.

7. The hard costs, as defined in this Code, for all remodeling work improvements are listed on the permit application, and upon request, sworn statements listing the hard cost from all contractors and suppliers is received and approved by the Building and Zoning Official.

8. A copy of the contract between the property owner and contractor which provides the scope of work and the total construction cost of the proposed work has been received by the Village. The Village reserves the right to request additional documentation or a detailed cost breakdown to verify the accuracy of the reported construction valuation.

* * * *

4-1-6. Adoption of Building Code.

(A) The 2018 ICC International Building Code is adopted by reference as the standards and regulations for governing the demolition, construction, enlargement, alteration, restoration or repair of buildings and structures and their appurtenances, as this Code is intended, recommended, maintained and published by the International Code Council except such portions thereof as are deleted, modified, or amended in this chapter. At least one copy of the 2018 ICC International Building Code shall be maintained on file in the office of the Village Clerk for inspection and copying as a public record.

(B) The provisions of the 2018 ICC International Building Code, are hereby deleted, modified, and amended as follows:

* * * *

29. Add new Section 429.2 to read as follows:

429.2 Building and Property Improvements. The following improvements within an existing building and on public or private property shall be required when a building addition increases the floor area of an existing building by more than 75%:

1. All improvements included in Section 429.1.

~~2. Abandon the existing water service line between the water main and the existing building or proposed addition and install a new water service line, water meter and copper horn in accordance with current standards, codes and ordinances.~~

~~3. Abandon the existing sanitary service line between the sanitary sewer main and the existing building or proposed addition and install a new sanitary service line if the structural integrity or water-tightness of the service line does not meet current standards, codes and ordinances.~~

~~4. Provide an overhead sanitary service line and sewage ejector pump in accordance with current standards, codes and ordinances.~~

2~~5~~. Remove any existing gravel driveway and provide a hard surface driveway, approach and depressed curb and gutter and in accordance with current standards, codes and ordinances.

3~~6~~. Provide a public sidewalk across the frontage of the property if no sidewalk presently exists, or repair any existing damaged sidewalk squares, in accordance with current standards, codes and ordinances.

4~~7~~. Repair damaged or disturbed parkway grades and restore parkway groundcover or provide new groundcover where no groundcover exists.

~~*Exception*: The existing water and sanitary service lines may remain, upon approval of the Public Works Director, if existing conditions comply with, or are repaired and maintained to comply with current standards, codes and ordinances. Existing sanitary line conditions must be verified by a video and an audio or written report in the format required by the public works department.~~

~~30. Add new Section 429.3 to read as follows:~~

~~*429.3 Building and Property Improvements*. The following improvements within an existing building and on public or private property shall be required when a building addition increases the floor area of an existing building by more than 150%:~~

~~1. All improvements included in Section 429.2.~~

~~2. The existing building or structure on the property shall comply, or be upgraded to comply, with all provisions of the Village Codes, regulations and ordinances for a new building or structure.~~

30 ~~31~~. Add new Section 429.4 to read as follows:

429.4 Fire Protection Improvements. All exposed combustible framing members, combustible voids or similar spaces within an existing building or structure without fire sprinklers shall be covered with five-eighths inch type X gypsum board, or provided with equivalent protection, when the existing exterior wall and roof surface area is structurally altered, or when interior remodeling work is completed, that exceeds $15,000.00 in hard cost.

31 ~~32~~. Add new Section 429.5 to read as follows:

429.5 Building and Property Improvements. The following improvements within an existing building and on public or private property shall be required when over 50% of the existing exterior wall and roof area is structurally altered or when interior remodeling work exceeds $200,000.00 in hard cost:

1. All improvements included in Section 429.4.

~~2. Abandon the existing water service line between the water main and the existing building or proposed addition and install a new water service line, water meter and copper horn in accordance with current standards, codes and ordinances.~~

~~3. Abandon the existing sanitary service line between the sanitary sewer main and the existing building or proposed addition and install a new sanitary service line if the structural integrity or water-tightness of the service line does not meet current standards, codes and ordinances.~~

~~4. Provide an overhead sanitary service line and ejector pump in accordance with current standards, codes and ordinances.~~

2 ~~5~~. Remove any existing gravel driveway and provide a hard surface driveway, approach and depressed curb and gutter and in accordance with current standards, codes and ordinances.

3 ~~6~~. Provide a public sidewalk across the frontage of the property if no sidewalk presently exists, or repair any existing damaged sidewalk squares, in accordance with current standards, codes and ordinances.

4 ~~7~~. Repair damaged or disturbed parkway grades and provide or restore parkway groundcover where no ground is established.

~~*Exception:* The existing water and sanitary service lines may remain, upon approval of the Public Works Director, if existing conditions comply with, or are repaired and maintained to comply with current standards, codes and ordinances. Existing sanitary line conditions must be verified by a video and an audio or written report in the format required by the public works department.~~

~~33. Add new Section 429.6 to read as follows:~~

~~*429.6 Building and Property Improvements*. The following improvements within an existing building and on public or private property shall be required when over 75% of the existing exterior wall and roof area is structurally altered:~~

~~1. All improvements included in Section 429.5.~~

~~2. The existing building and structure on the property shall comply, or be upgraded to comply, with all provisions of the Village Codes, regulations and ordinances for a new building or structure.~~

~~34. Add new Section 429.7 to read as follows:~~

~~*429.7 Building and Property Improvements*. The following improvements within an existing building and on public or private property shall be required when the hard cost of all remodeling work exceeds $1,000,000.00 or 25% of the market value of the building or structure:~~

~~1. All improvements included in Section 429.5.~~

~~2. The remodeled area shall comply, or be upgraded to comply, with all provisions of the Village Codes, regulations and ordinances for a new building or structure.~~

32 ~~35~~. Amend Section 508.3.3 to add Exception 3 to read as follows:

3. Walls separating tenant spaces within Group B and M occupancies shall be constructed as fire partitions in accordance with Section 708.

33 ~~36~~. Delete Table 508.4 in its entirety, replace with the following table and maintain all footnotes:

TABLE 508.4
REQUIRED SEPARATION OF OCCUPANCIES (HOURS)

OCCUPANCY	A,E		I-1[a], I-3, I-4		I-2		R[a]		F-2, S-2[b], U		B[e], F-1, M, S-1		H-1		H-2		H-3, H-4		H-5	
	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS	S	NS
A, E	N	N	1	2	2	NP	1	2	N	1	1	2	NP	NP	3	4	2	3	2	NP
I-1[a], I-3, I-4			N	N	2	NP	1	NP	1	2	1	2	NP	NP	3	NP	2	NP	2	NP
I-2					N	N	2	NP	2	NP	2	NP	NP	NP	3	NP	2	NP	2	NP
R[a]							N	N	1[c]	2[c]	1	2	NP	NP	3	NP	2	NP	2	NP
F-2, S-2[b], U									N	N	1	2	NP	NP	3	4	2	3	2	NP
B[e], F-1, M, S-1											1	1	NP	NP	2	3	1	2	1	NP
H-1													N	NP	NP	NP	NP	NP	NP	NP
H-2															N	NP	1	NP	1	NP
H-3, H-4																	1[d]	NP	1	NP
H-5																			N	NP

34 ~~37~~. Delete Section 706.6 exception 4 in its entirety.

35 ~~38~~. Delete Section 902 Definitions in its entirety.

36 ~~39~~. Delete Section 903 Automatic Sprinkler Systems in its entirety.

37 ~~40~~. Delete Section 904 Alternative Automatic Fire-Extinguishing Systems in its entirety.

38 ~~41~~. Delete Section 905 Standpipe Systems in its entirety.

39 ~~42~~. Delete Section 906 Portable Fire Extinguishers in its entirety.

40 ~~43~~. Delete Section 907 Fire Alarm and Detector Systems in its entirety.

41 ~~44~~. Delete Section 908 Emergency Alarm Systems in its entirety.

42 ~~45~~. Delete Section 910 Smoke and Heat Removal in its entirety.

43 ~~46~~. Delete Section 911 Fire Command Center in its entirety.

44 ~~47~~. Delete Section 912 Fire Department Connections in its entirety.

45 ~~48~~. Delete Section 913 Fire Pumps in its entirety.

46 ~~49~~. Delete Section 914 Emergency Responder Safety Features in its entirety.

47 ~~50~~. Add new Section 1015.4.1 to read as follows:

1015.4.1 Cable rails. The spacing between centerlines of adjacent cables serving as infill for guard and handrail systems shall be not more than 3 inches on center.

48 ~~51~~. Add new Section 1016.3 to read as follows:

1016.3 Egress past commercial kitchens. The path of egress within restaurants, cafeterias and similar dining facilities shall not pass unprotected kitchen openings such as doors or food service counters in areas where cooking occurs.

49 ~~52~~. Amend Section 1102.1 to read as follows:

1102.1 Design. Buildings and facilities shall be designed and constructed to be accessible in accordance with the stricter requirements of this code, ICC A117.1, and any applicable State or Federal Act or Code regulating construction for accessibility.

50 ~~53~~. Add Sections 1106.8, 1106.8.1, and 1106.8.2 to read as follows:

1106.8 Electric vehicle charging stations. At least one parking stall for every 25, or fraction thereof designated for use for charging of electric vehicles shall be constructed as accessible parking spaces.

1106.8.1 Access aisles. Access aisles shall be provided at electric vehicle charging stations in accordance with requirements set forth in the Illinois Accessibility Code for access aisles at parking stalls.

51 ~~54~~. Add Section 1208.1.1 to read as follows:

1208.1.1 Minimum clear height. The clear height within a crawl space shall be a minimum of 36 inches to the underside of framing members, ductwork, or pipes.

52 ~~55~~. Add new Section 1203.2 to read as follows:

1203.2 Every owner and operator of any building who rents, leases or lets one or more dwelling

units or sleeping units on terms, either express or implied, to furnish heat to the occupants thereof shall supply heat during the period from October 1 to May 15 to maintain a room temperature of not less than 65 degrees Fahrenheit (65°F) (18°C), in all habitable spaces, bathrooms and toilet rooms at a point three feet above the floor near the center of the room and two feet inward from the center of each exterior wall.

Exception: When the exterior temperature falls below zero degrees Fahrenheit (0°F) (-18°C) and the heating system is operating at its full capacity, a minimum room temperature of 60 degrees Fahrenheit (60°F) (16°C) shall be maintained at all times.

53 ~~56~~. Amend Section 1407.4 to read as follows:

1407.4 Weather Resistance. EIFS shall comply with Section 1403 and shall be designed and constructed to resist wind and rain in accordance with this Section and the manufacturer's application instructions and include the installation of a drainage medium layer incorporated into the system as specified by the product manufacturer.

54 ~~57~~. Amend Section 1407.5 to read as follows:

1407.5 Installation. Installation of EIFS with drainage shall be in accordance with the EIFS manufacturer's instructions and completed by trained and qualified installers. A copy of the installer's current certification as an EIFS mechanic, issued by the Association of the Wall and Ceiling Industry, or other certification, must be submitted with the permit application for approval by the Building Official.

55 ~~58~~. Amend Section 1502.1 to read as follows:

1502.1 General. Design and installation of roof drainage systems shall comply with Sections 1502, 1513, 1514 and 1515 of this Code.

56 ~~59~~. Amend Table 1505.1 to read as follows and delete the footnotes:

IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
B	B	B	B	B	B	B	B	B

57 ~~60~~. Add new Section 1511.3.1.2 to read as follows:

1511.3.1.2 Core samples. All roof recovering projects shall be subject to inspection of a test core performed on the exiting roof to verify the number of existing roofing layers does not exceed one prior to the issuance of a permit for the work,

58 ~~61~~. Amend Section 1604.8.3 to read as follows:

1604.8.3 Decks. Where supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads as applicable. Such attachment shall not be accomplished by the use of toenails or nails subject to withdrawal

nor shall such attachment be made to any masonry veneer. Where positive connection to the primary building structure cannot be verified during inspection, decks shall be self-supporting. Connections of decks with cantilevered framing members to exterior walls or other framing members shall be designed for both of the following:

1. The reactions resulting from the dead load and live load specified in Table 1607.1 and Section 1604.8.3.1, or the snow load specified in Section 1608, in accordance with Section 1605 and the lateral design load specified in Section 1604.8.3.1, acting on all portions of the deck.

2. The reactions resulting from the dead load and live load specified in Table 1607.1, or the snow load specified in Section 1608, in accordance with Section 1605, acting on the cantilevered portion of the deck, and no live load specified in Section 1608 or snow load on the remaining portion of the deck. The lateral design load specified in Section 1604.8.3.1 shall be applied to all portions of the deck.

59 ~~62~~. Add Section 1604.8.3.1 to read as follows:

1604.8.3.1 Lateral load on decks. The lateral design live load for decks shall include the wind load determined in accordance with Section 1609 plus a simultaneously applied minimum horizontal live load of ten pounds per square foot distributed over the walking surface of the deck and stair treads. The horizontal live load shall be assumed to act in the same direction as the wind. Framing member connections and connections to the principle structure shall be design to withstand lateral loads acting in any direction.

60 ~~63~~. Add Section 1604.8.3.2 to read as follows:

1604.8.3.2 Lateral connection. Lateral loads shall be transferred to the ground or to a structure capable of transmitting them to the ground. Where the lateral load connection is provided in accordance with the *International Residential Code* Figure R507.9.2(1), hold down tension devices shall be installed in not less than two locations per deck, within 24 inches of each end of the deck. Each device shall have an allowable stress design capacity of not less than 1,500 pounds. Where the lateral load connections are provided in accordance with the International Residential Code Figure R507.9.2(2), the hold-down tension devices shall be installed in not less than four locations per deck, and each device shall have an allowable stress design capacity of not less than 750 pounds.

61 ~~64~~. Amend Section 1607.8.1 to read as follows:

1607.8.1 Handrails and guards. Handrails and guards shall be designed to resist a linear load of 50 pounds per linear foot in accordance with Section 4.5.1.1 of ASCE 7. Glass handrail assemblies and guards shall comply with Section 2407.

Exception: In Group I-3, F, H and S occupancies, for areas that are not accessible to the general public and that have an occupant load less than 50, the minimum load shall be 20 pounds per foot.

62 ~~65~~. Amend Section 1608.2 to read as follows:

1608.2 Ground snow load. The ground snow load to be used in determining the design load for roofs and other structures shall be 30 pounds per square foot.

63 ~~66~~. Add Section 1610.1.1 to read as follows:

1610.1.1 Surcharge load. The design surcharge load for retaining walls shall be a minimum of 250 pounds per square foot.

64 ~~67~~. Amend Section 1611.1 to read as follows, the equation shall remain as written:

1611.1 Design rain loads. Each portion of a roof shall be designed to sustain the load or rainwater that will accumulate on it if the primary drainage system for that portion is blocked plus the uniform load caused by water that rises above the inlet of the secondary drainage system at its design flow rate required to accommodate the design rainfall rate as determined in accordance with Section 1514.1.

65 ~~68~~. Amend Section 1612.3 to read as follows:

1612.3 Establishment of flood hazard areas. To establish flood hazard areas, the applicable governing authority shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as defined by the Federal Emergency Management Agency in an engineering report entitled "The Flood Insurance Study For The Village Of Glen Ellyn", as amended or revised with the accompanying flood insurance rate map (FIRM) panels 502, 503, 505, 506, 508, 509 and 604 and related supporting data along with any revisions thereto. The adopted flood hazard map and supporting data are hereby adopted by reference and declared to be part of this Section.

66 ~~69~~. Add new Section 1804.3 to read as follows:

1804.3 Design. All underpinning work shall be designed by an Illinois licensed structural engineer.

67 ~~70~~. Amend Section 1807.2 to read as follows:

1807.2 Retaining walls. Retaining walls shall be designed by an Illinois licensed design professional in accordance with Sections 1807.2.1 through 1807.2.3.

Exceptions:

1. Segmental retaining walls that retain less than 48-inches of unbalanced fill with no surcharge load and are designed in accordance with the segmental wall unit manufacturer's written recommendations for design.

2. Retaining walls, other than segmental retaining walls, that are not laterally braced at the top and that retain less than 48-inches of unbalanced fill with no surcharge load.

3. Retaining walls that are less than 24-inches in height that resist surcharge or lateral loads in addition to soil.

68 ~~71~~. Add new Section 1808.6.5 to read as follows:

1808.6.5 Slab on Grade Foundation. One-story frame detached accessory structures are permitted on trench wall and slab foundations monolithically poured, consisting of a minimum four-inch concrete slab with minimum 40 pounds per 100 square foot welded wire fabric reinforcing on a compacted minimum four inch gravel base with a continuous thickened perimeter edge minimum 20-inch wide and extending down a minimum of ten-inch below grade or to undisturbed subsoil.

69 ~~72~~. Amend Section 1809.5 item 1 to read as follows:

1. Extending a minimum of three feet six inches below the adjacent finished grade;

70 ~~73~~. Delete Section 1809.9 in its entirety.

71 ~~74~~. Delete Section 1809.12 in its entirety.

72 ~~75~~. Amend Section 2303.4.1.1 to include the following:

15. Elevation view of each truss designation.

16. Truss placement diagram.

73 ~~76~~. Amend Section 2303.4.1.4.1 to read as follows:

2303.4.1.4.1 Truss design drawings. The truss design drawings shall be signed and sealed by an Illinois licensed structural engineer. Each sheet of the design drawings shall be signed and sealed by the design professional. In lieu of signing and sealing each individual sheet of the truss design drawings, the design drawings may include a cover sheet with a sheet index and a statement that the structural engineer's signature and seal applies to all sheets listed within the sheet index.

74 ~~77~~. Amend Section 2303.4.2 to read as follows:

2303.4.2 Truss placement diagram. The truss manufacturer shall provide a truss placement diagram that identifies the proposed location for each individually designated truss. The truss placement diagram shall be provided as part of the truss submittal package and with the shipment of trusses delivered to the site.

75 ~~78~~. Delete Section 2901.1 in its entirety and substitute the following:

2901.1 Scope. The design, construction, installation, alteration, repair and maintenance of plumbing systems and their components shall comply with the standards and regulations established in the Illinois Department of Public Health Plumbing Code as currently adopted.

76 ~~79~~. Add new Section 2901.2 to read as follows:

2901.2 Structure Protection. In the process of installing or repairing any part of a plumbing and drainage installation, the structural framing members shall not be cut, bored or notched beyond the limitations in this Code unless restored to safe structural condition in accordance with the building requirements in this Code.

77 ~~80~~. Add new Section 2901.3 to read as follows:

2901.3 Piping Protection. In concealed locations, where piping, other than cast iron or galvanized steel, is installed through holes or notches in studs, joists, rafters or similar members less than 1-1/2 inches from the nearest edge of the member, the pipe shall be protected by steel shield plates. Such shield plates shall have a thickness of not less than .0575 inch (no. 16 gauge). Such plates shall cover the area of the pipe where the member is notched or bored, and shall extend a minimum of 2 inches above sole plates and below top plates.

78 ~~80~~. Add new Section 2901.4 to read as follows:

2901.4 Through Wall Protection. Any pipe that passes through a foundation wall shall pass through a pipe sleeve two pipe sizes greater than the pipe passing through. All annular spaces between sleeves and pipes shall be filled or tightly caulked in accordance with the building requirements in this Code or as approved by the Building Official.

79 ~~82~~. Delete Section 2902 in its entirety.

80 ~~83~~. Delete Section 3001.3 in its entirety and substitute the following:

3001.3 Reference Standards. The design, construction, installation, alteration, repair and maintenance of elevators and conveying systems and their components shall comply with the standards and regulations established by the Office of the Illinois Fire Marshal.

81 ~~84~~. Delete chapter 32 Encroachments into the Public Right-Of-Way in its entirety.

82 ~~85~~. Add new Section 3302.3 to read as follows:

3302.3 Safety And Security Fencing. The demolition or construction of a principal building or structure, or part thereof, or an excavation over 30 inches deep, shall require the installation of a safety and security fence, with a latching gate, that encloses the work area. The safety and security fencing shall be a minimum of 6 feet high, constructed of chain link fabric and steel pipe posts and rails or equivalent materials and a full-height opaque fabric to contain wind borne dust, dirt and debris approved by the Building and Zoning Official. The fence shall be maintained in an upright, stable and secure condition and the gate shall be latched closed at all times the demolition or construction site is unattended. Fence posts shall be driven into the ground or pavement. Sandbagging of fence posts shall not permitted unless approved by the Building Official. A safety and security fence shall not reduce or eliminate any other safeguards required in this Code.

83 ~~86~~. Add Section 3307.2 to read as follows:

3307.2 Earth retention systems. All excavations that cannot be made in accordance with the United States Department of Labor Occupational Health and Safety Administration's (OSHA) requirements for sloping and benching shall utilize an earth retention system designed by an Illinois licensed structural engineer to protect adjoining property.

* * * *

4-1-8. - Adoption of Residential Code.

(A) The 2018 ICC International Residential Code is adopted by reference as the standards and regulations for governing the demolition, construction, enlargement, alteration, restoration or repair of buildings and structures and their appurtenances, as this Code is intended, recommended, maintained and published by the International Code Council except such portions thereof as are deleted, modified, or amended in this chapter. At least one copy of the 2018 ICC International Residential Code shall be maintained on file in the office of the Village Clerk for inspection and copying as a public record.

(B) The provisions of the 2018 ICC International Residential Code, are hereby deleted, modified, and amended as follows:

* * * *

4. Add new Section R102.7.2 to read as follows:

R102.7.2 Partial Improvements Required. The following improvements within an existing building and on public or private property shall be required when a building addition increases the floor area of an existing building by more than 75%, or when more than 50% of the existing exterior wall and roof structure area is altered, or when interior remodeling work exceeds $200,000.00 ~~100,000.00~~ in hard cost:

~~1. Abandon the existing water service line between the water main and the existing building or proposed addition and install a new water service line, water meter and copper horn in accordance with current standards, codes and ordinances.~~

~~2. Abandon the existing sanitary service line between the sanitary sewer main and the existing building or proposed addition and install a new sanitary service line if the structural integrity or water-tightness of the service line does not meet current standards, codes and ordinances.~~

~~3. Provide an overhead sanitary service line and sewage ejector pump in accordance with current standards, codes and ordinances.~~

1 ~~4.~~ Remove any existing gravel driveway and provide a hard surface driveway, approach and depressed curb and gutter and in accordance with current standards, codes and ordinances.

2 ~~5~~. Provide a public sidewalk across the frontage of the property if no sidewalk presently exists, or repair any existing damaged sidewalk squares, in accordance with current standards, codes and ordinances.

3 ~~6~~. Repair damaged or disturbed parkway grades and restore parkway groundcover or provide new groundcover where no groundcover exists.

~~Exception: The existing water and sanitary service lines may remain, upon approval of the Public Works Director, if existing conditions comply with, or are repaired and maintained to comply with current standards, codes and ordinances. Existing sanitary line conditions must be verified by a video and an audio or written report in the format required by the Public Works Department.~~

~~5. Add new Section R102.7.3 to read as follows:~~

~~R102.7.3 All Improvements Required. The following improvements within an existing building and on public or private property shall be required when a building addition increases the floor area of an existing building by more than 150%, or when more than 75% of the existing exterior wall and roof structure area is altered, or when interior remodeling work exceeds $200,000.00 in hard cost:~~

~~1. All improvements included in section R102.7.2.~~

~~2. The existing buildings and site shall comply, or be upgraded to comply, with all provisions of the Village Codes, regulations and ordinances for a new building or structure.~~

~~Exception: A fire sprinkler system shall be required for remodeling work only within the remodeled area when the remodeling work exceeds $300,000.00 in hard cost or when the Modification Factor, as calculated in accordance with Section 1103.5.9 of the Glen Ellyn Fire Code is greater than 1.50.~~

5 ~~6~~. Add new Section R102.7.4 to read as follows:

R102.7.4 Historic Buildings. The provisions of this Code relating to the construction, repair, alteration, addition, restoration and movement of structures, and change of occupancy shall not be mandatory for historic buildings where such buildings are judged by the Building Official to not constitute a distinct life safety hazard.

6 ~~7~~. Delete Section R105.2 in its entirety and substitute the following:

R105.2 Work Exempt from Permit. Exemptions from permit requirements of this Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this Code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

(a) Property:

(1) Landscaping work to remove existing or plant new trees, shrubs, plants or grass provided tree removal is completed in accordance with the requirements in the tree preservation ordinance and the disturbed area does not exceed 300 square feet.

(2) Paving work to add new or replace existing impervious surface materials upon the ground provided the new paved area does not exceed 100 square feet and complies with all Zoning Code regulations.

(3) Grade changes, excavation, or fill, provided the disturbed site area does not exceed 300 square feet and natural existing stormwater runoff from the property is not altered or cause a nuisance, hazard or damage to adjacent property and complies with the requirements of the Countywide Stormwater and Flood Plain Ordinance of DuPage County, IL.

(4) Retaining walls that do not exceed 12 inches in height, provided the natural existing stormwater runoff from the property is not altered or cause a nuisance, hazard or damage to adjacent property and complies with the requirements of the Countywide Stormwater and Flood Plain Ordinance of DuPage County, IL.

(5) Installation of recreational and play equipment, prefabricated swimming pools that are less than 24 inches deep, and outdoor furnishings that are portable or removed after occasional or seasonal use provided the location and use complies with all Zoning Code regulations.

(6) Sealcoating of existing driveways.

(7) Sealcoating of existing parking lots with less than five parking stalls and not requiring accessible stalls.

(8) Replacement in kind of wood treads and risers, or existing wood deck boards on porches or decks.

(9) Replacement of existing handrails on stairs of residential buildings not more than four dwelling units in size.

(10) Replacement in kind of up to three existing fence posts and/or any existing fence pickets, facing boards or rails within any two existing panels between posts.

(11) Erection of temporary tents with an area of less than 200 square feet.

(12) Removal and replacement of existing windows of same size and style in existing opening with no structural modifications.

(b) Buildings or structures:

(1) Installation or removal of interior wall, floor or ceiling finishes such as paint, tile, carpet, and wall coverings completed in accordance with the requirements in this Code for sanitation and fire resistance and with federal and state regulations governing the removal of lead, asbestos or other hazardous materials.

(2) Window awnings that are self-supported by the exterior wall which do not project more than 54 inches from the exterior wall.

(3) Minor electrical repairs including an individual lamp, receptacle or breaker replacement or the removal of an existing and installation of an equivalent new electrical fixture at an existing electrical outlet.

(4) Electrical wiring, fixtures and equipment operating at less than 25 volts and not capable of supplying more than 50 watts of energy.

(5) Minor mechanical repairs including the removal of existing and installation of equivalent new pumps, motors or other equipment that does not alter approval of the equipment or make it unsafe, or require the installation of a new electrical raceway, wiring, devices or breaker.

(6) Installation of portable electrical or mechanical equipment and appliances with cord and plug electrical connections.

(7) Work to stop leaks or clear obstructions in the plumbing system or the removal of existing and installation of equivalent new plumbing fixtures, limited to toilets, sinks, tubs and showers without any alteration to existing hard piped water supply, drain, waste or vent outlets, or requiring an electrical connection which are not associated with a bathroom or kitchen remodeling project.

(8) Replacement or repair of exterior finish materials on wall and roof surfaces up to a maximum of 300 square feet or 20% of the individual roof or wall surface area.

7 ~~8~~. Amend Section R105.3 item 6 to read as follows:

6. Be signed by the applicant and by the property owner(s) including the name and registered address of the owner, corporate officer, registered agent, partner, trustee or managing member, upon whom any legal notice, complaint or citation may be served.

8 ~~9~~. Amend Section R105.3 item 7 to read as follows:

7. Give such other data and information as required by the Building Official including:

a. Name(s) and address(es) of all persons with a beneficial interest in the property under a land trust and all shareholders owning in excess of 5% of the stock in a corporation.

b. Signed copy of contract for construction indicating scope of work and overall project and/or hard cost of all work to be performed.

9 ~~10~~. Delete Section R105.3.1.1 in its entirety.

10 ~~11~~. Amend Section R105.5 to read as follows:

R105.5 Expiration. Every permit issued shall become invalid unless the work authorized by such permit is commenced within 90 days after issuance or if the work authorized by such permit is

suspended or abandoned for a period of 90 days after the time the work is commenced. The Building Official is authorized to grant, in writing, one or more extensions of time, for periods not more than 90 days each. The extension shall be requested in writing and demonstrate justifiable cause.

1. A permit for new one- and two-family dwelling units and townhomes is valid for 18 months after its issuance.

2. A permit for additions, alterations and remodeling of existing one- and two-family dwelling units and townhomes is valid for 12 months after its issuance.

3. A permit for new residential accessory buildings and structures and for additions, alterations and remodeling of existing residential accessory buildings and structures is valid for 12 months after its issuance.

4. A permit for the any of the following items not part of the scope of work for an addition, alteration, or remodeling of an existing building, or for construction of a new dwelling unit, is valid for six months after its issuance.

a. Building demolition.

b. Driveway and/or approach replacement.

c. Emergency generator installation.

d. Exterior siding replacement.

e. Fence installation or replacement.

f. Furnace, boiler, water heater or air conditioning system component installation or replacement.

g. Irrigation system installation.

h. Radon mitigation system installation.

i. Roof replacement.

11 ~~12~~. Amend Section R105.7 to reads as follows:

R105.7 Placement of Permit. The building permit or copy shall be kept on the site of the work until completion of the project and shall be displayed in a prominent location visible from the public way.

12 ~~13~~. Add Section R106.1.5 to read as follows:

R106.1.5 Fire protection system submittal documents.

1. A building permit for a building that requires a fire suppression system shall not be issued without the submission and subsequent approval of a technical submission prepared and sealed by an Illinois licensed design professional. The technical submission shall consist of designs, drawings, specifications and calculations that establish the scope of the work and standards of quality for materials, workmanship and equipment and the construction systems, studies and other technical reports as determined necessary by the Building Official and prepared in the course of a design professional's practice.

Exceptions:

1. Applications for permits for new single-family dwellings shall be permitted to be submitted without a technical submission if application is submitted along with fire sprinkler shop drawings and calculations signed and sealed by an Illinois licensed professional engineer.

2. Applications for permits for new single-family dwellings must include either:

a. Fire sprinkler shop drawings and calculations signed and sealed by an Illinois licensed professional engineer, or

b. A technical submission signed and sealed by an Illinois licensed professional engineer plus shop drawings signed and sealed by a technician who holds a valid NICET level 3 or 4 certification.

2. After permit issuance, and prior to the rough framing inspection being performed, shop drawings for the fire protection system(s) shall be submitted to indicate conformance to this code and the construction documents and shall be approved prior to the start of system installation. Shop drawings shall be signed and sealed by an Illinois licensed professional engineer or by a technician who holds a valid NICET level 3 or 4 certification. Shop drawings shall contain all information as required by the referenced installation standards in Section P2904.

13 ~~14~~. Amend Section R108.6 to read as follows:

R108.6 Work Commencing Before Permit Issuance. Any person who commences any work on a site, building or structure, or any electrical, gas, mechanical, fire protection or plumbing system before obtaining the necessary permits shall be subject to an additional fee of 200% of the basic permit fee.

14 ~~15~~. Add Section R108.7 to read as follows:

R108.7 Work Exceeding Scope of Permit Issued. Any person who commences any work on a site, building or structure, or on any electrical, gas, mechanical, fire protection or plumbing system in excess of the scope of work for which a permit has been issued shall be subject to an additional fee of 300% of the building permit fee.

15 ~~16~~. Delete Section R109.3 in its entirety and substitute the following:

R109.3 Inspection Requests. It shall be the duty of the permit holder or their agent to notify the Building Official that such work is ready for inspection and to have the work complete and

prepared for AM inspections by 8:00 AM and complete and prepared for PM inspections by noon.

16 ~~17~~. Amend Section R109.4 to read as follows:

R109.4 Approval required. All projects will be afforded an initial and one re-inspection of the work in place for each required inspection. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the Building Official or his/her designee. The Building Official, upon notification, shall make the requested inspections and shall either indicate the portion of the construction that is satisfactory as completed, or notify the permit holder or his or her agent wherein the same fails to comply with this code. Any portions that do not comply shall be corrected and such portion shall not be covered or concealed until authorized by the Building Official. All work shall be re-inspected until code compliance is achieved. Re-inspections required beyond the first two, or a contractor's failure to attend a scheduled inspection, will be billed to the contractor in accordance with Glen Ellyn Village Code Section 4-1-4.

17 ~~18~~. Add new Section R109.5 to read as follows:

R109.5 Inspection Conditions. The following information must be present on site and accessible to the inspector at the time of inspection:

1. Copy of the approved permit drawings.

2. Copy of any approved drawing addenda that may have been issued.

3. Copy of all previously issued inspection reports.

4. Copy of manufacturer's instructions for the installation of all hard-wired or built-in equipment and appliances, or equipment or appliances that require connection to ventilation piping or ductwork.

Failure to have the aforementioned documentation on site at the time of inspection may be cause for failure of the inspection. The work to be inspected must also be prepared and complete and an approved means to access the work must be provided to the inspector. The inspector is not authorized to conduct an inspection if these conditions do not exist, and the inspection may be cancelled by the inspector. No further work may be completed until a reinspection fee is paid and a reinspection is requested, scheduled, completed and approved.

18 ~~19~~. Amend Section R110.1 to add exception 3 to read as follows:

3. Additions, alterations and remodeling of existing buildings and structures as determined by the Building Official.

19 ~~20~~. Delete Section R110.3 in its entirety and substitute the following:

R110.3 Certificate Issued. After the Building Official inspects the building or structure and finds no violations of the provisions of this Code or other regulations, the Building Official shall issue a certificate of occupancy that contains the following:

1. The address of the structure.

2. The name and address of the owner.

3. A description of the portion of the building for which the certificate is issued.

4. The use and occupancy of the portion of the building for which the certificate is issued.

5. Any special stipulation and conditions of the building permit.

6. The name of the Building Official.

20 ~~21~~. Amend Section R110.4 to read as follows:

R110.4 Temporary occupancy. The building official is authorized to issue a temporary certificate of occupancy before the completion of the entire work covered by the permit, provided that such portion or portions shall be occupied safely and subject to payment of administrative fees in accordance with Glen Ellyn Village Code Section 4-1-4. The Building Official shall set a time period during which the temporary certificate of occupancy is valid.

21 ~~22~~. Amend Section R112.1 to read as follows:

R112.1 General. In order to hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of this Code, there shall be a Building Board of Appeals. The structure, responsibilities and procedures of the Building Board of Appeals is established in Chapter 7 Building Board of Appeals, Title 2 Boards And Commissions, in the Glen Ellyn Village Code.

22 ~~23~~. Delete Section R112.2 in its entirety.

23 ~~24~~. Delete Section R112.4 in its entirety.

24 ~~25~~. Amend Section R113.4 to read as follows:

R113.4 Violation penalties. Any person who violates a provision of this Code or fails to comply with any of the requirements thereof or who erects, constructs, alters or repairs a building or structure in violation of the approved construction documents or directive of the Building Official, or of a permit or certificate issued under the provisions of this Code, shall be subject to penalties as prescribed in section 4-1-5(J) in the Glen Ellyn Village Code.

25 ~~26~~. Amend Section R202 definition of CRAWL SPACE to read as follows:

CRAWL SPACE. A space below an interior floor that is not a basement, and with a minimum clear height of 36 inches below the floor joists, and a minimum of 24 inches clear height to the underside of other framing members, ductwork, conduits, or pipes.

26 ~~27~~. Amend Section R202 to add the definition of UNDER-FLOOR SPACE to read as follows:

UNDER-FLOOR SPACE. A space below an interior floor with a maximum clear height of 16 inches between the bottom of the floor joists and a concrete slab below.

27 ~~28~~. Delete Table R301.2(1) in its entirety and replace with the following Table:

TABLE R301.2(1)	
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA	
Ground snow load:	30 psf
Wind speed:	115 mph
Wind topographic effects:	No
Special wind region:	No
Windborne debris zone:	No
Seismic design category:	B
Weathering:	Severe
Frost line depth:	42 inches
Termite:	Moderate
Winter design temp:	0 degrees F
Ice barrier underlayment required:	Yes
Flood hazards:	Yes
Air freezing index:	2,000
Mean annual temp:	50 degrees F
MANUAL J CRITERIA	
Elevation:	741
Latitude:	42
Winter heating:	0
Summer cooling:	88°F
Altitude correction factor:	0
Indoor design temperature:	68°F
Design temperature cooling:	75°F minimum
Heating temperature difference:	73°F
Cooling temperature difference:	16°F
Wind velocity heating:	8.4
Wind velocity cooling:	5.7
Coincident wet bulb:	74
Daily range:	M
Winter humidity:	30%
Summer humidity	50%

28 ~~29~~. Add Section R301.2.4.2 to read as follows:

R301.2.4.2 Establishment of flood hazard areas. To establish flood hazard areas, the applicable governing authority shall adopt a flood hazard map and supporting data. The flood hazard map shall include, at a minimum, areas of special flood hazard as defined by the Federal Emergency Management Agency in an engineering report entitled "The Flood Insurance Study For The Village Of Glen Ellyn", as amended or revised with the accompanying flood insurance rate maps (FIRM) and related supporting data along with any revisions thereto. The adopted flood hazard maps and supporting data are hereby adopted by reference and declared to be part of this Section.

29 ~~30~~. Add Section R301.5.1 to read as follows:

R301.5.1 Lateral load on decks. The lateral design live load for decks shall include the wind load determined in accordance with Section R301 plus a simultaneously applied minimum horizontal live load of ten pounds per square foot distributed over the walking surface of the deck and stair treads. The horizontal live load shall be assumed to act in the same direction as the wind. Framing member connections and connections to the principal structure shall be designed to withstand lateral loads acting in any direction.

30 ~~31~~. Amend Table R302.6 to read as follows:

DWELLING-GARAGE SEPARATION	
Separation	Material
From the residence and attics	Not less than 5/8-inch Type X gypsum board or equivalent applied to the garage side with all joints flat taped
Structure(s) supporting floor/ceiling assemblies used for separation required by this Section	Not less than 5/8-inch Type X gypsum board or equivalent with all joints flat taped
Garages located less than 20 feet from a dwelling unit on the same lot	Not less than 1/2-inch gypsum board or equivalent applied to the interior side of all exterior walls and ceilings with all joints flat taped

31 ~~32~~. Add new Section R302.15 to read as follows:

R302.15 Fire protection improvements in existing buildings. When any addition or basement renovation to an existing building or structure is constructed that exceeds $15,000.00 in hard cost, and the building or structure is not equipped throughout with an approved fire sprinkler system, all exposed combustible lightweight framing members, combustible voids or similar spaces throughout the existing building or structure shall be covered with five-eighths inch Type X gypsum board or provided with equivalent fire protection. For purposes of this Section, lightweight floor framing shall be construed to include, but not be limited to, wood floor trusses, parallel chord trusses, wood I-beams or joists, box beams, metal web trusses, metal trusses, or bar joists. Protection of dimensional sawn lumber is not required under this provision.

32 ~~33~~. Add new Section R310.2.1.1 to read as follows:

R310.2.1.1 Window style. The use of awning or hopper windows for emergency escape and rescue openings shall not be permitted.

33 ~~34~~. Amend Section R311.4 to read as follows:

R311.4 Vertical Egress. Egress from habitable levels including basements but excluding unfinished habitable attics, not provided with an egress door in accordance with section R311.2, shall be by ramp in accordance with section R311.8 or a stairway in accordance with section R311.7.

34 ~~35~~. Amend Section R312.1.3 to include Exception 3 to read as follows:

3. *Cable rails.* The spacing between centerlines of adjacent cables serving as infill for guard and handrail systems shall be not more than 3 inches on center.

35 ~~36~~. Add new Section R312.4 to read as follows:

R312.6 Window Well Guards. Window and door wells that extend more than 30 inches below the adjacent grade shall be provided with bars, grilles, covers, screens or similar devices that are designed and listed to resist human impact unless other guards that comply with Section R312 of this Code are provided. Window well guards enclosing emergency escape and rescue openings shall meet the minimum opening area requirement and be operable from the inside of the well without the use of keys, tools, or special knowledge or effort.

36 ~~37~~. Amend the Exception in Section R313.1 to read as follows:

Exception: An automatic residential fire sprinkler system shall be required in accordance with Section 1103.5 of the Glen Ellyn Fire Code where additions, alterations or remodeling of townhouses is performed.

37 ~~38~~. Amend Section R313.1.1 to read as follows:

R313.1.1 Design and installation. Automatic residential fire sprinkler systems for townhouses shall be designed and installed in accordance with NFPA 13D standards.

38 ~~39~~. Amend Section R313.2 to read as follows:

R313.2 One- and two-family dwelling automatic fire sprinkler systems. Automatic residential fire sprinkler systems for one- and two-family dwellings shall be designed and installed in accordance with NFPA 13D standards.

39 ~~40~~. Amend the Exception in Section R313.2 to read as follows:

Exception: An automatic residential fire sprinkler system shall be required in accordance with Section 1103.5 of the Glen Ellyn Fire Code where additions, alterations or remodeling of one- and two-family dwellings are constructed.

40 ~~41~~. Add new Section R313.3 to read as follows:

R313.3 Existing buildings. Fire sprinkler systems shall be required in accordance with Sections 1103.5.5 through 1103.5.10 of the Glen Ellyn Fire Code where additions, alterations or remodeling of one- and two-family dwellings and townhouses are constructed.

41 ~~42~~. Add new Section R328 to read as follows:

R328 Safeguards During Construction.

42 ~~43~~. Add new Section R328.1 to read as follows:

R328.1 General. The provisions of this Section shall govern safety during construction and the protection of adjacent public and private properties.

43 ~~44~~. Add new Section R328.2 to read as follows:

R328.2 Safety and security fence. The demolition or construction of a principal building or structure, or part thereof, or an excavation over 30 inches deep, with the exception of drilled pier excavations, shall require the installation of a safety and security fence, with a latching gate or equivalent opening, that encloses and secures the work area. The fencing shall be a minimum of 6 feet high and constructed of chain link fabric secured to steel posts not to exceed eight feet on center or equivalent materials approved by the Building Official. Fence posts shall be driven into the ground, sandbagging of posts is not permitted without the approval of the Building Official. The fence shall be maintained in an upright and stable condition and the gate shall be locked at all times the demolition or construction site is unattended.

Exception: Sandbagging of fence posts shall be permitted for temporary protection of excavations required for the installation or repair of underground utility lines that are backfilled immediately upon Village inspection of the work in place.

44 ~~45~~. Add new Section R328.3 to read as follows:

R328.3 Tree preservation. Measures to protect public and private trees shall be taken in accordance with Glen Ellyn Village Code Sections 4-8-3 (B) and (C). Tree protection fencing shall be checked daily and maintained according to the approved Tree Preservation Plan; unsecured fabric or unstable posts shall be immediately repaired; a copy of the approved Tree Preservation Plan shall be displayed and maintained at the coordination site in a prominent location visible from the public way and within five feet of the property line.

45 ~~46~~. Add new Section R328.4 to read as follows:

R328.4 Earth retention systems. All excavations that cannot be made in accordance with the United States Department of Labor Occupational Health and Safety Administration's (OSHA) requirements for sloping and benching shall utilize an earth retention system designed by an Illinois licensed design professional to protect adjoining property.

46 ~~47~~. Add new Section R328.5 to read as follows:

R328.5 Fire safety during construction. A 2-A:10B:C fire extinguisher shall be maintained on the site.

47 ~~48~~. Add new Section R328.6 to read as follows:

R328.6 Site Conditions. The site shall be maintained on a daily basis to ensure:

1. Public walks and streets, and adjoining properties, are free from construction gravel, dirt and debris at the end of each workday. Adjacent streets and sidewalks shall be swept clean on a daily basis. No litter shall be placed or allowed to collect in the public rights-of-way at any time.

2. Stockpiled equipment and material shall be kept away from neighboring properties, outside of the side yard setback.

3. Stockpiled material shall not be placed in a manner that affects the natural surface water runoff patterns in a detrimental way to properties upstream or downstream of the site; any stockpile of earth to remain in place for more than three days shall be protected with silt fence, coir logs, or other perimeter erosion control barrier; stockpiles in place for more than 14 days must be stabilized or covered.

4. Silt fencing and other erosion control measures shall be inspected and maintained according to the approved Site or Site Management Plan, Erosion and Sediment Control Plan and Stormwater Pollution Prevention Plan; only clear water may be discharged into the street; muddy water must be filtered; storm sewer inlets shall be protected with filtration devices.

5. A clearly defined, minimum 36-inch wide clear, stable and walkable path between the public right-of-way and the point of construction access shall be maintained at all times to provide access for construction workers, building inspectors, emergency responders and other personnel.

48 ~~49~~. Amend Section R401.4.1 to read as follows:

R404.4.1 Geotechnical evaluation. In lieu of a complete geotechnical evaluation, the soil bearing capacity shall be assumed to be 1,500 psf. Where the Building Official determines that in-place soils with an allowable bearing capacity of less than 1,500 psf are likely to be present at the site, the allowable soil bearing capacity shall be determined by a soils investigation performed by an approved testing agency.

49 ~~50~~. Amend Section R402.1 to read as follows:

R402.1 Wood Foundations. Wood foundations shall not be permitted.

50 ~~51~~. Delete Sections R402.1.1 and R402.1.2 in their entirety.

51 ~~52~~. Amend Section R402.4 to read as follows:

R402.4 Masonry. Masonry foundations shall not be permitted.

52 ~~53~~. Add Section R403.1.1 to read as follows:

R403.1.1 Design. All footing underpinning work shall be designed by an Illinois licensed structural engineer.

53 ~~54~~. Add new Section R403.5 to read as follows:

R403.5 Foundations for detached garages. One-story frame detached garages are permitted on trench wall and slab foundations monolithically poured, consisting of a minimum four-inch concrete slab, with minimum 6x6-W1.4xW1.4 welded wire fabric reinforcing, on a minimum four-inch compacted gravel base, with a continuous thickened minimum 20-inch wide perimeter edge, and extending down a minimum of 12-inch below the undisturbed ground surface to undisturbed subsoil. Where applicable, the depth of footing shall also conform to Section R403.1.4.1. Turned down footings shall have not fewer than one No. 4 continuous rebar at the top and bottom of the footing.

54 ~~55~~. Add new Section R403.6 to read as follows:

R403.6 Foundations for gazebos and pergolas. Gazebos and pergolas shall be anchored to the ground with any of the following foundation systems:

1. Concrete slab constructed in accordance with Section R403.5.

2. Concrete piers designed in accordance with Section R404.4.1 to resist vertical dead and live loads, plus overturning loads due to wind.

55 ~~56~~. Add new Section R403.7 to read as follows:

R403.7 Foundations for accessory structures. Accessory structures less than 150 square feet in area shall be anchored to the ground with any of the following foundation systems:

1. Concrete slab constructed in accordance with Section R403.5.

2. Concrete piers designed in accordance with Section R404.4.1 to resist vertical dead and live loads, plus overturning loads due to wind.

3. Helical pile foundations designed in accordance with Section R404.4.1 to resist vertical dead and live loads, plus overturning loads due to wind.

4. Soil anchor screws designed in accordance with Section R404.4.1 to resist vertical dead and live loads, plus overturning loads due to wind.

56 ~~57~~. Amend Section R404.1 to read as follows:

R404.1 Concrete And Masonry Foundation Walls. Concrete foundation walls shall be selected and constructed in accordance with the provisions of Section R404.1.3-2.

Masonry foundation walls shall not be permitted.

57 ~~58~~. Within Section R404.1.1 delete the reference to masonry foundation walls.

58 ~~59~~. Delete Sections R404.1.2 and R404.1.2.1 in their entirety.

59 ~~60~~. Add Section R404.1.2 to read as follows:

R404.1.2 Design. All foundation and retaining wall underpinning work shall be designed by an Illinois licensed structural engineer.

60 ~~61~~. Amend Section R404.2 to read as follows:

R404.2 Wood Foundation Walls. Wood foundation walls shall not be permitted.

61 ~~62~~. Delete Sections R404.2.1 through R404.2.6 in their entirety.

62 ~~63~~. Amend Section 404.4 to read as follows:

404.4 Retaining walls. Retaining walls shall be designed by an Illinois licensed design professional to ensure stability against overturning, sliding, excessive foundation pressure and water uplift. Retaining walls shall be designed for a safety factor of 1.5 against lateral sliding and overturning. This Section shall not apply to foundation walls supporting buildings.

Exceptions:

4. Segmental retaining walls that retain less than 48-inches of unbalanced fill with no surcharge load and are designed in accordance with the segmental wall unit manufacturer's written recommendations for design.

5. Retaining walls, other than segmental retaining walls, that are not laterally braced at the top and that retain less than 48-inches of unbalanced fill with no surcharge load.

6. Retaining walls that are less than 24-inches in height that resist surcharge or lateral loads in addition to soil.

63 ~~64~~. Add Section 404.4.1 to read as follows:

404.4.1 Surcharge load. The design surcharge load for retaining walls shall be a minimum of 250 pounds per square foot.

64 ~~65~~. Add Section 405.3 to read as follows:

405.3 Window wells. Window wells shall be designed for proper drainage by connecting to the building's foundation drainage system required by Section R405.1 or by an approved alternative method.

65 ~~66~~. Amend the title of Section R408 to read as follows:

Section 408

Crawl Space

66 ~~67~~. Amend Sections R408.1 through 408.7 to replace all references to "under-floor" with "crawl".

67 ~~68~~. Add new Section R409 to read as follows:

Section 409

Under-Floor Space

68 ~~69~~. Add new Sections R409.1 to read as follows:

R409.1 Ventilation. Under-floor spaces shall be ventilated as required by Sections 408.1 and 408.2 for crawl spaces.

Exception: Under-floor spaces shall not require ventilation where all of the following conditions exist.

1. A concrete slab is installed throughout the entire under-floor space in accordance with Section 506.

2. The perimeter of the concrete slab shall be sealed to prevent water and moisture infiltration into the under-floor space.

3. All floor framing, wall framing, and sill plates supporting the floor above the under-floor space shall be preservative-treated in accordance with Section 317.

4. No water or gas piping shall be permitted to be installed within the under-floor space.

5. The under-floor space shall be fully insulated in accordance with the International Energy Conservation Code.

69 ~~70~~. Add new Sections R409.2 to read as follows:

R409.2 Access. Access to under-floor spaces shall not be required.

70 ~~71~~. Amend Section R506.2.1 to read as follows:

R506.2.1 Floor systems. Joists framing from opposite sides over a bearing support shall lap not less than 3 inches and shall be nailed together with a minimum three 10d face nails. A wood or metal splice with strength equal to or greater than that provided by the nailed lap is permitted. Lateral restraint shall be provided by blocking between the joists along the length of the bearing support in accordance with Section R502.7.

Exception: The line of blocking may be offset from the face of the bearing support by a distance not greater than the depth of the joist to allow for passage of ductwork, piping and conduits into a wall above.

71 ~~72~~. Amend Section R502.7 to read as follows:

R502.7 Lateral restraint at supports. Joists shall be supported at each end and at each point of support by any of the following methods based on the support condition:

1. Solid blocking between joists not less than 2 inches nominal in thickness and not less than 60% of the joist depth in accordance with Table 602.3(1), item 29.

2. Attachment to a full-depth header, band or rim joist with metal joist hangers with a depth of not less than 60% of the depth of the joists and all fasteners recommended by the hanger manufacturer installed.

3. Attachment to a rim joist in accordance with Table 602.3(1), item 26.

4. Attachment to an adjoining stud with minimum three 10d face nails.

5. Other approved method to prevent rotation of the joist.

72 ~~73~~. Amend Section R502.11.1 to read as follows:

R502.11.1 Design. Wood trusses shall be designed in accordance with approved engineering practice, The truss design drawings shall be signed and sealed by an Illinois licensed structural engineer. Each sheet of the design drawings shall be signed and sealed by the design professional. In lieu of signing and sealing each individual sheet of the truss design drawings, the design drawings may include a cover sheet with a sheet index and a statement that the structural engineer's signature and seal applies to all sheets listed within the sheet index. The design and manufacture of metal-plate-connected wood trusses shall comply with ANSI/TPI 1.

73 ~~74~~. Amend Section R502.11.4 to include the following:

13. Number of plies, if greater than one.

14. Elevation view of each truss designation.

15. Truss placement diagram.

74 ~~75~~. Amend Section R502.11.4.2 to read as follows:

R502.11.4.2 Truss placement diagram. The truss manufacturer shall provide a truss placement diagram that identifies the proposed location for each individually designated truss. The truss placement diagram shall be provided as part of the truss submittal package and with the shipment of trusses delivered to the site.

75 ~~76~~. Add Section R507.3.2 to read as follows:

R507.3.2 Helical piers. Helical piers shall be designed by an Illinois licensed design professional. The minimum required installation torque shall be indicated on the permit submittal documents and verified by field testing.

76 ~~77~~. Amend Section R507.8 to read as follows:

R507.8 Vertical and lateral supports. Where supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads as applicable. Such attachment shall not be accomplished by the use of toenails or nails subject to withdrawal nor shall such attachment be made to any masonry veneer. Where positive connection to the primary building structure cannot be verified during inspection, decks shall be self-supporting. Connections of decks with cantilevered framing members to exterior walls or other framing members shall be designed for both of the following:

1. The reactions resulting from the dead load and live load specified in Table R301.5, or the snow load specified in Table R301.2(1), and the lateral design load specified in Section R301.5.1, acting on all portions of the deck.

2. The reactions resulting from the dead load and live load specified in Table R301.5, or the snow load specified in Table R301.2(1) acting on the cantilevered portion of the deck, and no live load or snow load on the remaining portion of the deck. The lateral design load specified in Section R301.5.1 shall be applied to all portions of the deck.

77 ~~78~~. Amend Section R507.9.2 to read as follows:

R507.9.2 Lateral connection. Lateral loads shall be transferred to the ground or to a structure capable of transmitting them to the ground. Where the lateral load connection is provided in accordance with Figure R507.9.2(1), hold down tension devices shall be installed in not less than two locations per deck, within 24 inches of each end of the deck. Each device shall have an allowable stress design capacity of not less than 1,500 pounds. Where the lateral load connections are provided in accordance with Figure R507.9.2(2), the hold-down tension devices shall be installed in not less than four locations per deck, and each device shall have an allowable stress design capacity of not less than 750 pounds.

Exception: Lateral load connections shall not be required for decks that are less than 30 inches above grade level at all points along the perimeter of the deck.

78 ~~79~~. Amend Section R507.5.2 to add the following Exceptions:

Exceptions: Double-bolted beam to post connections shall not be required when any of the following conditions exist:

1. Posts supporting beams are embedded a minimum of 24 inches into concrete piers which are extended to frost. The minimum diameter of the pier foundation shall be not less than the two times the nominal dimension of the post.

2. Wood braces are installed each side of beam to post connections. Braces shall be of same dimension as the post and anchored with a minimum of two ½-inch diameter lag screws a minimum of 24 inches horizontally and vertically from the point of the beam to post connection.

3. Any other approved method.

79 ~~80~~. Amend Section R801.3 to read as follows:

R801.3 Roof Drainage. All dwellings shall have a controlled method of water disposal from roofs, consisting of gutters and downspouts or equivalent means, which will collect and discharge roof drainage to the ground surface at least 5 feet from the foundation walls or to an approved drainage system.

80 ~~81~~. Amend Section R802.10.1 to include the following:

13. Number of plies, if greater than one.

14. Elevation view of each truss designation.

15. Truss placement diagram.

81 ~~82~~. Amend Section R802.10.1.1 to read as follows:

R802.10.1.1 Truss placement diagram. The truss manufacturer shall provide a truss placement diagram that identifies the proposed location for each individually designated truss. The truss placement diagram shall be provided as part of the truss submittal package and with the shipment of trusses delivered to the site.

82 ~~83~~. Amend Section R802.10.2 to read as follows:

R802.10.2 Design. Wood trusses shall be designed in accordance with approved engineering practice, The truss design drawings shall be signed and sealed by an Illinois licensed structural engineer. Each sheet of the design drawings shall be signed and sealed by the design professional. In lieu of signing and sealing each individual sheet of the truss design drawings, the design drawings may include a cover sheet with a sheet index and a statement that the structural engineer's signature and seal applies to all sheets listed within the sheet index. The design and manufacture of metal-plate-connected wood trusses shall comply with ANSI/TPI 1.

83 ~~84~~. Amend Section G2406.2 item 4 to read as follows:

4. A single wall-mounted unvented room heater is installed in a bedroom and such unvented room heater is equipped as specified in section G2445.6 and has an input rating not greater than 10,000 Btu/h (2.93kW). The bedroom shall meet the required volume criteria of section G2407.5 and be provided with a carbon monoxide detector that is listed, labeled and complies with the standards of an approved testing agency.

84 ~~85~~. Delete Section P2501.1 in its entirety and substitute the following:

P2501.1 Scope. The design, construction, installation, alteration, repair and maintenance of plumbing systems and their components shall comply with the standards and regulations established in the Illinois Department of Public Health Plumbing Code as currently adopted.

85 ~~86~~. Delete Section P2501.2 in its entirety and substitute the following:

P2501.2 Structure Protection. In the process of installing or repairing any part of a plumbing and drainage installation, the structural framing members shall not be cut, bored or notched beyond the limitations in this Code unless restored to a safe structural condition in accordance with the building requirements in this Code.

86 ~~87~~. Add new Section P2501.3 to read as follows:

P2501.3 Piping Protection. In concealed locations, where piping, other than cast iron or galvanized steel, is installed through holes or notches in studs, joists, rafters or similar members less than 1-1/2 inches from the nearest edge of the member, the pipe shall be protected by steel shield plates. Such shield plates shall have a thickness of not less than .0575 inch (no. 16 gauge). Such plates shall cover the area of the pipe where the member is notched or bored, and shall extend a minimum of two inches above sole plates and below top plates.

87 ~~88~~. Add new Section P2501.4 to read as follows:

P2501.4 Through Wall Protection. Any pipe that passes through a foundation wall shall pass through a pipe sleeve of a greater size that allows the installation of a sealant in accordance with the sealant manufacturer's specifications. All annular spaces between sleeves and pipes shall be filled and water sealed in accordance with the building requirements in this Code or as approved by the Building Official.

88 ~~89~~. Add new Section P2501.5 to read as follows:

P2501.5 Tank Leak Protection. Where water heaters or hot water storage tanks are installed in locations where leakage of the tanks or connections will cause damage, the tank or water heater shall be installed in a galvanized steel pan having a material thickness of not less than .0236 inch (no. 24 gauge) or other pans approved for such use. Listed pans shall comply with CSA LC3. The pan shall be not less than 1-1/2 inches deep and drained by an indirect waste pipe having a minimum diameter of ¾-inch and terminate over a suitably located indirect waste receptor or shall extend to the exterior of the building and discharge not more than 24 inches or less than six inches from grade. A leak protection pan shall not be required if a water heater tank is located on a concrete floor on grade and a floor drain is provided on the same floor level.

89 ~~90~~. Delete Section P2502 in its entirety.

90 ~~91~~. Delete Section P2503 in its entirety.

91 ~~92~~. Delete Chapters 26, 27, 28, 29, 30, 31, and 32 in their entirety.

92 ~~93~~. Delete Chapters 34, 35, 36, 37, 38, 39, 40, 41, 42, and 43 in their entirety.

93 ~~94~~. Add new Section R329 to read as follows:

R329 RADON CONTROL METHODS

94 ~~95~~. Add new Section 329.1 to read as follows:

R329.1 General. All new construction, including one- and two-family dwellings and townhouses, additions, and new basement remodeling projects shall include a radon mitigation system installed in accordance with the (420 ILCS 52/) Radon Resistant Construction Act and the Illinois Emergency Management Agency's Part 422 Regulations for Radon Service Providers.

Exception: Basement remodeling projects shall not be required to include a radon mitigation system where a report prepared by an Illinois licensed Radon Professional is submitted which verifies the radon level within the basement is not equal to or greater than 4.0 pCi/L.

* * * *

Section 3. Village Code Amended. Title 4 ("Building Regulations"), Chapter 1 ("Building Code"), Section 4-1-10 ("Demolition Requirements") of the Glen Ellyn Village Code is amended to add subsection (F) to read as follows:

4-1-10. – Demolition requirements.

(F) *Demolition By Natural Causes:* Single-family dwellings that are demolished by fire, collapse, explosion, or other vis major, meaning an event that directly and exclusively results from the occurrence of natural causes that could not have been prevented by the exercise of foresight or caution, shall be eligible for a reduced demolition permit fee of $775.

Section 4. Village Code Amended. Title 5 ("Fire Regulations"), Chapter 2 ("Fire Code"), Section 5-2-1 ("Adoption of the Fire Code") of the Glen Ellyn Village Code is amended to delete the overstricken language and add the underlined language to read as follows:

5-2-1. - Adoption of Fire Code.

(A) The 2018 ICC International Fire Code is adopted by reference as the standards and regulations for governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life and property in the occupancy of buildings and premises as this Code is intended, recommended, maintained and published by the International Code Council except such portions thereof that are deleted, modified, or amended in this chapter. At least one copy of the 2018 ICC International Fire Code shall be maintained on file in the office of the Village Clerk for inspection and copying as a public record.

(B) The provisions of the 2018 ICC International Fire Code are hereby deleted, modified and amended as follows:

* * * *

60. Renumber Section 4603.4.5 to Section 1103.5.7 and amend to read as follows:

1103.5.7 Remodeling In Existing Buildings and Structures.

1. In buildings of all occupancy groups, except group U and one- and two-family dwellings and townhouses, an approved automatic sprinkler system shall be provided throughout the remodeled interior area if the hard cost of all remodeling work exceeds $1,000,000.00 or 25 percent of the market value of the building or structure.

2. In one- and two-family dwellings and townhouses, an approved automatic sprinkler system shall be provided throughout the remodeled interior area of the existing building if the hard cost of all remodeling work exceeds $450,000.00 ~~300,000.00.~~

61. Add a new Section 1103.5.8 to read as follows:

1103.5.8 Cumulative effect of modifications. When calculating the gross floor area, exterior wall areas, and gross roof area under Sections 1103.5.5 and 1103.5.6, and the hard cost under Section 1103.5.7, the calculated values shall include all work to be performed on the existing building or structure under consideration as part of the permit application, plus all work performed on the existing building or structure within the two-year period of time immediately prior to the date of the current permit application.

~~62. Add a new Section 1103.5.10 to read as follows:~~

~~1103.5.10 Residential basement remodeling. When the hard cost of basement remodeling in one- and two-family dwellings and townhouses exceeds $15,000, a sprinkler head shall be installed on the domestic water line within 5 feet of any boiler, furnace or clothes dryer.~~

62 ~~63~~. Renumber Section 4603.5 to Section 1103.6 and amend to read as follows:

1103.6 Standpipes. Class I Standpipes shall be provided in all existing buildings and structures in use group A, B, E, M, R, F, H, I or S and installed in accordance with section 905 where any one of the following conditions exist:

1. The existing building is enlarged to exceed two stories or where any portion of the floor area exceeds 200 feet from the nearest Fire Department access.

2. The existing building is enlarged and the gross floor area of the addition exceeds 150 percent of the gross floor area of the existing building or structure.

3. The existing building is altered and the structurally altered exterior wall and roof gross area exceeds 75 percent of the existing total exterior wall and roof gross area.

4. The existing building is remodeled and the hard cost of the remodeled area exceeds $1,000,000.00 or 25 percent of the market value of the building or structure.

Exception: Standpipes shall not be required in one- and two-family dwellings and townhouses.

63 ~~64~~. Delete Sections 1103.6.1, and 1103.6.2 in their entirety.

64 ~~65~~. Renumber Section 4603.6 to Section 1103.7 and amend to read as follows:

1103.7 Fire Alarm Systems. An approved fire alarm system shall be installed in existing buildings and structures in accordance with Sections 1103.7.1 through 1103.7.6 and provide occupant

notification in accordance with section 907.6 unless other requirements are provided by other sections of this Code.

Exception: Occupancies with an existing, previously approved fire alarm system.

65 ~~66~~. Amend Section 1103.7.6 to read as follows and maintain the Exceptions:

1103.7.6 Group R-2. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.5 shall be installed in existing R-2 occupancies more than three stories in height or with more than 12 dwelling or sleeping units. The detection device shall be a heat detector which shall be installed in the main living room. Smoke detectors or other alarm or detection devices installed within the dwelling or sleeping unit shall not be tied into the building's occupant notification system.

66 ~~67~~. Add Section 1103.7.7 to read as follows:

1103.7.7 Group A, B, E, M, R, F, H, I And S. An approved fire alarm system installed in accordance with the provisions of this Code and NFPA 72 shall be provided under any one of the following conditions:

1. The existing building is enlarged or the gross floor area is increased and the hard cost of the construction work exceeds $15,000.00.

2. The existing building is altered and the hard cost of the construction work to structurally alter the exterior wall and roof exceeds $15,000.00.

3. The existing building is remodeled and the hard cost of the interior construction work exceeds $15,000.00.

Exception: Fire alarm systems shall not be required in one- and two-family dwellings and townhouses.

* * * *

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

Section 6. Severability and Repeal of Inconsistent Ordinances. If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance. All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 7. Effective Date. This Ordinance shall be in full force and effect from and

after the passage, approval, and publication in pamphlet form on October 1, 2026.

Passed by the Village President and Board of Trustees of the Village of Glen Ellyn, Illinois this 27th day of July, 2026.

Voting	Ayes	Nays	Abstain	Absent
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 July, 2026.

_____
James Burket, Village President

ATTEST

_____
Caren Cosby, Village Clerk

EXHIBIT A

Draft Minutes
Meeting of the Building Board of Appeals
Glen Ellyn Civic Center, Galligan Board Room
1:00 p.m. June 11, 2026

Meeting Notes
Meeting of the Building Board of Appeals
Glen Ellyn Civic Center, Galligan Board Room
1:00 p.m. June 11, 2026

Members Present:
Thomas Bredfeldt, Chair
Christopher Clark
Matthew Rooney
Robert Stahr
Sam Syracuse
Thomas Tuscher

Trustee Liaison:
Kelley Kalinich

Staff:
Anthony Rickard, Staff Liaison
Jennifer Henaghan, Community Development Director
Laura Musgraves, Recording Secretary

Chairperson Bredfeldt called the meeting to order at 1:10 p.m. First on the agenda is roll call.

Staff Liaison Anthony Rickard called roll. All BBA members were present except for Robert Stahr (who arrived at the meeting at 1:35 p.m.) Rickard reviewed the goals of meeting which include review of amendments to the Village code that require cost thresholds in both commercial and residential building projects. The cost thresholds have been questioned by stakeholders including builders, developers, designers, contractors, and residents as to why the Village has not changed the dollar amounts. In staff's review of the history of the current codes, the threshold amounts appear to have been established in or around 2010. Even though the code has changed over time, the dollar values have not. The current threshold amounts are difficult to enforce because staff do not have a historical context as to how they were established and why they have not changed.

The BBA will also consider possible amendments to the Village code related to water/sewer requirements. The Village has implemented a lead-line replacement program which provides the Public Works Department with opportunities to address this type of work where requiring at the established cost thresholds is no longer seen as necessary.

Finally, the current building code amendment with a cost threshold set at $200,000 requires that an existing building and property undergoing an improvement project must include upgrades and code compliance to the *entire building structure,* not just the proposed project, which is nearly impossible for the Village to enforce. Staff proposed to eliminate this requirement, and if the BBA does not wish to eliminate it, the Board is being asked to provide specific guidelines as to how it should be addressed with design professionals.

Mr. Rickard asked if there were any questions before the agenda items were opened for discussion.

Chairperson Bredfeldt asked if the Village had a plan in place to replace lead water lines, and Rickard answered yes. Bredfeldt said he was concerned with the threshold amount and the water requirements meeting code.

Rickard said the plumbing code requires service lines to accommodate the increase in water usage. A dollar amount is not stated in the plumbing code because there is no purpose for it in that situation.

BBA member Christopher Clark said that if you are increasing the demand for water on the property for fire systems, you are required to increase it. This language doesn't address that. He said it is dictated by the plumbing code in relation to fire sprinklers. The fire department has allowed commercial buildings with a 4" service to make calculations so it will work and it is acceptable to leave it that way.

Amendment to Building Code 4-1-6 (B) 28: BBA member Clark provided background information saying he thought the current threshold cost of $15,000.00 dates to the mid-90s. The figure was not tied to inflation, rather, the idea that as costs rise over time there will be more safety improvements made of commercial buildings.

BBA member Matthew Rooney said, from a builder's standpoint, the figure is way too low. Since the 1990s, construction costs have increased twofold. The figure needs to be increased but to what extent? Two times or quadrupled?

Rickard said staff research of the data from 2010 to today reported an 80-90% increase in construction costs.

BBA member Clark said he thought that figure related to the downtown Glen Ellyn area new buildings. He related a recent example of an inspection of a downtown building that revealed a giant hole in a wall leading to a service area that would create a severe problem in the event of a fire. The idea is not to have the repair costs drive the decision as to how to repair it, i.e. a cosmetic fix vs. completely gutting the wall.

BBA member Rooney asked for clarification as to whether the wording related to commercial buildings only, and Rickard said yes.

There was brief discission of costs to and the work needed to protect framing with drywall. BBA

member Tom Tuscher asked what is the downside effect if we leave this as is and what is the upside if increase the cost threshold?

Chairperson Bredfeldt said leaving the dollar amount "as is" could make the job more expensive. By increasing it, you risk builders not doing the work or not using drywall.

BBA member Clark said many buildings have concealed spaces that would remain unsafe. BBA Member Rooney recommended that the number be left as currently written.

The BBA agreed to leave the cost threshold amount the way it is.

Amendment to 4-1-6 (B) 29: The proposed changes are related to water service upgrades and is being driven by the Village's amendment language and not an increase in demand within the building. This is no longer a priority due to lead-line work and the current language is no longer seen as necessary.

BBA member Clark asked if the code requires line inspections to be televised? Rickard answered yes, if the petitioner claimed their service line was adequate, they would be required to have a video recording of the line service to show that it is in good condition.

Clark said in some cases this requirement could be made mandatory by Public Works. Rickard said Public Works would prefer not to make it mandatory because it is not always related to the work being done.

BBA member Sam Syracuse asked if there was a way the petitioner could work around the requirement, and Rickard answered yes. He said this requirement creates difficulties for the Village, and there is no inherent benefit to the project by requiring this. That is why the Public Works Department has proposed to remove the language.

Chairperson Bredfeldt asked what would cause a petitioner to video-record the line service if it wasn't required? Rickard provided an example of a homeowner who is experiencing water back-ups and hires a contractor to show a blockage as a need to replace a service line instead of the Village mandating it be done. Bredfeldt asked if this applied to overhead sewers.

Rickard said years ago the back–up would more commonly occur and as a preventor the overhead systems were required. Public Works shares that doesn't receive as many complaints or concerns on this issue as when it was introduced.. There is push-back on overhead service when a contractor is just doing a kitchen remodel. There is a lot of push-back from the public, and Public Works does not see a benefit to this requirement as it once served.

BBA member Clark said there are other methods for Public Works to verify illegal connections to storm water sewers. He added this is only for addition projects that increase the floor area by more than 75%. If a contractor is making that much of a change to a building, they should have a whole new system.

Chairperson Bredfeldt asked if there were any other comments.

BBA member Rooney said he agreed with suggested amendments.

Chairperson Bredfeldt said we will vote at the end of the meeting.

Rickard asked if there were any objections to the amendment? There were none.

Amendment to Building code 4-1-6 (B) 30: The code currently requires that commercial building projects that increase the floor area by more than 150% *must also make the existing building or structure* comply, or be upgraded to comply, with all Village codes for a new building. Staff recommend the wording be removed because bringing an entire building up to code is difficult to explain and nearly impossible to execute.

Rickard said the Village is not confronted by this often, and we have a difficult time explaining to someone to work in an area they are not proposing to work in. In practice, this requirement is not feasible, which is why staff proposed to strike this language.

Chairperson Bredfeldt asked about the $15,000.00 hard cost threshold, and Rickard said that will be discussed later. Bredfeldt asked if there would be instances where a new building would be subject to grandfathering? Rickard said that issue would be moot. He added that he surveyed other municipalities to find out if they had this requirement, or similar requirements, and he found none.

Chairperson Bredfeldt said he didn't interpret it to mean that the new work would be required to be to code, it's saying the entire building would be required to be brought to code. Rickard said that is correct. For example, if a contractor were making an addition to a 100-year-old building, the property would need to be fully assessed by a licensed design professional in order to determine if the existing building is or could be brought to all current codes. And by doing so the contractor would have to design and bring the entire building to current codes and it would be enormously costly.

BBA member Clark said there is one benefit to the requirement, and that is all fire suppression would have to be brought up to code which improves safety. He stated that it is unfortunate that someone can put in an addition which requires fire sprinklers but they can leave out the sprinklers in the existing section of a building. Chairperson Bredfeldt said there is a separate section that deals with fire suppression systems.

BBA member Tuscher asked why we would not grandfather in existing buildings?

BBA member Clarke said that building codes address how you build today, in modern times. It is fair to require new projects to comply with codes. The fire code is the section that applies retroactively to existing buildings where the building code only applies to new work in existing buildings.

The general discussion was that grandfathering is not practical and new buildings should meet current codes.

Rickard asked if it was the consensus of the BBA to strike the language as proposed? The BBA members answered yes.

Amendment to Building code 4-1-6 (B) 31: This code addresses fire protection improvements and includes a hard cost threshold of $15,000.00. The question before the BBA is whether the dollar amount should be changed.

Chairperson Bredfeldt said that it could be left as is. There was consensus among the rest of the board to leave unchanged.

Amendment to Building code 4-1-6 (B) 32:

Staff Liaison Rickard introduced the amendment and explained that it is largely similar to the previously discussed language including water/sewer work based on the $100,000 hard cost. Should the dollar amount be reevaluated at this time?

BBA member Clark said before we talk about the dollar amount, should we discuss the wording for Section 32 and damage to sidewalks.

Chairperson Bredfeldt said if the dollar amount is less than $15,000 you don't have to do anything with the sidewalks.

BBA member Clarke asked how the Board feels about sidewalks and their concerns with damage that occurs from equipment use.

Rickard explained what happens when a sidewalk is damaged in the course of construction. Public Works makes an inspection and if the damage was caused by the homeowner or contractor, the homeowner is required to repair it.

Chairperson Bredfeldt asked whether the threshold dollar amount of $100,000.00 in hard costs should be changed because construction costs have changed.

BBA member Clarke asked if $100,000.00 was realistic, and BBA member Rooney answered that amount would relate to a small construction project. He said that dollar amount should be increased, and least doubled.

BBA member Robert Stahr stated inflation was around 50% from his experience. Chairperson Bredfeldt stated that staff shared research that construction costs have risen 80-90%. ,. Member Stahr said that may be true for construction inflation that his data was more on the economy overall. He asked if this threshold is for a residential remodeling project? Rickard said it is for a commercial building.

Chairperson Bredfeldt cited the language on page 5 of the red-line document "if no sidewalk exists" and Rickard said the residential language will addressed later. Now we are discussing commercial buildings.

The general discussion was that hard cost threshold amount should be changed to $200,000.00. The BBA members agreed on this amount.

BBA member Stahr played devil's advocate, saying what if a commercial builder had a project to bring his bathrooms up to ADA-compliance would he be required to put in a sidewalk?

BBA member Clarke said, historically, this language was driven by the Board's desire to discourage commercial buildings from being erected with no sidewalks and gravel driveways (instead of paved driveways.)

BBA member Syracuse said let's focus on the cost threshold and consider the requirements separately.

Chairman Berdfeldt suggested taking into consideration the assessed value of the building. Rickard said the Village currently takes it into consideration regarding fire sprinklers for commercial buildings. The Village code hard cost amount is 25% of the market value of the building which is determined by taking the assessed value and multiplying by three.

The tricky part is valuing the construction costs and if we choose a percentage, Chairperson Bredfeldt said, the BBA will not be required to meet very often to review the costs.

Rickard pointed out that contractors will argue that a percentage of the assessed value is not fair because those having a lower-value building are having to do additional work at a lower threshold than someone next door whose building has a higher value. This is a common method in other communities he surveyed regarding fire alarms and fire sprinklers only.

BBA member Clarke asked if other communities use the assessed value of the property or of the improvement? Rickard said it's just the building, not the building and the land.

Rickard said to the BBA members the previous discussion was leaning toward increasing the threshold value from $100,000.00. Do you not want to increase it now?

BBA member Stahr said having a dollar amount is easier.

Chairperson Bredfeldt proposed having a dollar amount or a percentage of the assessed value of the building, whichever is more. However, that requires the BBA to review it periodically.

BBA member Rooney said a meeting every 3 years is not bad, and he doesn't mind revisiting it.

Rickard reminded the Board that the Village is undertaking a code update next year, so they will be meeting again. For simplicity purposes, a dollar figure is being presented for consideration. If the Board wants to consider percentages, it will require more research which staff is willing to do.

BBA member Rooney proposed the hard cost threshold be increased to $200,000.00. This was the consensus of the BBA.

Amendment to Building code 4-1-6 (B) 32: This code addresses building and property improvements and includes wording that requires the installation of water and sewer lines and overhead sanitary service lines in items 1-7. In consulting with Public Works, the issues addressed are not recurring and the requirements would be more practical as *recommendation* guidelines rather than requirements. Staff is proposing to the strike items 2-4 and the "exception" language under Item 7.

BBA member Clark asked if someone had a small construction job, would they be held to this? BBA member Syracuse said, yes these are the requirements.

After discussion, the BBA agreed to amend Section 32 as proposed.

Amendment to Building code 4-1-6 (B) 33: This code requires building improvements where 75% of the exterior wall and roof area is altered *must also make the existing building or structure* comply, or be upgraded to comply, with all Village codes for a new building. Citing the same arguments related to 4-1-6 (B) 30, staff recommended the wording be removed because bringing an entire building up to code is burdensome, unclear, and difficult in practice to understand, to explain, and to execute.

The BBA agreed to amend Section 33 as proposed.

Amendment to Building code 4-1-6 (B) 34: This code requires the same building improvements of commercial buildings exceeding $1,000,000.00 in costs. Staff recommended this language be removed for the aforementioned reasons. The Board was asked if they wished to strike the language to be consistent with the other proposed changes.

The BBA agreed to amend Section 34 as proposed.

Amendment to Residential code 4-1-8(B)4. For interior residential remodeling projects, the current cost threshold is $100,000.00. The Board is being asked if they want to change the dollar amount. In their discussion, the Board agreed the amount was too low and agreed on a threshold amount of $200,000.00.

Similar to building code 4-1-6 (B) 32 which addresses building and property improvements for *commercial properties*, staff is proposing to amend the same language as it relates to *residential properties* in 4-1-8 (B) 4. The amendment proposes to strike items 1-3 and the "exception" language under Item 6.

Regarding water and sewer connections, BBA member Stahr asked about properties that have no connection to Village utilities, and can that language be added? Community Development Director Henaghan responded that his happens very rarely and in the case of annexation, utility connection details are handled in the annexation agreement.

BBA member Stahr asked if a homeowner wanted to upgrade their bathrooms, would they be required to hook up? Rickard said that Public Works would have to review the proposal; Community Development is not the only department involved in a review.

The BBA agreed to amend Residential Code 4-1-8 (B) 4 as proposed.

Amendment to the Residential Code 4-1-8 (B) 5: The code requires improvements in an existing residential building to be treated, on the whole, as a new building and would require work in areas they did not propose to work in. The proposal is to strike this language.

BBA member Clark said that if the language is deleted, there may be consequences for fire safety. He was reminded that fire safety will be addressed in Fire Code Section 5-2-1.

BBA member Rooney proposed to strike Section 5. The BBA agreed.

Adoption of the Fire Code 5-2-1 (B) 60. 2: This section addresses remodeling in existing residential buildings and structures, and for one- and two-family dwellings and townhomes, an automatic sprinkler system is required if the hard costs exceed $300,000.00.

BBA member Rooney asked if this dollar amount was established in 2010, and Rickard answered yes.

Chairman Bredfeldt asked what is a group U building? Rickard said they include utility buildings and commercial use buildings, many of which are small and unoccupied.

BBA member Rooney said $300,000.00 threshold should be increased but not necessarily doubled. He felt that $600,000.00 would be too much. After discussion, they proposed a hard cost threshold of $450,000.00. No one disagreed with this figure.

BBA member Stahr asked for clarification of “townhouse” and did that refer to a single interior unit? Rickard said yes.

Chairperson Bredfeldt asked if “one unit” meant the entire building. Rickard said permits are issued by each address. BBA member Stahr asked what if they wanted to remodel the whole building? It would be based on the ownership and parcel numbers.

Chairperson Bredfeldt asked if $450,000.00 would be too high? BBA member Rooney said no, not from 20 years ago.

BBA member Syracuse asked if the alteration would relate to the entire remodel, or just to the addition? Rickard said it would apply only to the area you are working in.

The BBA agreed to amend hard cost threshold amount to $450,000.00.

Adoption of the Fire Code 5-2-1 (B) 62: This code addresses residential basement remodeling and states a hard cost threshold of $15,000.00 requires a sprinkler at any boiler, furnace or clothes dryer. Rickard reported that the Village does not experience much objection to this requirement, but since the BBA is discussing threshold amounts, he wanted to include it.

BBA member Clark noted the language includes basement remodels only. Would a homeowner

be affected if they were putting a laundry room on the second floor?

Rickard said the basement is specifically mentioned because it is often the “hidden” part of the house where someone might not notice smoke or a fire issue.

BBA member Clark said he didn’t think it was necessaryto have this requirement. He said that it was not proposed as a concern from the fire company. .

BBA Rooney said that, from the construction side, this would not be too difficult.

There was a brief discussion of events that would cause problems such as unknown sprinkler activation with no flow alarm. Water monitors can be installed in any location of a home

BBA member Rooney said he was agreeable to taking out the language.

BBA member Clark said it could be a problem if the homeowner was not home or on extended leave from home and the sprinkler was activated without an alarm. He further stated that he hasn’t seen a noticeable increase of protection by the inclusion of this sprinkler.

Chairperson Bredfeldt asked what was the reasoning behind putting this language in? Some BBA members thought it was a past Building Official’s suggestion and the members discussed removing the requirement.

The BBA decided to remove the section altogether.

There was a brief discussion as to how the changes should be reviewed by the BBA before they are sent to the Village Board. The Board agreed that staff should prepare a clean document with the proposed changes for the BBA’s review. Staff will circulate the document for the BBA members to comment by a deadline date.

Chairman Bredfeldt and member Tuscher called for a vote to approve the amendments as proposed by the BBA.

The BBA voted unanimously with no dissentions.

Rickard asked the Board if they had any other items they wanted to discuss. Chairperson Bredfeldt noted the current plumbing code is from 2014 and has it changed?

Rickard said the International Construction Codes (ICC) are revised every three years. Plumbing codes and accessibility codes are driven by the State of Illinois and are not revised regularly.

Chairperson Bredfeldt asked if there are any new codes that the BBA should be addressing? Rickard said review of the 2024 ICC Code will potentially begin by the end of the year.

Chairperson Bredfeldt adjourned the meeting at 2:31 p.m.

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. 7276-VC, "An Ordinance Amending Title 4 ("Building Regulations"), Chapter 1 ("Building Code"), Section 4-1-4 ("Fee and Deposit Schedule"), Section 4-1-5 ("General Requirements"), Section 4-1-6 ("Adoption of Building Code"), Section 4-1-8 ("Adoption of Residential Code"), and Section 4-1-10 ("Demolition Requirements") and Title 5 ("Fire Regulations"), Chapter 2 ("Fire Code"), Section 5-2-1 ("Adoption of the Fire Code") of the Glen Ellyn Village Code adopted by the corporate authorities of the Village of Glen Ellyn, Illinois, at the Village Board meeting of said Board held on July 27, 2026, and that the same was signed and approved by the Village President of the Village of Glen Ellyn on July 27, 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 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 July ____, 2026.

(Seal)

_____

Caren Cosby, Village Clerk, by Penni Cannova, Deputy Village Clerk

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

Meeting 7/27/2026 7:00 PM
Department: Public Works - Operations
Department Head: John Hubsky
Category: Award
Prepared By: Nick Burgoni

AGENDA ITEM (ID # 2026-546)

DOC ID: 2026-546

Adopt Resolution No. 26-68, A Resolution Approving a Professional Services Agreement with Baxter & Woodman, Inc. for Evaluation, Design, and Preparation of Bid Documents for the Route 53 Water Main Rehabilitation Project in an Amount Not to Exceed $78,900 to be Expensed to the Water and Sewer Fund and Authorizing its Execution (Public Works Director Hubsky)

Statement of the Issue:
The Village has identified the need to rehabilitate the existing water main located along the south side of Route 53 (R53) from Spring Avenue to Surrey Drive. Due to the complexity of the project, Baxter & Woodman has provided a detailed scope of engineering services to support evaluation, design, and preparation of bid documents for the lining of the existing water main.

Analysis:
The 12-inch water main along R53 from Spring Avenue to Surrey Drive requires rehabilitation due to a history of repeated failures. This transmission main is one of only two primary water feeds serving the eastern portion of the Village, with the second 12-inch main located along Route 38 (R38). Both mains cross beneath the DuPage River and Interstate 355 (I-355), making them critical components of the Village's water distribution system. Given the depth of the crossing at the east branch of the DuPage River, a contractor is routinely needed to make repairs along R53.

These transmission mains provide the water supply to all homes and businesses east of I-355. When one of the lines needs to be shut down for repairs, that leaves all of those customers — 1,000+ with 500 of those in multifamily housing — fed by a single line. A failure of the second transmission main during one of these outages would result in a loss of water service to customers east of I-355 until the Village can open the emergency interconnection with the Village of Lombard at Finley Road. That interconnect is only for short-term, emergency needs, as the feed is unmetered, and the two systems have drastically different pressures that create operational issues for both systems when interconnected.

Rehabilitation of the Route 53 water main is the highest priority due to the depth of the installation and the complexity of the required excavations. The Village does not have the equipment or resources necessary to safely excavate and repair at this depth, requiring the use of specialized contractors. These conditions have significantly increased emergency repair costs and prolonged service disruptions.

Two options were discussed for the rehabilitation of this water main: (1) replacement with a new piping; or (2) a cured-in-place lining. Cured-in-place lining is the least disruptive to the surrounding area and would result in less disturbance of soil, including at the crossing of the river. Rehabilitation of this water main through installation of a cured-in-place liner or similar product will extend the service life of the main and reduce the likelihood of future failures. The project will also reduce the risk of prolonged outages associated with repairs beneath the DuPage River and I-355, and improve system reliability for customers east of I-355.

Budget Impact:

This project was started in 2017 with Baxter & Woodman, but with COVID and other projects taking priority, the project was delayed. This is an extension of that original work to bring the project to a design phase so that the work can be bid. Village staff recommends continuing with Baxter & Woodman for design due to its knowledge of the project. The proposed scope from Baxter & Woodman will be used to develop detailed construction documents and cost estimates for the rehabilitation project. Construction costs will be identified upon completion of design and will be incorporated into a future budget year or capital improvement plan, as appropriate. Construction oversight and construction will be competitively bid once the design is complete.

While the design phase represents an upfront cost, the project is expected to reduce long-term expenditures by minimizing emergency repair costs and avoiding large scale service disruptions associated with catastrophic failures. The amount for the design work is above what was budgeted, but that number had not been adjusted for 6 years and did not reflect current costs that have changed so dramatically in recent years. There are sufficient funds in 50100-580110 to cover the additional $30,000 in design costs.

Contribution to Strategic Plan

Strateigic Priority: Infrastructure; Initiative: Safe and Reliable Roads and Utilities

Action Requested:

Adopt the Resolution.

Attachments:

1. Resolution
2. Professional Services Agreement
3. Proposal

Village of Glen Ellyn

Resolution No. 26-XX

A Resolution Approving a Professional Services Agreement with Baxter & Woodman, Inc. for Evaluation, Design, and Preparation of Bid Documents for the Route 53 Water Main Rehabilitation Project in an Amount Not to Exceed $78,900 to be Expensed to the Water and Sewer Fund and Authorizing its Execution

---

Adopted by the

Village President and the Board of Trustees

Of the Village of Glen Ellyn

DuPage County, Illinois

This 27th Day of July 2026

Resolution No. 26-XX

A Resolution Approving a Professional Services Agreement with Baxter & Woodman, Inc. for Evaluation, Design and Preparation of Bid Documents for the Route 53 Water Main Rehabilitation Project in an Amount Not to Exceed $78,900 to be Expensed to the Water and Sewer 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 Professional Services Agreement with Baxter & Woodman, Inc. ("Agreement") for the evaluation, design, and preparation of bid documents for the Route 53 Water Main Rehabilitation Project in an amount not to exceed $78,900.00 to be expensed to the Water and Sewer Fund is approved and the Village Manager is authorized to execute the Agreement in substantially the form attached subject to the review and approval of the Village Attorney.

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

Adopted by the Village President and Board of Trustees of the Village of Glen Ellyn, Illinois, this 27th day of July 2026.

Voting	Ayes	Nays	Abstain	Absent
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 July 2026.

_____
James Burket, Village President

ATTEST

_____
Caren Cosby, Village Clerk

PROFESSIONAL SERVICES AGREEMENT

THIS PROFESSIONAL SERVICES AGREEMENT (hereinafter referred to as the "Agreement") is entered into this ____ day of July, 2026, between the Village of Glen Ellyn, an Illinois home rule municipal corporation (hereinafter referred to as the "Village"), and Baxter & Woodman Inc., an Illinois corporation (hereinafter referred to as the "Consultant"). The Village and the Consultant may also be referred to as a "Party" or collectively as the "Parties."

R E C I T A L

WHEREAS, the Village intends to have the Consultant provide evaluation, design, and preparation of bid documents (hereinafter referred to as the "Project") pursuant to the Consultant's Proposal dated July 2, 2026, attached hereto and incorporated herein by reference (hereinafter referred to as the "Proposal"), the Village's Request for Proposals dated July 2, 2026 (hereinafter referred to as the "RFP"), and this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants hereinafter set forth, the parties agree as follows:

1. RECITAL INCORPORATED.

The above recital is incorporated herein as though fully set forth.

2. SERVICES OF THE CONSULTANT.

2.1. Project. The Consultant's services are described in the Consultant's Proposal (hereinafter referred to as the "Services"). After written authorization by the Village, the Consultant shall provide the Services for the Village. The Consultant shall complete the Services for the Project within the term of this Agreement, commencing on the Effective Date and ending upon completion of the Consultant's Services for the Project, as determined by the Village's discretion (hereinafter referred to as the "Contract Time"). The Village shall approve the use of subcontractors by the Consultant to perform any of the Services that are the subject of this Agreement.

2.2. Submission of Required Materials. The Consultant shall submit to the Village all reports, documents, data, and information set forth in the Village's RFP. The Village shall have the right to require such corrections as may be reasonably necessary to make any required submittal conform to this Agreement. The Consultant shall be responsible for any delay in the Services to be provided pursuant to this Agreement due to the Consultant's failure to provide any required submittal in conformance with this Agreement.

2.3. Conflict Between Documents. In case of a conflict between provisions of the Proposal, the Village's RFP, and this Agreement, the Village's RFP and/or this Agreement shall control to the extent of such conflict.

2.4. Village Authorized Representative. The Village's Utilities Superintendent or their designee shall be deemed the Village's authorized representative, 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 Agreement. The Consultant 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 Consultant with written notice of such change which notice shall be sent in accordance with Section 19 of this Agreement.

2.5. Consultant's Authorized Representative. In connection with the foregoing and other actions to be taken under this Agreement, the Consultant hereby designates Sean O'Dell, as its authorized representative 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 the Consultant and with the effect of binding the Consultant. The Village is entitled to rely on the full power and authority of the person executing this Agreement on behalf of the Consultant as having been properly and legally given by the Consultant. The Consultant shall have the right to change its authorized representative by providing the Village with written notice of such change which notice shall be sent in accordance with Section 19 of this Agreement.

2.6. Independent Contractor. The Consultant shall be an independent contractor to the Village. The Consultant shall solely be responsible for the payment of all salaries, benefits and costs of supplying personnel for the Services. Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against the Consultant. The Consultant's services under this Agreement are being performed solely for the Village's benefit, and no other party or entity shall have any claim against the Consultant because of this Agreement or the performance or nonperformance of services hereunder.

2.7. Removal of Personnel and Subcontractors. If any of the Consultant's personnel or subcontractors fails to perform the part of the Services undertaken by it in a manner satisfactory to the Village, the Consultant shall immediately upon written notice pursuant to Section 19 below remove and replace such personnel or subcontractor. The Consultant shall have no claim for damages, for compensation more than the Contract Price, or for a delay or extension of the Contract Time because of any such removal or replacement.

3. COMPENSATION FOR SERVICES.

3.1. Contract Price. The Village shall compensate the Consultant for the Services as set forth in the Consultant's Proposal in an amount not to exceed $78,900 (hereinafter referred to as the "Contract Price"). The Consultant shall be paid installments not more frequently than once each month (hereinafter referred to as the "Progress Payments"). Payments shall be made within sixty (60) days of receipt by the Village of a pay request/invoice from the Consultant.

3.2. Change Orders. At any time, the Village may by written order, make changes within the general scope of this Agreement in the Services to be performed by the Consultant. If such changes cause an increase or decrease in the amount to be paid to the Consultant or time required for performance of any Services under this Agreement, whether changed by any order, an equitable adjustment shall be made, and this Agreement shall be modified in writing accordingly. No service for which additional compensation will be charged by the Consultant shall be furnished without the written authorization of the Village.

3.3. No Constructive Change Orders. No claims for equitable adjustments in the Contract Price or Contract Time shall be made or allowed unless embodied in a change order. If the Village fails to issue a change order including, or fully including, an equitable adjustment in the Contract Price or Contract Time to which the Consultant claims it is entitled, or, if the Consultant believes that any requirement, direction, instruction, interpretation, determination, or decision of the Village entitles the Consultant to an equitable adjustment in the Contract Price or Contract Time that has not been included, or fully included, in a Change Order, then the Consultant shall submit a written request to the Village for the issuance of, or revision of, a change order, including the equitable adjustment, or the additional equitable adjustment, in the Contract Price or Contract Time that the Consultant claims has not been included, or fully included, in a change order. Such request shall be submitted before the Consultant proceeds with any Services for which the Consultant claims an equitable adjustment is due and shall, in all events, be submitted no later than two business days after receipt of such change order or receipt of notice of such requirement, direction, instruction, interpretation, determination, or decision. Notwithstanding the submission of any such request, the Consultant shall, unless otherwise directed by the Village within two (2) business days after receipt by the Village of such request, proceed without delay to perform the Services in compliance with the Change Order or as required, directed, instructed, interpreted, or decided by Owner and shall, pending a final resolution of the issue, keep a daily record of such Services. Unless the Consultant submits such a request within two (2) business days after receipt of such Change Order or receipt of notice of such requirement, direction, instruction, interpretation, determination, or decision, the Consultant shall be conclusively deemed to have: (1) agreed that such change order, requirement, direction, instruction, interpretation, determination, or decision does not entitle the Consultant to an equitable adjustment in the Contract Price or Contract Time; and (2) waived all claims based on such change order, requirement, direction, instruction, interpretation, determination, or decision.

3.4. Progress Payments. The Consultant shall, as a condition precedent to its right to receive a progress payment, submit to the Village an invoice accompanied by such receipts, vouchers, and other documents as may be necessary to establish costs incurred for all labor, material, and other things covered by the invoice and the absence of any interest, whether in the nature of a lien or otherwise, of any party in any property, work, or fund with respect to the Services performed under this Agreement. In addition to the foregoing, such invoice shall include (a) employee classifications, rates per hour, and hours worked by each classification, and, if the Services are to be performed in separate phases, for each phase; (b) total amount billed in the current period and total amount billed to date, and, if the Services are to be performed in separate phases, for each phase; (c) the estimated percent completion, and, if the Services are to be performed in separate phases, for each phase.

3.5. Withholding of Payments. Notwithstanding any other provision of this Agreement and without prejudice to any of the Village's rights or remedies, the Village shall have the right at any time or times to withhold from any payment such amount as may reasonably appear necessary to compensate the Village for any actual or prospective loss due to: (1) Services that are defective, damaged, flawed, unsuitable, nonconforming, or incomplete; (2) damage for which the Consultant is liable under this Agreement; (3) claims of subcontractors, suppliers, or other persons performing Consultant's Services, unless Consultant, with Village approval, bonds over the amount of the claim or lien; (4) delay in the progress or completion of the Services, unless such delay is caused by the Village; (5) inability of the Consultant to complete the Services, due to a delay caused by the Village; (6) failure of the Consultant to properly complete or document any pay request; (7) any other failure of Consultant to perform any of its obligations under this Agreement, unless such failure is caused by a Village delay; or (8) the cost to the Village, including reasonable attorneys' fees and administrative costs, of correcting any of the aforesaid matters or exercising any one or more of the Village's remedies set forth in this Agreement. The Village must notify the Consultant of cause for withholding within fourteen (14) days of receiving invoice.

3.6. Performance of Obligations. The Village shall be entitled to retain all amounts withheld pursuant to this Agreement until the Consultant shall have either performed the obligations in question or furnished security for such performance satisfactory to the Village. The Village shall be entitled to apply any money withheld or any other money due the Consultant under this Agreement to reimburse itself for all costs, expenses, losses, damages, liabilities, suits, judgments, awards, reasonable attorneys' fees, and administrative expenses incurred, suffered, or sustained by the Village and chargeable to the Consultant under this Agreement.

3.7. Completion of Services. The Consultant's Services shall be considered complete on the date of final written acceptance by the Village, which acceptance shall not be unreasonably withheld or delayed. As soon as practicable after final acceptance, the Village shall pay to the Consultant the balance of any amount due and owing under this Agreement, after deducting therefrom all charges against the Consultant as provided for in this Agreement ("Final Payment"). The acceptance by Consultant of Final Payment with respect to the Services shall operate as a full and complete release of the Village of and from any and all lawsuits, claims, demands, damages, liabilities, losses, and expenses of, by, or to the Consultant for anything done,

furnished for, arising out of, relating to, or in connection with the Services, except for such claims as the Consultant reserved in writing at the time of submitting its invoice for final payment and any Village indemnification obligations noted in this Agreement.

4. TERM AND TERMINATION.

4.1. Term. This Agreement shall take effect on the Effective Date and shall expire upon expiration of the Contract Time unless earlier terminated pursuant to this Agreement.

4.2. Termination. This Agreement may be terminated, in whole or in part, by either party if the other party substantially fails to fulfill its obligations under this Agreement through no fault of the terminating party. The Village may terminate this Agreement, in whole or in part, for its convenience. No such termination may be affected unless the terminating party gives the other party not less than ten (10) calendar days written notice pursuant to Section 19 below of its intent to terminate.

4.3. Payment for Services Upon Termination. If this Agreement is terminated by either party, the Consultant shall be paid for Services performed to the effective date of termination, including reimbursable expenses. In the event of termination, the Village shall receive reproducible copies of drawings, specifications and other documents completed by the Consultant pursuant to this Agreement.

5. INDEMNIFICATION.

5.1. To the fullest extent permitted by law, the Consultant shall protect, indemnify, hold and save harmless and defend the Village and its officers, officials, agents, employees and volunteers against all injuries, deaths, loss, damages, claims, patent claims, suits, liabilities, judgments, cost and expenses, including, but not limited to, reasonable attorney's fees and court costs (hereinafter referred to as "Claims") which may accrue against the Village and its officers, officials, agents, employees and volunteers to the extent arising out of the negligent performance of the work by the Consultant, its employees, or subcontractors, except for the negligence of the Village or its officers, officials, agents, employees and volunteers.

6. INSURANCE.

6.1. Consultant's Insurance. At the Consultant's expense, the Consultant shall secure and maintain in effect throughout the duration of this Agreement, insurance of the following kinds and limits set forth in this Section 6. The Consultant shall furnish certificates of insurance to the Village before starting work or within ten (10) days after the notice of award of the Agreement, whichever date is reached first. All insurance policies, except professional liability insurance, shall be written with insurance companies licensed or authorized to do business in the State of Illinois and having a rating of at least A according to the latest edition of the Best's Key Rating Guide; and shall include a provision preventing cancellation of the insurance policy unless fifteen (15) days prior written notice is given to the Village. This provision (or reasonable

equivalent) 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 fifteen (15) days' written notice to the certificate holder named to the left." The Consultant shall require any of its subcontractors to secure and maintain insurance as set forth in this Section 6 and protect, indemnify, hold and save harmless and defend the Village and its officers, officials, agents, employees and volunteers as set forth in this Agreement.

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

6.2.1. **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. Cover all claims arising out of the Consultant's operations or premises, anyone directly or indirectly employed by the Consultant.

6.2.2. **Professional Liability:**

i. Per Claim/Aggregate $1,000,000.00

ii. Cover all claims arising out of the Consultant's operations or premises, anyone directly or indirectly employed by the Consultant.

6.2.3. **Workers' Compensation:**

i. Workers' compensation insurance shall be in accordance with the provisions of the laws of the State of Illinois, including occupational disease provisions, for all employees who provide the Services under this Agreement, and in case work is sublet, the Consultant shall require each subcontractor similarly to provide workers' compensation insurance. In case employees engaged in hazardous work under this Agreement are not protected under workers' compensation insurance, the Consultant shall provide, and shall cause each subcontractor to provide, adequate and suitable insurance for the protection of employees not otherwise provided.

6.2.4. **Comprehensive Automobile Liability:**

i. Coverage to 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

6.2.5. **Umbrella:**

i. Limits:

Each Occurrence/Aggregate $5,000,000.00

6.2.6. The Village and its officers, officials, agents, employees and volunteers shall be named as additional insureds on all insurance policies identified herein except workers' compensation and professional liability. The Consultant 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, officials, agents, employees and volunteers.

6.3. Waiver of Damages. The Village and the Consultant agree to waive against each other all claims for special, incidental, indirect, or consequential damages arising out of, resulting from, or in any way related to the Services.

6.4. Obligation to Hold Harmless. The Consultant understands and agrees that any insurance protection required by this Agreement or otherwise provided by the Consultant, shall in no way limit the responsibility to protect, indemnify, hold and save harmless and defend the Village and its officers, officials, agents, employees and volunteers as herein provided. The Consultant waives and agrees to require its insurers to waive their rights of subrogation against the Village and its officers, officials, employees, agents and volunteers.

7. SUCCESSORS AND ASSIGNS.

7.1. Successors and Assigns. The Village and the Consultant each bind themselves and their partners, successors, executors, administrators and assigns to the other party of this Agreement and to the partners, successors, executors, administrators and assigns of such other party in respect to all covenants of this Agreement. Except as above, neither the Village nor the Consultant shall assign, sublet or transfer their interests in this Agreement without the written consent of the other Party. Nothing herein shall be construed as creating any personal liability on the part of any officer or agent of any public body that may not be a party hereto, nor shall it be construed as giving any right or benefits hereunder to anyone other than the Village and the Consultant.

8. FORCE MAJEURE.

8.1. Force Majeure. Neither the Consultant nor the Village shall be responsible for any delay caused by any contingency beyond their control, including, but not limited to acts of nature, war or insurrection, strikes or lockouts, walkouts, fires, natural calamities, riots or demands or requirements of governmental agencies.

9. AMENDMENTS AND MODIFICATIONS.

9.1. Amendments and Modifications. This Agreement 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 Consultant.

10. STANDARD OF CARE.

10.1. Standard of Care. The Consultant is responsible for the quality, timely completion, and coordination of all designs, drawings, specifications, reports and other Services furnished or required under this Agreement and shall endeavor to perform such Services with the same skill and judgment which can be reasonably expected from similarly situated professionals.

10.2. Accuracy of Services. The Consultant shall be responsible for the accuracy of its Services under this Agreement and shall promptly make revisions or corrections resulting from its errors, omissions, or negligent acts without additional compensation. The Village's acceptance of any of Consultant's Services shall not relieve Consultant of its responsibility to subsequently correct any such errors or omissions, provided the Village notifies Consultant thereof within one (1) year of completion of the Consultant's Services. The Consultant shall respond to the Village's notice of any errors and/or omissions within seven (7) days of the service of such by the Village.

10.3. Compliance with Laws. The Consultant shall comply with all federal, state, and local statutes, regulations, rules, ordinances, judicial decisions, and administrative rulings applicable to its performance under this Agreement. The Consultant shall give all notices, pay all fees, and take all other action that may be necessary to ensure that the Services are provided, performed, and completed in accordance with all required governmental permits, licenses, and other approvals and authorizations that may be required in connection with providing, performing, and completing the Services, and with all applicable statutes, ordinances, rules, and regulations, including, 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, 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 Consultant shall also comply with all conditions of any federal, state, or local grant received by the Village or the Consultant with respect to this Agreement.

10.4. Liability for Fines and Penalties. The Consultant shall be solely liable for any fines or civil penalties that are imposed by any governmental or quasi-governmental agency or body that may arise, , out of or in connection with the Consultant's, or its subcontractor's, performance of, or failure to perform, the Services required pursuant to this Agreement or any part thereof.

10.5. Sexual Harassment Policy. The Consultant 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.

11. DRAWINGS, DOCUMENTS AND BOOKS AND RECORDS.

11.1. Documents. Drawings, plans, specifications, photos, reports, information, observations, calculations, notes and any other reports, documents, data or information, in any form, prepared, collected, or received by the Consultant in connection with any or all of the Services to be provided pursuant to this Agreement (hereinafter referred to as the "Documents") shall be and remain the property of the Village upon completion of the project and payment to the Consultant all amounts then due under this Agreement. At the Village's request, or upon termination of this Agreement, the Documents shall be delivered promptly to the Village. The Consultant shall have the right to retain copies of the Documents for its files. The Consultant shall maintain files of all Documents unless the Village shall consent in writing to the destruction of the Documents, as required herein.

11.2. Maintenance of Documents. The Consultant's Documents pursuant to this Agreement shall be maintained and made available during performance of the Services under this Agreement and for three (3) years after completion of the Project. The Consultant shall give notice to the Village of any Documents to be disposed of or destroyed and the intended date after said period, which shall be at least ninety (90) days after the effective date of such notice of disposal or destruction. The Village shall have ninety (90) days after receipt of any such notice to the Consultant not to dispose of or destroy said Documents and to require Consultant to deliver same to the Village, at the Village's expense. The Consultant and any subcontractors shall maintain for a minimum of three (3) years after the completion of this Agreement, or for three (3) years after the termination of this Agreement, whichever comes later, adequate books, records and supporting documents to verify the amounts, recipients and uses of all disbursements of funds passing in conjunction with the Agreement. The Agreement and all books, records and supporting documents related to the Agreement shall be available for review and audit by the Village and the federal funding entity, if applicable, and the Consultant agrees to cooperate fully with any audit conducted by the Village and to provide full access to all materials. Failure to maintain the books, records and supporting documents required by this subsection shall establish a presumption in favor of the Village for recovery of any funds paid by the Village under the Agreement for which adequate books, records and supporting documentation are not available to support their purported disbursement. The Consultant shall make the Documents available for the Village's review, inspection and audit during the entire term of this Agreement and three (3) years after completion of the Project as set forth herein

and shall fully cooperate in responding to any information request pursuant to the Illinois Freedom of Information Act, 5 ILCS 140/1 *et seq*. by providing all responsive documents to the Village.

11.3. Promotional Materials. The Consultant shall have the right to include among the Consultant's promotional and professional materials those drawings, renderings, other design documents and other work products that are prepared by the Consultant pursuant to this Agreement (collectively hereinafter referred to as "Work Products"). The Village shall provide professional credit to the Consultant in the Village's development, promotional and other materials which include the Consultant's Work Products.

12. SAVINGS CLAUSE.

12.1. Savings Clause. If any provision of this Agreement, or the application of such provision, shall be rendered or declared invalid by a court of competent jurisdiction, or by reason of it requiring any steps, actions or results, the remaining parts or portions of this Agreement shall remain in full force and effect.

13. NON-WAIVER OF RIGHTS.

13.1. 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 agreement shall constitute a waiver of either party's right to demand exact compliance with the terms hereof.

13.2. Consultant's Services to Others. This Agreement shall not prohibit the Consultant from providing its services to any other public or private entity or person. If the Consultant provides its services to a public or private entity or person, the Village, at its sole discretion, may determine that such services conflict with a service to be provided to the Village by the Consultant, and the Village may select another entity to provide such Services as the Village deems appropriate.

14. THE VILLAGE'S REMEDIES.

14.1. Village Remedies. If it should appear at any time prior to final payment that the Consultant has failed or refused to prosecute, or has delayed in the prosecution of, the Services to be provided pursuant to this Agreement with diligence at a rate that assures completion of the Services in full compliance with the requirements of this Agreement, or has attempted to assign this Agreement or the Consultant's rights under this Agreement, 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 Agreement 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 Consultant'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:

14.1.1. The Village may require the Consultant, within such reasonable time as may be fixed by the Village, to complete or correct all or any part of the Services that are defective, damaged, flawed, unsuitable, nonconforming, or incomplete and to take any or all other action necessary to bring Consultant and the Services into compliance with this Agreement.

14.1.2. The Village may accept the defective, damaged, flawed, unsuitable, nonconforming, incomplete, or dilatory Services or part thereof and make an equitable reduction in the Contract Price.

14.1.3. The Village may terminate this Agreement without liability for further payment of amounts due or to become due under this Agreement except for amounts due for Services properly performed prior to termination.

14.1.4. The Village may withhold any progress payment or final payment from the Consultant, whether previously approved, or may recover from the Consultant, all costs but not exceeding the amount of the Contract Price, 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; or

14.1.5. The Village may recover any damages suffered by the Village because of the Consultant's Event of Default.

15. NO COLLUSION.

15.1. No Collusion. The Consultant represents and certifies that the Consultant is not barred from contracting with a unit of state or local government as a result of: (1) a delinquency in the payment of any tax administered by the Illinois Department of Revenue unless Consultant is contesting, in accordance with the procedures established by the appropriate revenue Act, its liability for the tax or the amount of the tax, as set forth in 65 ILCS 5/11-42.1-1; or (2) a violation of either Section 33E-3 or Section 33E-4 of Article 33E of the Criminal Code of 1961, 720 ILCS 5/33E-1 *et seq*. The Consultant represents that the only persons, firms, or corporations interested in this Agreement are those disclosed to the Village prior to the execution of this Agreement, and that this Agreement is made without collusion with any other person, firm, or corporation. If at any time it shall be found that the Consultant has in procuring this Agreement colluded with any other person, firm, or corporation, then the Consultant shall be liable to the Village for all loss or damage that the Village may suffer thereby, and this Agreement shall, at the Village's option, be null and void and subject to termination by the Village.

16. ENTIRE AGREEMENT.

16.1. 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, about 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.

17. CONFIDENTIALITY.

17.1. Confidential Data or Information. With respect to the disclosure of data or other information by the Village or the Consultant, the other Party shall hold all information in strict confidence for as long as the information remains confidential and not public or otherwise disclosed unless as required by law. The Village and the Consultant shall never disclose or make any use of any information and never copy any such information or remove it from the other's premises, except for such use as is required in the performance of the Consultant's duties for the Village. Before providing any data or other information to a third party, the disclosing Party shall secure the permission of the other Party in writing to provide such data or other information to the third party.

17.2. Applicability of Confidentiality Obligations. The obligation set forth in Section 17.1 above shall not apply if: (i) the information to be disclosed has otherwise become public knowledge through no fault of the disclosing Party where the disclosing person was not under an obligation not to disclose such information; (ii) the information to be disclosed was available to the disclosing Party prior to its disclosure; (iii) the information is independently developed by the disclosing Party; or (v) the information is disclosed as required by law.

17.3. Precautions Against Disclosure. The Village and the Consultant shall always use all reasonable precautions to ensure that all information and data is properly protected and kept from unauthorized persons and shall do so pursuant to current industry standards for data protection and privacy. All confidential information, documents, records, and other materials provided by the Village, or the Consultant, shall be returned to the other Party upon written notice pursuant to Section 19 below. The Parties at their option may allow the other Party to delete and destroy Confidential Information provided to it pursuant to this Agreement subject to independent verification that the Confidential Information has been deleted and destroyed.

18. GOVERNING LAW AND VENUE.

18.1. Governing Law. This Agreement shall be governed by the laws of the State of Illinois both as to interpretation and performance.

18.2. Venue. Venue for any action brought pursuant to this Agreement shall be in the Circuit Court of DuPage County, Illinois.

19. NOTICE.

19.1. Notice. 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 personal service, or by email 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 subsection:

To the Village:

John Hubsky
Village of Glen Ellyn
Public Works Director
Glen Ellyn, Illinois 60137
Email: jhubsky@glenellyn.org

To the Consultant:

Sean O'Dell
Baxter & Woodman, Inc.
24 East Washington Street
Suite 875
Chicago, Illinois 60602
Email: sodell@baxterwoodman.com

19.2. Mailing of Notice. 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.

19.3. Notice by Email. Notice by email shall be effective as of date and time of electronic 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.

20. HEADINGS AND TITLES.

20.1. Headings and Titles. 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.

21. COUNTERPARTS; FACSIMILE OR PDF SIGNATURES.

21.1. 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.

21.2 PDF/Email Signatures. A pdf/email copy of this Agreement and any signatures thereon will be considered for all purposes as an original.

22. EFFECTIVE DATE.

22.1. Effective Date. As used in this Agreement, the effective date of this Agreement shall be the last date of its execution by one of the Parties as set forth below.

23. AUTHORIZATIONS.

23.1. Authorizations. The Consultant's authorized representatives who have executed this Agreement warrant that they have been lawfully authorized by the Consultant's board of directors or its by-laws to execute this Agreement on its behalf. The Village Manager warrants that he has been lawfully authorized to execute this Agreement. The Consultant and the Village shall deliver upon request to each other copies of all articles of incorporation, bylaws, resolutions, ordinances or other documents which evidence their legal authority to execute this Agreement on behalf of their respective parties.

[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

_____

By: Mark Franz
Its: Village Manager

Dated: _____, 2026

ATTEST

_____

By: Caren Cosby
Its: Village Clerk

Dated: _____, 2026

BAXTER & WOODMAN, INC.

_____

By: Sean O'Dell
Its: Executive Vice President

Dated: _____, 2026

ATTEST

_____

By: _____
Its: _____

Dated: _____, 2026

July 2, 2026

Mr. Nick Burgoni
Utilities Superintendent
Village of Glen Ellyn
30 S. Lambert Road
Glen Ellyn, IL 60137

Subject: Village of Glen Ellyn - Route 53 Water Main Rehabilitation

Dear Mr. Burgoni:

Baxter & Woodman, Inc. is pleased to submit the following proposal which outlines our scope of services and engineering fee to complete design, permitting, and bidding of the proposed improvements.

Project Description

The project consists of the rehabilitation of approximately 1,100 lineal feet of existing 12-inch water main with cured-in-place pipe (CIPP), in the south parkway of Illinois Route 53 from approximately 200 lineal feet west of the East Branch DuPage River to Surrey Drive. The project also includes the replacement of fire hydrants and water valves.

Scope of Services

1. PROJECT COORDINATION AND DATA COLLECTION
    - 1.1. PROJECT MANAGEMENT
        - A. Plan, schedule, and control the activities that must be performed to complete the project including budget, schedule, and scope.
        - B. Coordinate with OWNER and project team to ensure the goals of the project are achieved.
    - 1.2. PROJECT MEETINGS
        - A. The following meetings are anticipated for this project:
            1. Meetings with OWNER (4 total)
                - a) Kickoff Meeting
                - b) Preliminary (30%) Design Review Meeting
                - c) 60% Design Review Meeting
                - d) Pre-final (90%) Meeting
    - 1.3. COLLECT EXISTING DATA
        - A. Obtain, review, and evaluate the following information provided by the OWNER for use in design:
            1. Utility Atlases

2. GIS Shape files surrounding the project limits
3. Environmental Studies
4. Geotechnical Data
5. Right-of-Way, GIS, and property data

1.4. SITE VISITS FOR DESIGNERS

A. Conduct site visits to familiarize the designer(s) with the sites and clarify any discrepancies on the Drawings.

B. Prepare guidelines for protection of parkway features/trees, traffic control, construction staging, and restoration for the OWNER's use in communicating with residents, and for use during detailed design.

1.5. WETLAND DELINEATION

A. Identify Wetlands according to the multi-parameter approach as detailed in the Corps of Engineers Wetlands Delineation Manual and Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest. This task includes the collection of background data such as National Wetlands Inventory and Wetland Inventory maps, soil survey, topographic maps, and available aerial photographs, to investigate the potential for the existence of wetlands on site. Wetland boundaries are flagged approximately every 50 feet. Flags are recorded with a Trimble R1 GNSS receiver (+/- one foot, which is industry standard); and data points are uploaded into GIS.

B. Prepare a Wetland Delineation Report and Exhibits that summarize the methodology used, site description, and results of survey.

1.6. UTILITY LOCATES AND COORDINATION

A. Complete a Design Stage Request with JULIE, which consists of obtaining names and phone numbers of utilities located within the work area.

B. Obtain names and phone numbers of all utilities located within the work area. Contact utilities, obtain atlases where available, and provide preliminary plan sheets to utility companies for their markup and return.

C. Record and maintain documentation of communications with utilities.

1.7. CLEAN CONSTRUCTION OR DEMOLITION DEBRIS (CCDD)

A. Based on the findings of the Environmental Screening and PESA, utilize soil borings for the testing the potential classification of CCDD. Facilitate completion of IEPA Form 662 (or 663, if necessary) to assist with estimating disposal costs, if needed.

2. PRELIMINARY DESIGN

2.1. PRELIMINARY DESIGN DOCUMENTS/PROCESS DESIGN CONSIDERATIONS

A. Indicate the location of all utilities that can be obtained from the best available records, including utility company atlases.

B. Prepare preliminary plan sheets (30%) that indicate the proposed layout of design elements.

C. Create lists of items for clarification at future site visits.

2.2. PRELIMINARY ENGINEER'S OPINION OF PROBABLE COST

A. Prepare Opinion of Probable Costs (OPC) for the Project including: construction cost; contingencies; and construction engineering services.

2.3. PEER AND CONSTRUCTABILITY REVIEWS

A. Conduct engineering QA/QC peer reviews of drawings and specifications.

B. Conduct constructability review of drawings and specifications.

C. Make revisions to Drawings and Specifications based on comments from both engineering and construction reviews.

3. ENVIRONMENTAL COORDINATION AND PERMITTING

3.1. SHPO PERMIT

A. Obtain a historic preservation consultation from the Illinois Historic Preservation Office.

3.2. IEPA DIVISION OF PUBLIC WATER SUPPLIES

A. Submit the design documents to obtain a construction permit.

3.3. IDOT PERMIT

A. Submit the design documents to obtain a permit.

B. Respond to IDOT comments and prepare dispositions and revised plans to obtain a construction bond amount and design approval.

3.4. COM ED

A. Submit the design documents necessary to obtain a permit to work within the ComEd right-of-way.

B. Review and respond to ComEd comments to obtain all necessary permits to complete work within ComEd right-of-way.

3.5. USACE

A. Submit the design documents necessary to obtain a permit from U.S. Army Corps of Engineers (USACE).

B. Review and respond to USACE comments as necessary to obtain a permit for the crossing of the East Branch DuPage River.

3.6. DU PAGE COUNTY

A. Submit drawings to DuPage County Stormwater Management Committee for approval of erosion and siltation control practices.

3.7. IDNR

A. Submit an EcoCAT information request to identify potentially impacted natural resources.

B. Should potential impacts be identified, consultation may be required.

C. Providing additional project information and fees as may be required for consultation, are not included in the scope of this project and would be a separate expense to the OWNER if required.

D. Unique design measures to mitigate impacts from the EcoCAT will also be considered additional services.

4. FINAL DESIGN AND PLAN DEVELOPMENT

4.1. FINAL DESIGN

A. Review and respond to Preliminary (60%) and Pre-Final (95%) plan sheets comments.

B. Finalize the design for the proposed improvements including the location and elevation of pipelines, valves, and fire hydrants.

4.2. BIDDING DOCUMENTS/PROJECT MANUAL

A. Provide detailed drawings design elements and construction requirements.

B. Create all legends, general notes, and designer instructions to contractors, to create a final set of construction drawings.

C. Prepare Design Documents consisting of Drawings and Specifications detailing the general scope, extent, and character of construction work to be furnished and performed by the Contractor(s). Specifications prepared in conformance with the format of the Construction Specification Institute.

D. Prepare for review and approval by the OWNER and its legal counsel the forms of Construction Contract Documents consisting of “Front End Documents” including Advertisement for Bids, Bidder Instructions. Bid Form, Agreement, Performance Bond Form, Payment Bond Form, General Conditions, and Supplementary Conditions, where appropriate, based upon standard OWNER contract documents or documents prepared by the Engineers Joint Contract Document Committee (EJCDC).

E. Both Pre-final (95%) and Final (100%) plan sheets and contract documents submittals are anticipated for this Project.

4.3. ENGINEER'S OPINION OF PROBABLE COST - Prepare Opinion of Probable Costs (OPC) for the Project including: construction cost and contingencies.

4.4. PEER AND CONSTRUCTABILITY REVIEWS

A. Conduct engineering QA/QC peer reviews of Final drawings and specifications.

B. Conduct constructability review of Final drawings and specifications.

C. Make revisions to Drawings and Specifications based on comments from both engineering and construction reviews.

5. BID ASSISTANCE

5.1. BIDDING ASSISTANCE

A. Provide design assistance and clarification for bid documents.

1. Assist the OWNER with coordination and scheduling during the bid process.
2. Provide documents for bidding and assist the OWNER in solicitation of bids and preparation of addenda, as necessary.
3. Attend bid opening to receive and evaluate bids.
4. Tabulate bids and make a recommendation to the OWNER for an award of contract.

6. NOT INCLUDED

A. The following items are not included within the scope of this project, but can be provided as additional services to the contract:

1. Permit Review fees
2. SUE locates.
3. Maintenance of Traffic plan sheets detailing road closures or detours on Route 53.
4. ROW Acquisition services including title commitments, Plats, Legals, Appraisals, Negotiations

Fee

The Engineer's fee for the stated scope of services is based upon the Engineer's standard hourly billing rates for actual work time performed plus reimbursement of out-of-pocket expenses including travel and subconsultant fees, the total of which will not exceed **$78,900**. The Engineer may adjust the hourly billing rates and out-of-pocket expenses on or about January 1 of each subsequent year and Agreement will be amended accordingly prior to the continuation of services.

This proposal is valid for 90 days from the date issued.

Schedule

Milestone	Date
Project Kick-Off	July 2026
30% Design	August 2026
Permit Submittals	October 2026
60% Design	October 2026
95% Design	December 2026
Anticipated Permit Approvals*	January 2027
Final Project Documents	January 2027
Advertise for Bid	January 2027
Open Bids	February 2027
Letter of Recommendation	February 2027
Project Award	February 2027

* Baxter & Woodman will endeavor to expedite the permitting process as much as possible, but agency review timelines are out of our control.

Standard Terms and Conditions

The attached Standard Terms and Conditions apply to this proposal.

Acceptance

If you find this proposal acceptable, please sign and return one copy for our files. If you have any questions or need additional information, please do not hesitate to contact Jack Worsham at 815-444-3332 or jworsham@baxterwoodman.com.

Sincerely,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS

Daniel G. Bounds, PE, D.WRE
Associate Vice President

Village of Glen Ellyn

ACCEPTED BY: _____

TITLE: _____

DATE: _____

P:\GLNEL\2500398-Route 53 Water Main Improvements\Contract\Work\2500398.02_Proposal_Rte53Lining.docx

DELIV. No.	DELIVERABLE Title	CM/QAQC SEO Exec. VP WILD $ 285	PM WJW Engineer III WIIN $ 185	PE AD Engineer I WIIN $ 143	PE HU Engineer III TIHD $ 185	GIS CK Spatial Tech II IXGS $ 145	CAD Tech TBD CADD Tech III $ 155	CAD Production MGR WICD $ 195	BWNR MM GIWP $ 130	BWN MP GIWP $ 100.00	Geotech JR Environ. Scientist IV TIPM $ 170	Geotech JM Environ. Scientist II TIPM $ 145	Sect. JMC Admin Support III SADM $ 110	QAQC MPK Engineer VII WIIN $ 260	QAQC JCS Eng Tech V CIWW $ 200	MILES $ 0.750	CCDD CCDD	TOTAL HOURS	DELIV COST
1	**Project Coordination and Data Collection**																		
1.1	Project Management	2	16															18	$ 3,530
1.2	Project Meetings	2	5	5												164		12	$ 2,210
1.3	Collect Existing Data	2	4	8														14	$ 2,454
1.4	Site Visits for Designers		1	1														2	$ 328
1.5	Utility Locates and Coordination		4	8														12	$ 1,884
1.6	Clean Construction or Demolition Debris (CCDD)		1	1							1	22					$ 1,061.00	25	$ 3,688
1.7	Wetland Delineation		1	2					12	20								35	$ 4,031
2	**Preliminary Design**																		
2.1	Preliminary Design Documents		12	40			10	2										64	$ 9,880
2.2	Preliminary Engineer's Opinion of Probable Cost		4	12														16	$ 2,456
2.3	Peer and Constructability Reviews													4	8			12	$ 2,640
3	**Coordination and Permitting**																		
3.5	SHPO		1	1														2	$ 328
3.1	IEPA		2	8														10	$ 1,514
3.2	IDOT		6	16														22	$ 3,398
3.3	ComEd		6	30														36	$ 5,400
3.4	USACE		2	2					16									20	$ 2,736
3.6	DuPage County Stormwater		2	4														6	$ 942
3.7	IDNR		1	1														2	$ 328
4	**Final Design and Plan Development**																		
4.1	Final Design		12	30	10		40	10										102	$ 16,510
4.2	Bidding Documents/Project Manual		8	20									4					32	$ 4,780
4.3	Engineer's Opinion of Probable Cost		4	12														16	$ 2,456
4.4	Peer and Constructability Reviews													8	4			12	$ 2,880
5	**Bid Assistance**																		
5.1	Bidding Assistance	2	8	8												94		18	$ 3,194
	Subtotal - Hours	8	100	209	10	0	50	12	28	20	1	22	4	12	12	-		488	$ 77,567
	Subtotal - Costs	$ 2,280	$ 18,500	$ 29,887	$ 1,850	$ -	$ 7,750	$ 2,340	$ 3,640	$ 2,000	$ 170	$ 3,190	$ 440	$ 3,120	$ 2,400	$ 194	$ 1,061	$ 77,567	
	Expenses																	Expenses	$ 1,255
	Subconsultants																		
																			$ 78,822
																	Proposal Fee for Village		$ 78,900

BAXTER & WOODMAN Consulting Engineers

Standard Terms and Conditions

PLEASE READ THESE STANDARD TERMS AND CONDITIONS ("TERMS") CAREFULLY BEFORE EXECUTING THE LETTER PROPOSAL PRESENTED BY BAXTER & WOODMAN, INC. ("Baxter & Woodman"). BY EXECUTING THE LETTER PROPOSAL, OWNER AGREES TO BE BOUND BY THESE TERMS, THE PROVISIONS OF THE LETTER PROPOSAL, AND THE PROVISIONS OF ANY DOCUMENT REFERRING TO THESE TERMS OR THE LETTER PROPOSAL, ALL OF WHICH SHALL COLLECTIVELY CONSTITUTE THE "AGREEMENT".

Owner's Responsibility – Provide Baxter & Woodman with all criteria and full information for the "Project," which is generally otherwise identified in the Letter Proposal. Baxter & Woodman will rely, without liability, on the accuracy and completeness of all information provided by the Owner (as defined in the Letter Proposal) including its consultants, contractors, specialty contractors, subcontractors, manufacturers, suppliers and publishers of technical standards ("Owner Affiliates") without independently verifying that information. The Owner represents and warrants that all known hazardous materials on or beneath the site have been identified to Baxter & Woodman. Baxter & Woodman and their consultants shall have no responsibility for the discovery, presence, handling, removal or disposal of, or exposure of persons to, unidentified or undisclosed hazardous materials unless this service is set forth in the Letter Proposal.

Schedule for Rendering Services – The agreed upon services shall be completed within a reasonable amount of time. If Baxter & Woodman is hindered, delayed or prevented from performing the services as a result of any act or neglect of the Owner, any Owner Affiliate, or force majeure event, Baxter & Woodman's work shall be extended and the rates and amounts of Baxter & Woodman's compensation shall be equitably adjusted in a written instrument executed by all Parties.

Invoices and Payments – The fees to perform the proposed scope of services constitutes Baxter & Woodman's estimate to perform the agreed upon scope of services. Circumstances may dictate a change in scope, and if this occurs, an equitable adjustment in compensation and time shall be agreed upon by all Parties by written agreement. No service for which added compensation will be charged will be provided without first obtaining written authorization from the Owner. Baxter & Woodman invoices shall be due and owing by Owner in accordance with the terms and provisions of the State of Illinois Local Government Prompt Payment Act (50 ILCS 505/1 et seq.).

Opinion of Probable Construction Costs – Baxter & Woodman's opinion of probable construction costs represents its reasonable judgment as a professional engineer. Owner acknowledges that Baxter & Woodman has no control over construction costs or contractor's methods of determining prices, or over competitive bidding, or market conditions. Baxter & Woodman cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from Baxter & Woodman's opinion of probable construction costs.

Standards of Performance – (1) The standard of care for all services performed or furnished by Baxter & Woodman will be the same care and skill ordinarily used by professionals practicing under similar circumstances, at the same time and in the same locality on similar projects. Baxter & Woodman makes no warranties, express or implied, in connection with its services; (2) Baxter & Woodman shall be responsible for the technical accuracy of its services and documents; (3) Baxter & Woodman shall use reasonable care to comply with applicable laws, regulations, and Owner-mandated standards; (4) Baxter & Woodman may employ such sub-consultants as Baxter & Woodman deems necessary to assist in the performance or furnishing of the services, subject to reasonable, timely, and substantive objection by Owner; (5) Baxter & Woodman shall not supervise, direct, control, or have authority over any contractors' work, nor have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any contractor, or the safety precautions and programs incident thereto, for security or safety at the site, nor for any failure of any contractor to comply with laws and regulations applicable to such contractor's furnishing and performing of its work; (6) Baxter & Woodman neither guarantees the performance of any contractor nor assumes responsibility for any contractor's failure to furnish and perform the work in accordance with the contract documents; (7) Baxter & Woodman is not acting as a municipal advisor as defined by the Dodd-Frank Act. Baxter & Woodman shall not provide advice or have any responsibility for municipal financial products or securities; (8) Baxter & Woodman is not responsible for the acts or omissions of any contractor, subcontractor, or supplier, or any of their agents or employees or any other person at the site or otherwise furnishing or performing any work; (9) Shop drawing and submittal review by Baxter & Woodman shall apply only to the items in the submissions and only for the purpose of assessing if, upon installation or incorporation in the Project work, they are generally consistent with the contract documents. Owner agrees that the contractor is solely responsible for the submissions (regardless of the format in which provided, i.e., hard copy or electronic transmission) and for compliance with the construction documents. Owner further agrees that Baxter & Woodman's review and action in relation to these submissions shall not constitute the provision of means, methods, techniques, sequencing or procedures of construction or extend to safety programs or precautions. Baxter & Woodman's consideration of a component does not constitute acceptance of the assembled item; (10) Baxter & Woodman's site observation during construction shall be at the times agreed upon in the Project scope. Through standard, reasonable means, Baxter & Woodman will become generally familiar with observable completed work. If Baxter & Woodman observes completed work that is inconsistent with the construction documents, information shall be communicated to the contractor and Owner for them to address.

Insurance – Baxter & Woodman will maintain insurance coverage with the following limits and Certificates of Insurance will be provided to the Owner upon written request:

Worker's Compensation:	Statutory Limits	Excess Umbrella Liability:	$15 million per claim and aggregate
General Liability:	$1 million per claim	Professional Liability:	$5 million per claim
	$2 million aggregate		$10 million aggregate
Automobile Liability:	$1 million combined single limit		

In no event will Baxter & Woodman's collective aggregate liability under or in connection with this Agreement or its subject matter, based on any legal or equitable theory of liability, including breach of contract, tort (including negligence), strict liability and otherwise, exceed the contract sum to be paid to Baxter & Woodman

under this Agreement. Any claim against Baxter & Woodman arising out of this Agreement may be asserted by the Owner, but only against the entity and not against Baxter & Woodman's directors, officers, shareholders or employees, none of whom shall bear any liability and may not be subject to any claim.

Indemnification and Mutual Waiver – (1) To the fullest extent permitted by law, Baxter & Woodman shall indemnify and hold harmless the Owner and its officers and employees from claims, costs, losses, and damages ("Losses") arising out of or relating to the Project, provided that such Losses are attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property, including the loss of use resulting therefrom, but only to the extent caused by any grossly negligent act or omission of Baxter & Woodman; (2) To the fullest extent permitted by law, Owner shall indemnify and hold harmless Baxter & Woodman and its officers, directors, employees, agents and consultants from and against any and all Losses (including but not limited to all fees and charges of engineers, architects, attorneys, and other professionals, and all court, arbitration, or other dispute resolution costs) arising out of or relating to the Project provided that any such Losses are attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property, including the loss of use resulting therefrom, but only to the extent arising out of or occurring in connection with the Owner's, or Owner's officers, directors, employees, consultants, agents, or others retained by or under contract to the Owner, negligent act or omission, willful misconduct, or breach of this Agreement; (3) To the fullest extent permitted by law, Owner and Baxter & Woodman waive against each other, and the other's employees, officers, directors, insurers, and consultants, any and all claims for or entitlement to special, incidental, indirect, enhanced, punitive, or consequential damages, in each case regardless of whether such party was advised of the possibility of such losses or damages or such losses or damages were otherwise foreseeable, and notwithstanding the failure of any agreed or other remedy of its essential purpose; (4) In the event Losses or expenses are caused by the joint or concurrent fault of the Baxter & Woodman and Owner, they shall be borne by each party in proportion to its respective fault, as determined by a mediator or court of competent jurisdiction; (5) The Owner acknowledges that Baxter & Woodman is a business corporation and not a professional service corporation, and further acknowledges that the corporate entity, as the party to this contract, expressly avoids contracting for individual responsibility of its officers, directors, or employees. The Owner and Baxter & Woodman agree that any claim made by either party arising out of any act of the other party, or any officer, director, or employee of the other party in the execution or performance of the Agreement, shall be made solely against the other party and not individually or jointly against such officer, director, or employees.

Termination – Either party may terminate this Agreement upon ten (10) business days' written notice to the other party in the event of failure by the other party to comply with the terms of the Agreement through no fault of the terminating party. A condition precedent to termination shall be conformance with the Dispute Resolution terms below. If this Agreement is terminated, Owner shall receive reproducible copies of drawings, developed applications and other completed documents upon written request. Owner shall be liable, and shall promptly pay Baxter & Woodman, for all services and reimbursable expenses rendered through the effective date of suspension/termination of services.

Use of Documents – All Baxter & Woodman documents (data, calculations, reports, Drawings, Specifications, Record Drawings and other deliverables, whether in printed form or electronic media format, provided by Baxter & Woodman to Owner pursuant to this Agreement) are instruments of service and Baxter & Woodman retains ownership and property interest therein (including copyright and right of reuse). Owner shall not rely on such documents unless in printed form, signed or sealed by Baxter & Woodman or its consultant. Electronic format of Baxter & Woodman's design documents may differ from the printed version and Baxter & Woodman bears no liability for errors, omissions or discrepancies. Reuse of Baxter & Woodman's design documents is prohibited, and Owner shall defend and indemnify Baxter & Woodman from all claims, damages, losses and expenses, including attorney's fees, consultant/expert fees, and costs arising out of or resulting from said reuse. Project documents will be kept for time periods set forth in Baxter & Woodman's document retention policy after Project closeout.

Successors, Assigns, and Beneficiaries – Nothing in this Agreement shall be construed to create, impose, or give rise to any duty owed by Owner or Baxter & Woodman to any third party, including any lender, contractor, subcontractor, supplier, manufacturer, other individual, entity or public body, or to any surety for or employee of any of them. All duties and responsibilities undertaken pursuant to this Agreement are for the sole and exclusive benefit of the Owner and Baxter & Woodman and not for the benefit (intended, unintended, direct or indirect) of any other entity or person.

Dispute Resolution – All disputes between the Parties shall first be negotiated between executives who have authority to settle the dispute for a period of thirty (30) days. If unresolved, disputes shall be then submitted to mediation as a condition precedent to litigation. The mediation session shall be held within forty-five (45) days of the retention of the mediator, and last for at least one (1) full mediation day, before any party has the option to withdraw from the process. If mediation is unsuccessful in resolving a Dispute, then the parties may seek to have the Dispute resolved by a court of competent jurisdiction.

Miscellaneous Provisions – (1) This Agreement is to be governed by the law of the state or jurisdiction in which the project is located; (2) all notices must be in writing and shall be deemed effectively served upon the other party when sent by certified mail, return receipt requested; (3) all express representations, waivers, indemnifications, and limitations of liability included in this Agreement will survive its completion and/or termination for any reason; (4) any provision or part of the Agreement held to be void or unenforceable under any laws or regulations shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon the Owner and Baxter & Woodman, which agree that the Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that expresses the intention of the stricken provision; (5) a party's non-enforcement of any provision shall not constitute a waiver of the provision, nor shall if affect the enforceability of that provision or of the remainder of this Agreement; (6) to the fullest extent permitted by law, all causes of action arising under this Agreement shall be deemed to have accrued, and all statutory periods of limitation shall commence, no later than the date of substantial completion, which is the point where the Project can be utilized for the purposes for which it was intended; (7) this Agreement, together with any other documents incorporated herein by reference, constitutes the sole and entire agreement of the parties with respect to the subject matter of this Agreement and supersedes all prior and contemporaneous understandings, agreements, representations and warranties, both written and oral, with respect to such subject matter; (8) no amendment to or modification of this Agreement is effective unless it is in writing and signed by each party.

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

Meeting 7/27/2026 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Ordinance
Prepared By: Daniel Harper

AGENDA ITEM (ID # 2026-547)

DOC ID: 2026-547

Adopt Ordinance No. 7291, An Ordinance Granting a Variation from Section 10-5-4(A)(4)(b) of the Village's Zoning Code to Allow for a Non-Conforming Side Yard Setback for an Existing Detached Garage on the Property Located at 253 Anthony Street, Glen Ellyn, Illinois (Community Development Director Henaghan)

Statement of the Issue:
The Petitioners, Jake and Emilie McLain, are the owners of the property located at 253 Anthony Street. The Petitioners seek a variation that would allow an accessory structure less than ten feet from a principal structure to be set back six feet and nine inches (6'-9") from the interior side property line in lieu of the required seven-foot (7'-0") side yard setback.

Analysis:
The Petitioners propose an addition to the rear of the home that would meet all zoning requirements. However, the proposed addition would be located approximately 6 feet 2 inches from the existing detached garage, which changes the required setback for the detached garage as provided in Section 10-5-4(A)(4) of the Zoning Code. Additionally, Section 10-4-1(I) of the Zoning Code requires that no existing building or structure shall be enlarged, altered, reconstructed, converted or relocated in such a manner as to conflict or further conflict with the bulk requirements of this title for the zoning district in which such building or structure is located.

The Zoning Board of Appeals held a public hearing and considered the variations requested at its June 9, 2026, regular meeting. The agenda packet for this meeting can be viewed here, and the draft minutes can be viewed here. The Zoning Board of Appeals recommends to the Village President and Board of Trustees that the Petitioners' zoning variation request be approved by a vote of 5-0.

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 - 253 Anthony Street

Village of Glen Ellyn

Ordinance No. _____

An Ordinance Granting a Variation from Section 10-5-4(A)(4)(b) of the Village's Zoning Code to Allow for a Non-Conforming Side Yard Setback for an Existing Detached Garage on the Property Located at 253 Anthony Street, Glen Ellyn, Illinois

---

Adopted by the
Village President and the Board of Trustees
of the Village of Glen Ellyn
DuPage County, Illinois
This 27th Day of July 2026

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 27th day of July 2026.

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

Ordinance No. _____

An Ordinance Granting a Variation from Section 10-5-4(A)(4)(b) of the Village's Zoning Code to Allow for a Non-Conforming Side Yard Setback for an Existing Detached Garage on the Property Located at 253 Anthony Street, Glen Ellyn, Illinois

WHEREAS, Jake and Emilie McLain ("Petitioners") are the owners of the property located at 253 Anthony Street, Glen Ellyn, Illinois 60137 ("Subject Property") and have applied for a variation from the requirement of Section 10-5-4(A)(4)(b) of the Village's Zoning Code; and

WHEREAS, the requested variation would allow for an accessory structure less than ten feet from a principal structure to be setback six feet and nine inches (6'-9") from the interior side property line in lieu of the required seven foot (7'-0") side yard setback at the Subject Property located in the R2 Residential District; and

WHEREAS, the Subject Property is legally described in Exhibit A, attached hereto and incorporated herein by reference; and

WHEREAS, following due notice by publication in the Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto, and by mailing notice to all property owners within 250 feet of the subject property at least ten (10) days prior thereto, and following the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Village of Glen Ellyn ("Village") Zoning Board of Appeals conducted a public hearing on June 9, 2026, at which the Petitioners presented evidence, testimony, and exhibits in support of the variation requested and zero (0) person appeared in favor and zero (0) persons spoke in opposition to the request; and

WHEREAS, based upon the evidence, testimony, and exhibits presented at the public hearing on June 9, 2026, the Zoning Board of Appeals adopted its Findings of Fact and

Recommendation dated June 9, 2026, which is attached hereto and incorporated herein as Exhibit B; and

WHEREAS, the Zoning Board of Appeals recommended that the requested zoning variation reflected in this Ordinance be granted by a vote of five (5) in favor and zero (0) against; and

WHEREAS, the Village President and Board of Trustees have reviewed the evidence, exhibits, and materials presented at the June 9, 2026, meeting of the Zoning Board of Appeals and has considered the Findings of Fact and Recommendations of the Zoning Board of Appeals; and

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

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

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

Section 2. Adoption of Findings of Fact and Recommendation. The Findings of Fact and Recommendation of the Zoning Board of Appeals attached hereto as Exhibit B are adopted by the President and Board of Trustees and incorporated herein.

Section 3. Variation Granted. Based upon the above findings of fact, the Village President and Board of Trustees grant the Petitioners' application for a zoning variation from Section 10-5-4(A)(4)(b) to allow for an accessory structure less than ten feet from a principal

structure to be setback six feet and nine inches (6'-9") from the interior side property line in lieu of the required seven foot (7'-0") side yard setback at the Subject Property

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

Section 5. Issuance of Building Permits. The Building and Zoning Official is authorized and directed to issue building permits for the Subject Property consistent with the variation granted herein, provided that all conditions set forth hereinabove have been met and that the project that is the subject of the variation complies with all other applicable laws and ordinances. The variation granted herein shall expire and become null and void twenty-four (24) months from the date of adoption of this Ordinance unless a building permit to begin construction in reliance on the variation is applied for within said twenty-four (24)-month time period and construction is continuously and vigorously pursued provided, however, the Village Board may by motion extend the period during which permit application, construction, and completion shall take place.

Section 6. Recording of Ordinance. The Village Clerk is hereby authorized and directed to cause a copy of this Ordinance approving the variation to be recorded with the DuPage County Recorder of Deeds.

Section 7. Failure to Comply with Ordinance. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form.

Section 8. Severability and Repeal of Inconsistent Ordinances. If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance. All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 9. Effective Date. This Ordinance shall be in full force and effect after its approval, passage and publication as provided by law.

Passed by the Village President and Board of Trustees of the Village of Glen Ellyn, Illinois this 27th day of July 2026.

Voting	Ayes	Nays	Abstain	Absent
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 July 2026.

_____
James Burket, Village President

ATTEST

_____
Caren Cosby, Village Clerk

EXHIBIT A

Subject Property's Legal Description

LOT 1 IN SCRIPTURE PUBLICATIONS RESUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 7 IN BLOCK 3 OF ROBERTON'S SEVENTH ADDITION TO GLEN ELLYN IN THE EAST 1/2 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SCRIPTURE PRESS PUBLICATIONS RESUBDIVISION RECORDED AUGUST 7, 1991, AS DOCUMENT R91-101194, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-10-408-018

Commonly known as 253 Anthony Street, Glen Ellyn, IL 60137

EXHIBIT B

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

Re: Application of Scott McDonald for a Zoning Variation for 253 Anthony Street.

Dear Village President James Burket and Board of Trustees:

Scott McDonald ("Applicant") filed an application pursuant to Section 10-10-10 of the Glen Ellyn Zoning Code requesting the variation set forth below to allow an accessory structure less than ten feet from a principal structure to encroach into the interior side yard setback located at 253 Anthony Street, Glen Ellyn, Illinois 60137 ("Subject Property").

The Applicant specifically seeks a variation from the following section of the Village Code:

1. A variation from Section 10-5-4(A)(4)(b) to allow an accessory structure less than ten feet from a principal structure to be set back six feet and nine inches (6'9") from the interior side property line in lieu of the required seven foot (7'0") side yard setback.

A public hearing was held on the application by the Zoning Board of Appeals on June 9, 2026, at 7:00 p.m. The notice and time and place of said public hearing was duly published on May 21, 2026, in the *Daily Herald*, a newspaper of general circulation in the Village.

Findings of Fact

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

1. The Applicant seeks a zoning variation to allow for an accessory structure less than ten feet from a principal structure to be set back six feet and nine inches (6'9") from the interior side property line in lieu of the required seven foot (7'0") side yard setback.
2. The Zoning Board of Appeals considered the following documents which were submitted into evidence at the time of the Public Hearing, and made part of the Record:
   a. Application for a Zoning Variation;
   b. Location and Zoning Map
   c. Site Plan
   d. Building Elevations
   e. Variation Ordinance No 3847
   f. Local Landmark Ordinance No 6183

g. Public Comments

Zoning Variation Standards

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

1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; and that the variation, if granted, will not alter the essential character of the locality; or

2. That the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality;

For the purpose of supplementing the above standards, in consideration of recommending approval of a variation, the Zoning Board of Appeals 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 particular physical surroundings, shape or topographical condition of the specific property involved would bring particular hardship upon the owner as distinguished from a mere inconvenience, if the strict letter of the regulation were to be carried out;

2. That the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district;

3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;

4. That the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property or by the applicant;

5. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;

6. That the proposed variation will not:

   (a) Impair an adequate supply of light and air to adjacent property;

   (b) Substantially increase the hazard from fire or other dangers to said property or adjacent property;

(c) Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village;

(d) Diminish or impair property values within the neighborhood;

(e) Unduly increase traffic congestion in the public streets and highways;

(f) Create a nuisance; or

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

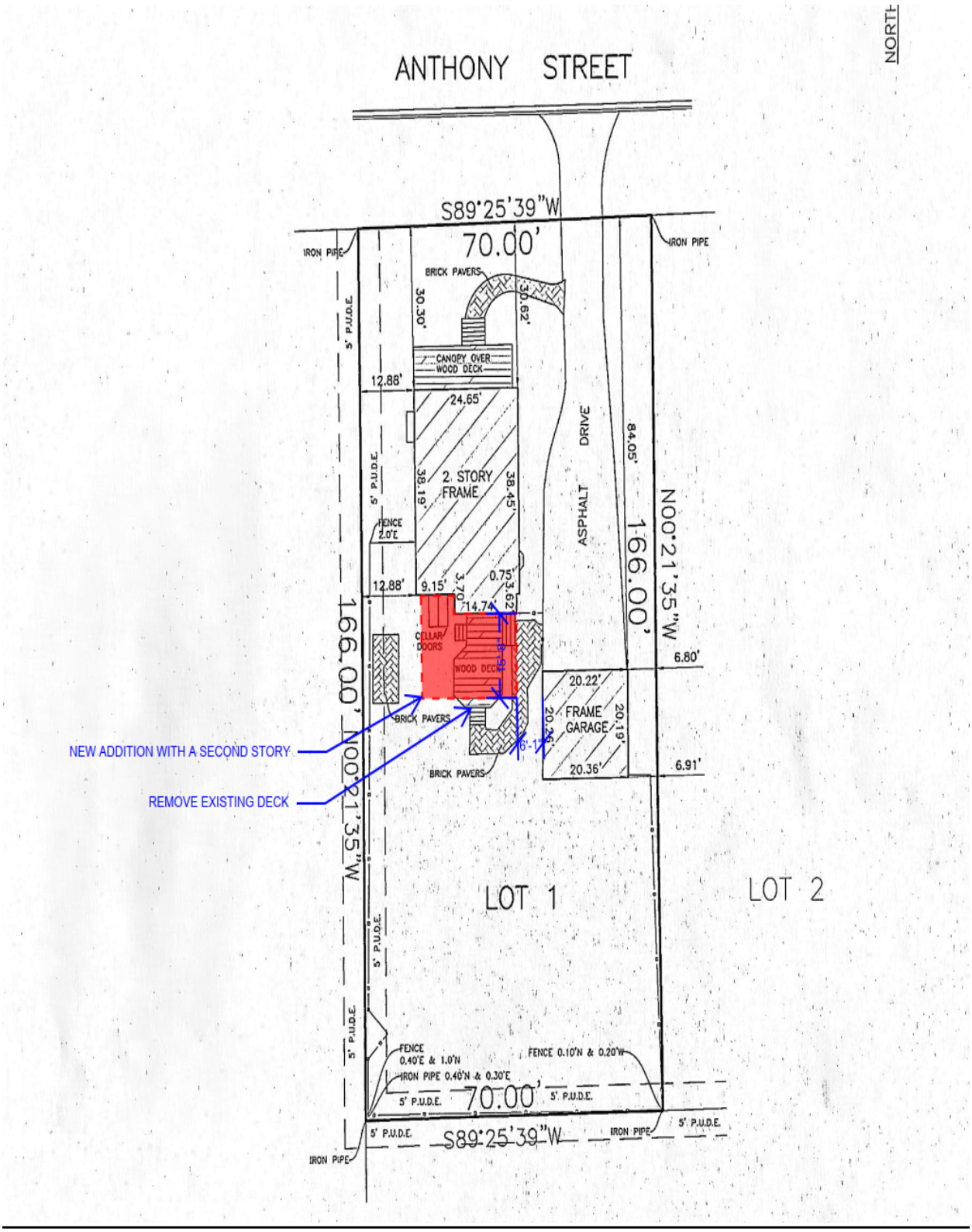
The evidence provided by the applicant and presented in the public hearing shows that the proposed zoning variation from Section 10-5-4(A)(4)(b) of the Village Zoning Code does meet the above standards because the proposed variation is due to the unique circumstances of the property in that the existing detached garage would be made non-conforming with the construction of a proposed addition. The proposed variation would be the minimum variation necessary to make possible the reasonable use of the land, building or structure.

RECOMMENDATION

Pursuant to the authority vested in it by the statues of the State of Illinois and the Zoning Code of the Village of Glen Ellyn, the Zoning Board of Appeals, hereby recommends to the Village President and Board of Trustees pursuant to a vote of 5-0, that the requested zoning variation reflected in these findings be denied and that the Applicant's request for the zoning variation be denied for the property located 253 Anthony Street, Glen Ellyn, Illinois.

The report was adopted by a 5-0 vote of the Zoning Board of Appeals, on the 9th day of June 2026.

EXHIBIT C


NORTH
ANTHONY STREET
S89°25'39"W
70.00'
IRON PIPE
IRON PIPE
BRICK PAVERS
30.30'
30.62'
5' P.U.D.E.
CANOPY OVER WOOD DECK
12.88'
24.65'
2. STORY FRAME
38.19'
38.45'
FENCE 2.0'E
12.88'
9.15'
3.70'
0.75'
3.62'
14.74'
CELLAR DOORS
WOOD DECK
8'-9"
6'-1"
BRICK PAVERS
BRICK PAVERS
ASPHALT DRIVE
84.05'
166.00'
N00°21'35"W
6.80'
20.22'
FRAME GARAGE
20.25'
20.19'
20.36'
6.91'
NEW ADDITION WITH A SECOND STORY
REMOVE EXISTING DECK
166.00'
N00°21'35"W
LOT 1
LOT 2
5' P.U.D.E.
5' P.U.D.E.
5' P.U.D.E.
FENCE 0.40'E & 1.0'N
IRON PIPE 0.40'N & 0.30'E
FENCE 0.10'N & 0.20'W
5' P.U.D.E.
70.00'
5' P.U.D.E.
5' P.U.D.E.
S89°25'39"W
IRON PIPE
IRON PIPE

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

Meeting 7/27/2026 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Grant
Prepared By: Jordan Frahm

AGENDA ITEM (ID # 2026-583)

DOC ID: 2026-583

Adopt Resolution 26-69, A Resolution Approving a Historic Preservation Program Agreement with Bill and Rachel Ford in the Amount of $5,968 and Authorizing Its Execution (Community Development Director Henaghan)

Statement of the Issue:
The Applicants, Bill and Rachel Ford, seek approval of a preservation grant in the amount of $5,968 to perform restoration of the home's wrap-around front porch at the property located at 684 Highland Avenue.

Analysis:
The Applicants seek grant funding to aid in the restoration and preservation of their English cottage Tudor home facade featuring natural wood half-timbering at the property located at 684 Highland Avenue. The home was constructed in 1926 and approved as a Village Landmark in October 2013 pursuant to Village Ordinance No. 6180 due to the home being an excellent example of early suburbanization architecture in the Village and features prominently in a neighborhood noted for its distinct architectural character. The Applicants received a recommendation of approval by the Historic Preservation Commission at its June 18, 2026, regular meeting by a vote of six (6) in favor and one (1) against. The agenda packet for this meeting can be viewed here.

Budget Impact:
The $5,968 grant request is budgeted as part of the total program funding for the Historic Preservation Incentive Program pilot program in the Corp. Reserve Expenditures Public Relations Fund, 2000-521230, per Village Board approval.

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

Action Requested:
Adopt the Resolution.

Attachments:
1. Resolution

2. Program Agreement

Village of Glen Ellyn

Resolution No. 26-xx

A Resolution Approving an Historic Preservation Incentive Program Agreement with Bill and Rachel Ford in the Amount of $5,968 and Authorizing Its Execution

---

Adopted by the

Village President and the Board of Trustees

Of the Village of Glen Ellyn

DuPage County, Illinois

This 27th Day of July, 2026

Resolution No. 26-xx

A Resolution Approving a Historic Preservation Incentive Program Agreement with Bill and Rachel Ford in the Amount of $5,968 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 Historic Preservation Incentive Program Agreement ("Agreement") with Bill and Rachel Ford in the amount of $5,968 is approved and the Village Manager is authorized to execute the Agreement in substantially the form attached subject to the review and approval of the Village Attorney.

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

Adopted by the Village President and Board of Trustees of the Village of Glen Ellyn, Illinois, this 27th day of July, 2026.

Voting	Ayes	Nays	Abstain	Absent
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 July, 2026.

_____
James Burket, Village President

ATTEST

_____
Caren Cosby, Village Clerk

HISTORIC PRESERVATION INCENTIVE PROGRAM AGREEMENT

THIS HISTORIC PRESERVATION INCENTIVE GRANT PROGRAM AGREEMENT (hereinafter referred to as the "Agreement") is entered into on the _____, by and between the Village of Glen Ellyn, an Illinois home rule municipal corporation (hereinafter referred to as the "Village"), and Bill and Rachel Ford, with an address of 684 Highland Avenue, Glen Ellyn, Illinois, 60137 (hereinafter referred to collectively as the "Recipient"). The Village and the Recipient may also be referred to as a "Party" or collectively as the "Parties."

WHEREAS, the President and Board of Trustees of the Village adopted Resolution No. 25-88 on December 8, 2025 (hereinafter referred to as the "Establishing Resolution") establishing a Historic Preservation Incentive Grant Program within the Village; and

WHEREAS, the Establishing Resolution provided for a Historic Preservation Incentive Program in which owners of Village Landmark properties, Glen Ellyn Historical Society plaque properties, Architecturally Significant or Potentially Significant properties, National Register of Historic Properties or any other property of at least fifty (50) years of age are eligible to apply for certain incentives designed to encourage historic preservation and to preserve the character of the community; and

WHEREAS, no property is eligible for such incentives unless it is first approved for placement on the Qualified Property List by the Historic Preservation Commission; and

WHEREAS, the Recipient is the owner of a property on the Qualified Property List with a common address of 684 Highland Avenue Glen Ellyn, Illinois 60137, and a Property Index Number of 05-11-116-014 (hereinafter referred to as the "Property") which is on the Qualified Property List; and

WHEREAS, the Recipient has filed with the Village an application (hereinafter referred to as the "Application") seeking the following type(s) of Preservation Incentives: (1) matching grant; and (2) waiver of building permit fees (hereinafter referred to as the "Grant"); and

WHEREAS, the Recipient's intended use of the Grant is described in the Recipient's Application, a copy of which is attached hereto and incorporated herein by reference (hereinafter referred to as the "Project"); and

WHEREAS, the Village's Historic Preservation Commission (hereinafter referred to as the "HPC") considered the Project and recommended the Grant be approved at a public meeting held on June 18, 2026, and the Village President and Board of Trustees considered the HPC's recommendation and approved the Grant at a public meeting held on July 27, 2026; and

WHEREAS, the Village desires to provide the Recipient with the Grant for the Project pursuant to the terms set forth herein.

NOW, THEREFORE, in consideration of the premises and the mutual promises contained in this Agreement, 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. POLICY

The Historic Preservation Incentive Program document and the Establishing Resolution are incorporated as though fully set forth herein.

3. PROJECT AND REIMBURSEMENT

3.1. The Project: The Project to be completed by the Recipient is as described in the Application.

3.2. The Matching Grant Reimbursement: Upon completion of the Project, and satisfaction by the Recipient of all the terms and conditions set forth in the Historic Preservation Incentive Program and this Agreement, including all conditions precedent as detailed in subsection 4.1. below, the Village shall make payment of the Matching Grant Reimbursement, which shall consist of a reimbursement for a portion of the costs of the Project in an amount not to exceed fifty percent (50%) of the eligible Project costs, up to a maximum payment of Ten Thousand and No/100 Dollars ($10,000.00) ("Reimbursement"). To the extent of any conflict between the terms of this Agreement and the Historic Preservation Incentive Program and this Agreement, this Agreement shall control.

3.3. Additional Preservation Incentives(s): Prior to and during the Project, and upon continuing satisfaction by the Recipient of all the terms and conditions set forth in the Historic Preservation Incentive Program, including all conditions precedent set forth in subsection 4.1. below, the Village shall provide to the Recipient the applicable waiver of building permit fees for the Project.

4. RECIPIENT OBLIGATIONS

The Recipient shall comply with all its obligations under the Historic Preservation Incentive Program and this Agreement, and to do so on a timely basis. The Recipient's obligations include, but are not limited to:

4.1. Conditions Precedent. Before the Recipient shall be entitled to the "Reimbursement" as defined in Section 3 above:

4.1.1. The Recipient shall have submitted a complete application and have been approved for, and received, an Incentive Approval Certificate.

4.1.2. The Recipient shall comply with all preconditions to receive reimbursement for the Project.

4.1.3. No work on the Project shall commence until all necessary plans and documents have been submitted and approved by the Village's Community Development Department.

4.1.4. The Village will periodically review the Project's progress and conduct inspections during construction as required by the Village Code. Upon completion of all approved work, the Recipient must notify the Community Development Department and schedule a final inspection. All work not in conformance with the approved drawings/specifications or plans or that is deficient must be corrected to comply with approved drawings, plans and the terms of this Agreement.

4.1.5. Except as may be extended in the sole discretion of the Village, the Recipient shall complete the Project within one (1) year of Village Board approval of this Agreement, unless an extension of said time is approved by the Community Development Director for good cause. If, for any reason, the Recipient fails to complete the Project within the required time or otherwise abandons the Property or the Project prior to completion of the Project Improvements, the Village Manager may provide written notice that this Agreement is terminated and any further obligations on the part of the Village shall cease. In such case, the Village shall have no obligation to provide any Grant funds to the Recipient or any subsequent owner or subsequent tenant of the Property.

4.1.6. The Recipient shall not cause or permit the existence of any violation of Village ordinances, including but not limited to, the Building Code, Zoning Ordinance, Fire Code, Landscaping Ordinance, and/or all rules and regulations thereunder. The Project shall be constructed in accordance with the plans approved by the Village. Violations must be corrected prior to provision of any Grant funds.

4.1.7. The Recipient shall repair any damage to any public right-of-way that may be caused by or in connection with the Project construction.

4.1.8. After the Project is completed, the Recipient shall provide the Village with a sworn request for payment of the Reimbursement, with copies of paid invoices, proofs of payment, cancelled checks, and other information and any other

materials requested by the Village necessary to confirm compliance with the Historic Preservation Incentive Program documents, the Incentive Approval Certificate, this Agreement, and with the Recipient's right to any continuing Preservation Incentive. The Recipient shall also, upon request, allow authorized Village staff to review any financial records that pertain to the Project including, but not limited to, contracts, change orders, invoices and receipts.

4.1.9. The Recipient shall have promptly paid or caused to be paid as the same become due, any and all taxes and governmental charges of any kind, if any, owed to the Village and/or that may at any time be lawfully finally assessed with respect to the Project and/or the Property, and Recipient's failure to do so shall constitute a material breach of this Agreement.

4.1.10. Provision of Grant funds is conditioned on timely payment by the Recipient of property taxes as they come due.

4.2. Conditions After Receipt of Grant Funds. After the Recipient receives the Grant funds, the Recipient shall have the following ongoing obligations:

4.2.1. The Recipient shall remain in full compliance with all requirements and obligations of the Historic Preservation Incentive Program and this Agreement.

4.2.2. The Recipient shall cause, and be responsible for, the continuous maintenance, in first-rate condition, of the Project in finished form and without change for a period of three (3) years following receipt of the Grant funds.

4.2.3. The Village's HPC and/or the Village President and Board of Trustees, as applicable, must approve any additional changes to the building within the three (3) year period. In the event that the Project or any Project improvements are subsequently removed or significantly altered without the express written approval of the Village, or are not otherwise maintained in a first-rate condition, then, at the sole option of the Village, the Recipient shall immediately repay the full amount of the Grant funds, including any waived fees, to the Village within thirty (30) days of a demand from the Village. Such immediate reimbursement shall not be required if the Project or any Project improvements are destroyed by an act of nature. If such an act of nature occurs, the Recipient shall reconstruct the entire Project or any applicable Project improvements.

5. VILLAGE OBLIGATIONS

Upon satisfaction by the Recipient of all the terms and conditions set forth in this Agreement, Village shall provide the Grant funds as set forth in Section 3 above. The Reimbursement shall be made within a reasonable period after completion of all the Project and after receiving a sworn request for payment from the Recipient. In no case

shall the reimbursement provided by the Village exceed the type and/or amounts of Grant funds approved pursuant to this Agreement**.**

6. REPRESENTATIONS AND WARRANTIES OF RECIPIENT

6.1. No Other Interest. No other entity or person, other than the Recipient and/or the Recipient's lender(s), has any interest in the Property, nor in the Project, except as may be consented to by the Village or otherwise permitted under the provisions of this Agreement.

6.2. Maintenance Requirement; No Removal or Alteration. The Recipient and its officers, employees, agents, successors and assigns shall maintain the Project in first-rate condition, in finished form and without change, for a period of three (3) years following the date of receipt of the Reimbursement. If the Project is subsequently removed or significantly altered during said period without the express written approval of the Village, or is not otherwise maintained in a first-rate condition, then, at the sole option of the Village, the Recipient shall immediately repay to the Village the full amount of waived fees, if any, and the full amount of the Grant funds within thirty (30) days of a demand from the Village, as set forth in Section 4.2.3. above. Such immediate reimbursement shall not be required if the Project or any Project improvements are destroyed by an act of nature. If such an act of nature occurs, the Recipient shall reconstruct the entire Project or any applicable Project improvements.

6.3. Reasonable Inspection. The Recipient shall make the Property available for inspection by the Village at reasonable times upon advance notice.

7. DEFAULT

In addition to any other remedy set forth in this Agreement, if either party fails to perform under this Agreement, the other party shall notify the non-performing party of the default, which written notice shall be sent in accordance with Section 9 of this Agreement, setting forth the nature of the default. The party that has failed to perform shall have fifteen (15) days after receipt of the notice to correct such failure or take substantial steps toward correcting the failure. If, after fifteen (15) days, the default has not been corrected, or substantial steps taken to correct the default, the party serving the notice may, in its discretion, then declare this Agreement terminated.

8. TERMINATION

The term of this Agreement shall commence upon the Effective Date as defined in Section 26 below, and shall continue until a date that is three (3) years following the date of receipt of the Reimbursement. Sections 4, 5, 6 and 10 shall survive any termination.

9. 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 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:

Director of Community Development
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, Illinois 60137
Email: jhenaghan@glenellyn.org

To the Recipient:
Bill and Rachel Ford
684 Highland Avenue
Glen Ellyn, Illinois 60137
Email: danquixote51@yahoo.com

10. INDEMNIFICATION

To the fullest extent permitted by law, the Recipient acknowledges that its participation in the Village's Historic Preservation Incentive Program is voluntary and that the Village is not responsible for the means, methods, safety, quality, or performance of any work performed as part of the Project. The Village's only financial obligation under this Agreement is the Grant funds amount, subject to the terms and conditions contained herein.

As a material inducement for the Village to enter into this Agreement, the Recipient shall waive any right of contribution against the Village and shall indemnify, hold harmless and defend the Village and its officials, officers, employees, volunteers, and agents from and against any and all claims, actions, suits, damages, losses, liabilities, and expenses, including, but not limited to, legal fees (attorneys' and paralegal's fees, expert fees, and court costs) arising out of or resulting from:

(i) The Recipient's participation in the Historic Preservation Incentive Program;
(ii) Any work, construction, repairs, improvements, or alterations performed on or to the Property;
(iii) The Project or any acts or omissions of the Recipient, its contractors, subcontractors, employees, agents, invitees, or representatives;
(iv) Any breach of this Agreement by the Recipient; or

(v) The Recipient's failure to comply with any applicable federal, state, or local law, regulation, code, or permit.

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 scope of Recipient's indemnification shall include, but is not limited to:

(i) Any negligent, tortious or wrongful act or omission of the Recipient, its officers, agents, employees, contractors or subcontractors, resulting in personal injury, bodily injury, sickness or death to any person, loss or damage of any kind to the property of any person, including Recipient, its officers, agents employees, licensees and invitees, or damage to or loss of other intangible property rights or personal rights, including but not limited to libel, slander and invasion of privacy; and

(ii) Loss or damage of any kind resulting from Recipient's failure to comply with any provision of this Agreement, the Historic Preservation Incentive Program, or of any federal, state or local law or regulation applicable to Recipient.

In the event any claim, action, or legal proceeding is brought against the Village relating in any way to the Project, the Program, or this Agreement, the Village shall have the right to representation by legal counsel of its choice and to direct its own defense. The Recipient shall be responsible for reimbursing the Village for all out-of-pocket expenses incurred in connection with any such defense, including but not limited to attorneys' fees, expert fees, consultant costs, and court costs.

The indemnification obligations under this Section shall not be limited in any way by any insurance requirements contained in this Agreement, nor by any limitation on the amount or type of damages, compensation, or benefits payable by or for the Recipient or its contractors or subcontractors under workers' compensation or other employee benefit laws.

11. PERMITS

The Recipient shall obtain all necessary permits, licenses, consents and other approvals to complete the Project, at the Recipient's cost, except as waived pursuant to the terms of the Historic Preservation Incentive Program.

12. UNRELATED IMPROVEMENTS

This Agreement does not limit, restrict or prohibit the Recipient from undertaking any other work at the Property which is unrelated to the Project, subject to any Village Code requirements or any other governmental authority.

13. PROGRAM PROMOTION

If requested by the Village, the Recipient shall prominently display a sign provided by the Village that identifies the Property as participating in the Historic Preservation Incentive Program. The sign will be displayed from the date work begins on the Project to no less than thirty (30) days after the date of receipt by the Recipient of the Grant funds. Before and after pictures may also be included, in the Village's sole discretion, in Village publications and on social media sites to generate interest and support for the Historic Preservation Incentive Program and to show results.

14. ASSIGNMENT; BINDING SUCCESSORS

The Recipient shall not assign, sublet, transfer, or convey this Agreement to any person or entity without the prior written consent of the Village, which may be withheld in the Village's sole discretion. This Agreement shall be binding upon, and shall inure to the benefit of, the parties agreeing hereto and to their successor corporations, officers, officials, trustees, successors in office, heirs, representatives, and assigns. It is the responsibility of the Recipient to inform subsequent owners/lessees of the terms of this Agreement.

15. GOVERNING LAW AND VENUE

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

16. 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.

17. HEADINGS AND TITLES

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

18. COOPERATION AND DOCUMENTATION

The Recipient shall cooperate with the Village in connection with the Historic Preservation Incentive Program, including providing any information or documentation reasonably requested by the Village related to the Project or the Recipient's use of the Grant funds. The Recipient acknowledges that the Village may be required to disclose such documents under the Illinois Freedom of Information Act, 5 ILCS 140/1 *et seq.*, and shall provide such documents or information to the Village in a timely manner upon request.

19. COUNTERPARTS; FACSIMILE OR PDF/EMAIL SIGNATURES

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

20. ENTIRE AGREEMENT

This Agreement, together with Historic Preservation Incentive Program and any exhibits attached thereto, all of which are attached hereto or incorporated herein by this reference, contains the entire understanding between the parties and supersedes any prior understanding or written or oral agreements between them with respect to the subject matter of this Agreement. There are no representations, agreements, arrangements or understandings, oral or written, between and among the parties hereto relating to the subject matter of this Agreement which are not fully expressed herein.

21. AMENDMENTS AND MODIFICATIONS

This Agreement 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 Recipient.

22. AUTHORITY

This Agreement shall be in full force and effect, and legally binding, after it is signed by the duly authorized officer(s) or representative(s) of each party. Each of the signatories to this Agreement are the duly authorized representatives of their respective corporate or other entity and each such person has signed this Agreement pursuant to the authority duly granted to him or her by the corporate authorities of said corporate or other entity, who have acted by motion or adopted resolution in the Village's case, where applicable, that authorized and directed the representatives to sign this Agreement.

23. **ENFORCEABILITY**

If any provision of this Agreement, or any paragraph, sentence, clause, phrase or word or the application thereof is held invalid, the remainder of this Agreement shall be construed as if such invalid part were never included and this Agreement shall be and remain valid and enforceable to the fullest extent permitted by law provided that the Agreement, in its entirety as so reconstituted, does not represent a material change to the rights or obligations of the parties.

24. CHANGE IN LAWS

Each party shall immediately notify the other of any change in conditions or change in federal, state or local law, or of any other event, which may significantly affect its ability to perform its obligations in accordance with the provisions of this Agreement.

25. COMPLIANCE WITH LAWS

The Recipient certifies that any work to be performed by it or its contractors or subcontractors, employees and agents related to the Project shall be in a good and workmanlike manner and in accordance with all applicable federal, state, and county laws and regulations and the Village codes, ordinances, regulations, and directives, including but not limited to all local zoning ordinances and regulations, and other applicable codes.

26. EFFECTIVE DATE

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

[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 days and dates set forth below.

VILLAGE OF GLEN ELLYN

_____

By: Mark Franz
Its: Village Manager

Dated: _____, 20__

ATTEST

_____

By: Caren Cosby
Its: Village Clerk

BILL FORD

_____

Dated: _____, 20__

ATTEST

_____

By:

RACHEL FORD

_____

Dated: _____, 20__

ATTEST

_____

By:

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

Meeting 7/27/2026 7:00 PM
Department: Administration
Department Head: Mark Franz
Category: Agreement
Prepared By: Mark Franz

AGENDA ITEM (ID # 2026-589)

DOC ID: 2026-589

Adopt Resolution 26-70, A Resolution Approving a License Agreement with the McKee Preservation Group, Inc. for the Property Commonly Known as the McKee House and Authorizing Its Execution (Village Manager Franz)

Statement of the Issue:
The License Agreement will allow the McKee Preservation Group, Inc. to oversee improvements to the McKee House property located at 1017 St. Charles Road in the Village.

Analysis:
The Village of Glen Ellyn and DuPage County Forest Preserve District (District) approved an Agreement in 2017 with respect to certain District property located at the Churchill Woods Forest Preserve at 1017 St. St. Charles Road, including the former fleet facility and storage buildings as well as the McKee House structures. Since that time, Village staff has worked closely with volunteers to raise money for and work towards the restoration of the McKee House. The original agreement was amended to add the McKee House Preservation Group, Inc. (McKee Group) as a permitted sublease or licensee. This agreement formalizes this arrangement between the Village and the McKee Group.

Per the Agreement, the McKee Group is authorized to complete repairs and renovations to the McKee House, including obtaining all necessary approvals for plans and compliance with building and zoning codes. All repair and renovation plans must be submitted to the Village for prior approval by the Village Manager per the Agreement.

- No Ownership in Improvements: The McKee Group will not have any ownership or title in improvements made under the Agreement.
- Contractor Selection: TheMcKee Group will select contractors and subcontractors for work, entering into an "Independent Contractor Agreement" as detailed in Exhibit 3.
- Insurance: Contractors and subcontractors must indemnify, defend, and hold harmless the Village and the Forest Preserve District of DuPage County, and must provide insurance meeting the Independent Contractor Agreement requirements, naming both entities as additional insureds.

The McKee Group is interested in moving forward with tuck pointing and replacing the roof of the building. The McKee Group intends to use State of Illinois grant funds it has secured through

fundraising efforts. This work is expected to commence later this year.

Budget Impact:
None at this time. The Village currently has $300K in escrow in accordance with the 2017 agreement with the DuPage Forest Preserve and has pledged financial support for the utility improvements at the appropriate time. In addition, the 2017 agreement allows the Village to use the maintenance building for salt and other storage at no cost to the Village since 2018.

Contribution to Strategic Plan
Strategic Priority: Effective Governance; Initiative: Examine Additional Shalred Service Opportunities; Action: Evaluate and increase opportunities for partnership with intergovernmental entities

Action Requested:
Adopt the Resolution.

Attachments:
1. Resolution
2. License Agreement

Village of Glen Ellyn

Resolution No. 26-XX

A Resolution Approving an License Agreement with the McKee Preservation Group, Inc. for the Property Commonly Known as the McKee House and Authorizing Its Execution

---

Adopted by the

Village President and the Board of Trustees

Of the Village of Glen Ellyn

DuPage County, Illinois

This 27th Day of July 2026

Resolution No. 26-XX

A Resolution Approving an License Agreement with the McKee Preservation Group, Inc. for the Property Commonly Known as the McKee House 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 License Agreement with the McKee Preservation Group, Inc. ("Agreement") for the property commonly known as the McKee House is approved and the Village Manager is authorized to execute the Agreement in substantially the form attached subject to the review and approval of the Village Attorney.

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

Adopted by the Village President and Board of Trustees of the Village of Glen Ellyn, Illinois, this 27th day of July 2026.

Voting	Ayes	Nays	Abstain	Absent
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 July 2026.

_____
James Burket, Village President

ATTEST

_____
Caren Cosby, Village Clerk

LICENSE AGREEMENT BETWEEN THE MCKEE PRESERVATION GROUP, INC. AND THE VILLAGE OF GLEN ELLYN FOR THE PROPERTY COMMONLY KNOWN AS THE MCKEE HOUSE

THIS LICENSE AGREEMENT (hereinafter referred to as the "Agreement") is made and entered into this ____ day of July, 2026, between the McKee Preservation Group, Inc., an Illinois not-for-profit corporation (hereinafter referred to as a the "Licensee") and the Village of Glen Ellyn, an Illinois home rule municipal corporation (hereinafter referred to as the "Village"). The Licensee and the Village may also be referred to as a "Party" or collectively as the "Parties."

RECITALS

WHEREAS, the Village leases a certain property from the Forest Preserve District of DuPage County, commonly known as the McKee House located at 1017 St. Charles Road, Glen Ellyn, Illinois 60137 in the Churchill Woods Forest Preserve (hereinafter referred to as the "Property"), pursuant to a Lease Agreement dated February 17, 2026, incorporated herein by reference as though fully set forth (hereinafter referred to as the "Lease"); and

WHEREAS, the Licensee is a not-for-profit corporation organized to fund a "Native American Cultural and Environmental Center" at the Property (hereinafter referred as the "Center"); and

WHEREAS, the Center will be located at the current building located at the Property which is need of repairs and renovation; and

WHEREAS, the Licensee intends on performing repairs and renovations at the Property using funds it has raised for the building to become the intended Center; and

WHEREAS, the Village authorizes and allows the Licensee to engage in certain repairs and renovations at the Property as more fully described herein.

NOW, THEREFORE, in consideration of the mutual promises, terms and conditions set forth herein, the parties agree as follows:

1. RECITALS INCORPORATED

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

2. LICENSE GRANTED

2.1. Purpose. The Licensee is authorized to construct repairs and renovations at the licensed premises as defined herein subject to and in accordance with this Agreement.

2.2. Licensed Premises. The licensed premises shall consist of the Property and all improvements and personal property located thereon, including the main house, coach house,

and accessory structures, all as generally depicted in the overhead photographs attached hereto and incorporated herein by reference as Exhibit 1 and Exhibit 2 (hereinafter referred as the "Licensed Premises").

2.3. Use of Parking Areas and Driveways. The Licensee shall have the use of all parking spaces included in Exhibit 1 and Exhibit 2 attached hereto.

2.4. Condition of License Premises. The Licensee accepts the Licensed Premises in the in the condition it exists as of the date of this Agreement and further agrees to make no financial demands on the Village for any improvements, modifications or alterations to the Licensed Premises.

2.5. License Fee. The Licensee shall pay an annual license fee of $1.00 to the Village for use of the Licensed Premises. The Licensee shall pay the first annual license fee by no later than ten (10) days after the effective date of this Agreement. Subsequent fees shall be paid annually on or before the effective date's anniversary date.

2.6. Term. This Agreement shall be for a term of fifteen (15) years commencing on the effective date as defined herein and ending on the effective date's fifteen (15) year anniversary, unless terminated sooner in accordance with this Agreement's terms.

3. LICENSEE RIGHTS AND RESPONSIBILITIES

3.1. Repairs and Renovations. The Licensee shall be responsible for coordinating and constructing its repairs and renovations of the Licensed Premises, including, without limitation, obtaining approval of any architectural, engineering, building, and site plans for compliance with applicable building and zoning codes. The Licensee shall submit all plans for any repairs and renovations to the Village for the Village's prior approval. Any such approval shall be provided by the Village Manager pursuant to Section 8 below.

3.2. No Ownership in Improvements. The Licensee shall have no ownership interest or title to any improvements it makes to the Licensed Premises pursuant to this Agreement.

3.3. Contractor Selection. The Licensee shall solely be responsible to select any contractors and subcontractors to make and construct applicable repairs and renovation under this Agreement. The Licensee shall enter into an "Independent Contractor Agreement" with any contractors or subcontractors it selects in substantially the form attached hereto and incorporated herein by reference as Exhibit 3.

3.4. Insurance. The Licensee shall contractually require all contractors and subcontractors doing any work, in, on or about the Licensed Premises to indemnify, hold harmless and defend the Village and the Forest Preserve District of DuPage County and their officers, employees, agents and volunteers from any and all claims, suits, losses, liabilities, actions, costs and fees, including reasonable attorneys' fees, caused or occasioned by or in connection with or arising

out of any acts or omissions of the Licensee's contractors or subcontractors. The Licensee shall require all such contractors and subcontractors to provide insurance coverage no less broad and with no lower limits than that provided for in the Independent Contractor attached hereto and to name the Village and the Forest Preserve District of DuPage County as additional insureds as set forth in the Independent Contractor Agreement.

3.5. Mechanics' Liens. The Licensee shall keep the Property free and clear of any mechanic's and other liens arising out of or in connection with work or labor done, services performed, or materials furnished in connection with any repairs or renovations. The Licensee shall promptly and fully pay and discharge all such liens or claims for liens and indemnify the Village and the Forest Preserve District of DuPage County against such liens and claims of liens, suits, or other proceedings relative to them. If the Licensee desires in good faith to contest any such lien, the Licensee shall notify the Village in writing of its intention to do so.

3.6. Impairment of Title. Nothing in this Agreement and no action or inaction by the Licensee shall be deemed or construed to mean that the Village has granted the Licensee any right, power, or permission to do any act or make any agreement which may create any right, title, interest, lien, charge, or other encumbrance upon the Property. Without limiting the generality of the foregoing, the Licensee shall not permit any portion of the Property to be used by any person or persons at any time during the term of this Agreement in such a manner as might reasonably tend to impair title or interest in the Property or in such manner as might reasonably make possible a claim of adverse use, adverse possession, prescription, dedication, or similar claim with respect to the Property. The Village may from time to time impose upon the Licensee such rules and regulations governing the use of the Property as may be reasonably consistent with protection against any such possible claim.

3.7. Compliance with Laws. All applicable federal, state and local laws, rules and regulations applicable to this Agreement shall be deemed to be included in this Agreement as though fully set forth herein. Except where expressly required by applicable laws and regulations, the Village shall not be responsible for the Licensee's compliance with any applicable laws, rules and regulations.

4. HOLD HARMLESS AND INDEMNIFICATION

4.1. Indemnification by Licensee. The Licensee shall defend, save, indemnify, keep and hold harmless the Village and the Forest Preserve District of DuPage County and their elected officials, officers, servants, agents and employees from all damages, suits, liabilities, causes of action, costs and expenses, in law or equity, including costs of suit and reasonable attorney and expert witness fees, that may at any time arise or be claimed by any person, including the agents, servants, employees or contractors of the Licensee on account of personal injury, sickness, death or property damage arising out of the Licensee's rights, responsibilities or actions under this Agreement when caused by an act or omission to act on the part of Licensee or its agents, servants, employees, contractors or subcontractors that allegedly constitutes, without limitation:

a. Negligence;
b. Creation or maintenance of a dangerous condition at the Licensed Premises;
c. Breach of warranty, expressed or implied;
d. Defectiveness of any product: or
e. Intentional infliction of harm.

In the event any person or any partnership, corporation, company or other entity recovers a judgment or settlement against the Village and/or the Forest Preserve District of DuPage County or any of their elected officials, officers, agents or employees by reason of any aforementioned acts or omissions, the Licensee shall indemnify same in an amount equal to the judgment or settlement; and for all related costs and expenses, provided timely notice of the suit or claim giving rise to the judgment or settlement was given to the Licensee and the Licensee was given a reasonable opportunity to defend the suit or claim.

4.2. Foreclosure - Licensee. Subject to Section 3.5 above, the Licensee shall defend, indemnify and hold harmless the Village and the Forest Preserve District of DuPage County and their elected officials, officers, servants, agents and employees from all damages, suits, liabilities, costs and expenses, in law or equity, including reasonable attorney fees, arising from any action brought by any mechanic, laborer or material man in an action for foreclosure of mechanic's liens filed upon the Property as a result of providing labor or materials thereon at the request of the Licensee. In the event a judgment or settlement is rendered in favor of the claimant in any such action, the Licensee shall promptly obtain full satisfaction thereof through payment of all sums due thereon, provided the Licensee was given timely notice of such lien or claim and a reasonable opportunity to defend said suit or claim.

4.3. Acts of Nature - Licensee. The Licensee shall not be responsible for any damages, losses, claims of liabilities created by any act of nature, such as, but not limited to, flood, earthquake, wind, rain or storm, or created by forces beyond the control of the Licensee.

4.4. Indemnification by Village. The Village shall defend, save, indemnify, keep and hold harmless the Licensee and its officers, servants, agents and employees from all damages, suits, liabilities, causes of action, costs and expenses, in law or equity, including costs of suit and a reasonable attorney and expert witness fee that may at any time arise or be claimed by any person, including the agents, servants and employees of the Village, on account of personal injury, sickness, death or property damage arising out of the Village's rights, responsibilities or actions under the Agreement, when caused by an act or omission to act on the part of the Village or its agents, servants and employees that allegedly constitutes, without limitation:

a. Willful and wanton Negligence;
b. Creation or maintenance of a dangerous condition at the Licensed Premises; or
c. Intentional infliction of harm.

In the event any person recovers a judgment or settlement against the Licensee or any of its officers, agents or employees by reason of any of the aforementioned acts or omissions, the

Village shall indemnify same in an amount equal to the judgment or settlement (and for all related costs and expenses), provided timely notice of the suit or claim giving rise to the judgment or settlement was given to the Village and the Village was given a reasonable opportunity to defend said suit or claim.

4.5. Foreclosure - Village. The Village shall defend, indemnify and hold harmless the Licensee from all damages, suits, liabilities, costs and expenses, in law or equity, including reasonable attorney fees, arising from any action brought by any mechanic, laborer or material man in an action for foreclosure of mechanic's liens filed upon the Property as a result of providing labor or materials thereon at the request of the Village. In the event a judgment or settlement is rendered in favor of the claimant in any such action, the Village shall promptly obtain full satisfaction thereof through payment of all sums due thereon.

4.6. Acts of Nature - Village. The Village shall not be responsible for any damages, losses, claims or inabilities created by any act of nature, such as, but not limited to, earthquake, flood, storm, wind or rain, or created by any forces beyond the control of the Village.

4.7. Survival of Section. The provisions of this Section 4 shall survive the expiration or termination of this Agreement.

5. DESTRUCTION OF THE LICENSED PREMISES

5.1. Election by the Village. If the Licensed Premises are totally or partially destroyed by fire, earthquake, flood, storms, insurrection, riot, public disorder or any other casualty, the Village may, at its option, either restore the Licensed Premises or terminate this Agreement. If the Village elects to restore the Licensed Premises, this Agreement shall continue in full force and effect, except that Licensee operations may, as determined by the Village, be suspended during the period of restoration. The Licensee shall cooperate in the restoration of the Licensed Premises by vacating and removing any trade fixtures and personal property for such periods as are required for the restoration of the Licensed Premises and otherwise providing reasonable assistance at the Village's request.

6. INSURANCE

6.1. General Requirements. The Licensee shall procure, maintain and keep in force for this Agreement's term policies of property, liability and, if applicable, workers' compensation and employer's liability insurance. Such policies shall be issued by companies authorized to do business in the State of Illinois and approved by the Village and the Forest Preserve District of DuPage County as applicable. The amount of general liability insurance shall not be in an amount of less than one Million Dollars ($1,000,000.00) per occurrence or in the aggregate.

6.2. Additional Insureds. The Licensee shall obtain endorsements specifically naming the Village and the Forest Preserve District of DuPage County and their elected officials, officers, servants, agents and employees as additional insureds. The endorsements shall protect and be

to the benefit of the Village and the Forest Preserve District of DuPage County and their elected officials, officers, servants, agents and employees.

6.3. Evidence of Insurance. The Licensee shall furnish the Village with a certificate of insurance for each policy required herein. In addition, when requested by the Village, the Licensee shall furnish copies of the actual policies and endorsements showing the coverage as enumerated herein to be provided by the Licensee. All such certificates and policies shall provide that no change, modification or cancellation of any insurance shall become effective until the expiration of thirty (30) days after written notice thereof shall have been given by the insurance company of companies to the Village.

7. TERMINATION

7.1. Termination. Notwithstanding anything to the contrary in this Agreement, the Village or the Licensee may terminate this Agreement, in whole or in part, by providing Licensee with sixty (60) days prior written notice pursuant to Section 9 below. All terms and conditions of this Agreement shall terminate upon such notice and both parties shall be responsible for their obligations that incurred prior to termination.

8. SURRENDER

8.1. Vacation of the Licensed Premises. Upon this Agreement's expiration or termination, the Licensee shall vacate the Licensed Premises and all improvements located thereon and deliver up the same to the Village in a reasonably good condition, ordinary wear and tear excepted.

9. NOTICES

9.1. Notices. All notices required to be given under the terms of this Agreement shall be given by certified or registered mail or by personal service, addressed to the applicable party as follows:

If to Glen Ellyn:
Village Manager
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, Illinois 60137
Email: mfranz@glenellyn.org

If to Licensee:
Kirk Andrew Burger
McKee Preservation Group, Inc.
755 Willis Street
Glen Ellyn, Illinois 60137
Email: kburger@mckeehouse.org

9.2. Effective Date of Mailing. Mailing of such notice as and when provided above shall be equivalent to personal notice and shall be deemed to have been given at the time of mailing. Either of the parties may designate in writing from time to time substitute addresses or persons in connection with required notices.

9.3. Effective Date of Email. Notice by electronic transmission shall be effective as of date and time of electronic transmission, provided that the notice transmitted shall be sent on business days during business hours (9:00 a.m. to 5:00 p.m. Central Time). In the event electronic 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.

10. CONFLICT OF INTEREST

10.1. Financial Interest. No Village elected official or employee shall have any financial interest, directly or indirectly, in this Agreement or any contractual relationship between the Licensee and any third party for work to be performed at the Licensed Premises.

11. ENTIRE AGREEMENT

11.1. Entire Agreement. This Agreement constitutes the entire Agreement and there are no representations, conditions, warranties or collateral agreements, express or implied, statutory or otherwise, with respect to this Agreement other than as contained herein.

12. EMINENT DOMAIN

12.1. Eminent Domain. If the entire Property is appropriated or taken under the power of eminent domain by any public or quasi-public authority, this Agreement shall terminate as of the date of such taking. If a portion of the Property is so appropriated or taken and the remainder of the space is not suited for its intended purposes, the Village shall have the right to terminate this Agreement as of the date of such taking by giving to the Licensee written notice of such termination within thirty (30) days after such taking. If there is such a partial taking and the Village does not elect to terminate this Agreement, then the Agreement shall continue in full force and effect.

13. NO ASSIGNMENT OR SUBLETTING

13.1. No Assignment or Subletting. The Licensee shall not assign or transfer its rights or interests in this Agreement. This Agreement shall not be subject to involuntary assignment, transfer, or sale or to assignment, transfer, or sale by operation of law in any manner whatsoever. Any such attempted involuntary assignment, transfer, or sale shall be void and shall, at the option of the Village, be an event of default under this Agreement.

13.2. Entry Upon the Licensed Premises. The Village shall permit the Licensee and its agents, contractors or subcontractors to enter the Licensed Premises at all reasonable times for

the purpose of inspecting the Licensed Premises or any other reasonable purpose.

14. DEFAULT

14.1. Licensee Default. If the Licensee is in material breach of this Agreement and such default is not cured within thirty (30) days after notice of such default is given, the non-defaulting Party may cancel and terminate this Agreement. The Village may immediately reenter and take possession of the Premises without the requirement of any previous notice of intention to reenter, and to remove all persons and their property therefrom using such force and assistance in effecting and perfecting such removal the Village may deem reasonably necessary to recover full and exclusive possession of the Licensed Premises The non-defaulting Party may also take any other action as authorized by this Agreement or by law.

14.2. Village Enforcement. If the Village reenters and takes possession of the Licensed Premises, the Village may, from time to time, bring such actions or proceedings to enforce any other covenant or condition contained in this Agreement as it may deem advisable without being obligated to wait until the end of the term of this Agreement. The commencement or maintenance of one or more actions shall not bar the Village from bringing other or subsequent actions for further accruals or defaults under and pursuant to the provisions of this Agreement.

14.3. Village Default. If the Village is in material breach of this Agreement and such default is not cured within thirty (30) days after notice of such default is given by the Licensee to the Village, the Village shall be in default under this Agreement. Prior to the Licensee providing notice of default or instituting any litigation pursuant to this Agreement, the Licensee shall provide written notice of the potential default and the Village Manager of Glen Ellyn and the Licensee shall meet and confer to resolve the default. Upon the occurrence of a default by the Village, the Licensee may cancel and terminate this Agreement by written notice to the Village pursuant to Section 9 above. The Licensee may also take any other action as authorized by this Agreement or by law.

14.3. Village Performance of Licensee's Obligations. If the Licensee fails to do any of the obligations or actions required of it by this Agreement and such failure continues for a period of ten (10) days or more after written notice pursuant to Section 9 from the Village specifying the nature of anything required to be done, the Village may, but shall not be required to, do or perform or cause to be done or performed such obligation or action required of the Licensee.

14.4. Repayment by Licensee. If the Village performs such obligation, the Village shall not be in any way responsible for any loss, inconvenience, or damage suffered by the Licensee from such performance by the Village. The Licensee shall repay the Village on demand the entire reasonable expense, including reasonable compensation to the agents and employees of the Village incurred by the Licensee for such performance. If payment is not made within ten (10) days of such demand, the amount due to the Village shall bear interest from the date of the demand until repaid at the rate of 10% per annum. Any act or thing done by the Village pursuant to the

provisions of this paragraph shall not be construed as a waiver of any default by the Village or as a waiver of any other right or remedy of the Village under this Agreement or otherwise.

14.4. Attorney Fees and Costs. Each party to this Agreement shall pay for its individual legal costs in any legal proceeding or action instituted to enforce any provision of the Agreement.

15. GOVERNING LAW

15.1. The laws of the State of Illinois shall apply to the interpretation of this Agreement.

16. VENUE

16.1. Venue for any action taken by either Party, whether in law or in equity, to enforce the terms of this Agreement shall be in the Circuit Court of DuPage County, Illinois.

17. SEVERABILITY

17.1. If any of the provisions of this Agreement shall be deemed illegal, invalid, unconstitutional or unenforceable by any court of law having competent jurisdiction, such decisions shall not invalidate or negate the other remaining provisions of this Agreement.

18. BINDING AUTHORITY

18.1. The individuals executing this Agreement on behalf the Licensee and the Village that they have the legal power, right, and actual authority to bind their respective parties to the terms and conditions of this Agreement.

19. THIRD PARTIES

19.1. Nothing in this Agreement, whether expressed or implied, is intended to confer any rights or remedies under or by reason of this Agreement on any other person or entity other than Licensee and the Village nor is anything in this Agreement intended to relieve or discharge the obligation or liability of any third persons to either the Licensee or the Village nor shall any provision give any third parties any rights or subrogation or action over or against either the Licensee or the Village. This Agreement is not intended to and does not create any third party beneficiary rights whatsoever.

20. EFFECTIVE DATE

20.1. The effective date of this Agreement as reflected above shall be the later date that either the Licensee or the Village executes this Agreement.

21. COUNTERPARTS; PDF/EMAIL SIGNATURES

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

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

VILLAGE OF GLEN ELLYN

_____

By: Mark Franz
Its: Village Manager

Dated: _____, 2026

ATTEST

_____

By: Caren Cosby
Its: Village Clerk

Dated: _____, 2026

MCKEE PRESERVATION GROUP, INC.

_____

By: Kirk Andrew Burger
Its: President

Dated: _____, 2026

ATTEST

_____

By: _____
Its: _____

Dated: _____, 2026

EXHIBIT 1

Churchill Woods Improvements - Maintenance Building Property
ST CHARLES RD
Legend
Fuel Pump & Fuel Related Infrastructure (which are specifically excluded from the lease)
Stone Access Drive (not part of lease)
0 15 30 60 Feet
Land Preservation Department
N E S W
Exhibit 1
FOREST PRESERVE DISTRICT OF DU PAGE COUNTY

EXHIBIT 2

Churchill Woods Improvements - McKee House Property
ST CHARLES RD
N
E
W
S
0 15 30 60 Feet
Land Preservation Department
Exhibit 2
FOREST PRESERVE DISTRICT
DU PAGE COUNTY

EXHIBIT 3

INDEPENDENT CONTRACTOR AGREEMENT

THIS INDEPENDENT CONTRACTOR AGREEMENT (hereinafter referred to as the "Contract" or "Agreement") is entered into on this __day of _____,2026, by and between the McKee Preservation Group, Inc., an Illinois not-for-profit corporation (hereinafter referred to as the "Corporation"), and _____, an **[State]** _____, (hereinafter referred to as the "Contractor"). The Corporation and the Contractor may also be referred to as a "Party" or collectively as the "Parties."

WHEREAS, the Corporation issued a Request for Quotes/Proposals for _____, dated _____, incorporated herein as though fully set forth (hereinafter referred to as the "RFP"); and

WHEREAS, the Contractor submitted a Quote/Proposal dated _____, 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 Corporation'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 Corporation's RFP and the Contractor's Proposal in an amount not to exceed $_____ (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 Corporation'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. The Contractor further represents and warrants that the Work will be completed in a good

and workmanlike manner in accordance with the Contract Documents, and that the Work will be free from defects.

The Contractor shall achieve completion of the Work in a timely manner pursuant to the Contract Documents (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 shall designate in writing a person 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 Corporation 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 Corporation with written notice of such change which notice shall be sent in accordance with Section 13 of this Agreement.

The Corporation's _____ or their designee shall be deemed the Corporation'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 Corporation and with the effect of binding the Corporation 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 Corporation as having been properly and legally given by the Corporation. The Corporation shall have the right to change its authorized representative by providing the Contractor with written notice of such change which notice shall be sent in accordance with Section 13 of this Agreement.

4. TERM OF CONTRACT

The Contractor shall perform the Work pursuant to this Contract beginning on the effective date as defined herein and ending at 11:59p.m. on _____, or on the date that the Work is completed as determined by the Corporation (hereinafter referred to as the "Completion Date").

5. PAYMENT SCHEDULE

As a condition precedent to the Contractor's right to receive any payment, the Contractor shall submit to the Corporation 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 Corporation shall be conditioned upon an inspection by the Corporation of the Work completed and submission of required waivers by the Contractor. Payment by the Corporation 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 Corporation to the Contractor when the Contractor has fully performed the work and the work has been approved by the Corporation and submission of required waivers and paperwork by Contractor. Approval of the work and issuance of the final payment by the Corporation 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 Corporation 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 Corporation that all work has been satisfactorily completed.

The Corporation shall have the right to withhold from any payment due hereunder such amount as may reasonably appear necessary to compensate the Corporation 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 Corporation 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 Corporation and chargeable to the Contractor.

6. TERMINATION

The Corporation 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 Corporation shall provide the Contractor with five (5) days' written notice of a termination for cause pursuant to the provisions of Section 13 below. The Corporation 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 Corporation shall pay the Contractor all amounts due for the work performed up to the date of termination.

7. DEFAULT/THE CORPORATION'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 Corporation 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 Corporation may require the Contractor, within such reasonable time as may be fixed by the Corporation, 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 Corporation may accept the defective, damaged, flawed, unsuitable, nonconforming, incomplete, or dilatory Work or part thereof and make an equitable reduction.

(C) The Corporation 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 Corporation 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 Corporation as the result of any Event

of Default or because of actions taken by the Corporation in response to any Event of Default.

(E) The Corporation may recover any damages suffered by the Corporation 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 Corporation and shall protect, indemnify, hold and save harmless and defend the Corporation, the Village of Glen Ellyn, the Forest Preserve District of DuPage County and their 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 Corporation, the Village of Glen Ellyn, the Forest Preserve District of DuPage County and their officers, officials, employees, volunteers, and agents would otherwise have. The Contractor shall similarly protect, indemnify, hold and save harmless and defend the Corporation, the Village of Glen Ellyn, the Forest Preserve District of DuPage County and their 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 Corporation 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 Corporation. 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 Corporation of Glen Ellyn. In the event that such notice is not given to the Corporation 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 Corporation 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

(D) **Umbrella:**

i. Limits:

Each Occurrence/Aggregate	$2,000,000.00

(E) The Corporation, the Village of Glen Ellyn, the Forest Preserve District of DuPage County and their 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 Corporation, the Village of

Glen Ellyn, the Forest Preserve District of DuPage County and their 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 Corporation, the Village of Glen Ellyn, the Forest Preserve District of DuPage County and their officers, officials, employees, agents, and volunteers as herein provided. The Contractor waives and shall have its insurers waive, its rights of subrogation against the Corporation, the Village of Glen Ellyn, the Forest Preserve District of DuPage County and their 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 Corporation, the Village of Glen Ellyn, the Forest Preserve District of DuPage County and their 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 Corporation, 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 Corporation:

Kirk Andrew Burger
McKee Preservation Group, Inc.
755 Willis Street
Glen Ellyn, Illinois 60137
Email: kburger@mckeehouse.org

To the Contractor:

_____
_____
_____
City, State, Zip Code
Email: _____

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 Corporation 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 Corporation 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 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 Corporation, it being specifically agreed that the Contractor bears the relationship of an independent contractor to the Corporation. 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 Corporation, and shall name the Corporation 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 Corporation may grant if the Contract Bond does not meet its approval shall constitute a default, and the Corporation 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 Corporation 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 Corporation's RFP and/or this Contract, this Contract and/or the Corporation'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 Corporation 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 Corporation pursuant to a FOIA request at no cost to the Corporation.

25. COUNTERPARTS; 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 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 Corporation 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 Corporation 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 Corporation 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 Corporation 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 Corporation pursuant to this Contract and shall submit certified payroll records to the Corporation's _____or their designee 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 Corporation's _____ or their 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 Corporation or the Contractor with respect to this Agreement.

29. RIGHT TO SUSPEND WORK

The Corporation 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.

MCKEE PRESERVATION GROUP, INC.

_____
By:
Its:

Dated: _____, 20__

ATTEST

_____
By:
Its:

Dated: _____, 20__

[INSERT CONTRACTOR NAME HERE]

_____
By: _____
Its: _____

Dated: _____, 20__

ATTEST

_____
By: _____
Its: _____

Dated: _____, 20__

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

Meeting 7/27/2026 7:00 PM
Department: Administration
Department Head: Mark Franz
Category: Agreement
Prepared By: Mark Franz

AGENDA ITEM (ID # 2026-592)

DOC ID: 2026-592

Adopt Resolution No. 26-71, A Resolution Approving an Intergovernmental Lease Agreement Between the Village of Glen Ellyn, the Village of Lombard and the Glenbard Wastewater Authority for A Fire Training Facility Located at 601 Hill Avenue, Lombard, Illinois and Authorizing Its Execution (Village Manager Franz)

Statement of the Issue:
The Village of Glen Ellyn and the Village of Lombard have been working collaboratively to explore the development of a joint fire service training facility to serve the needs of both communities. The proposed training tower would be constructed on property owned by the Village of Lombard and currently operated by the Glenbard Wastewater Authority (GWA) at its Combined Sewer Overflow (CSO) Facility, also known as the Excess Flow Treatment Facility, located at 601 Hill Avenue in Lombard, Illinois. Glen Ellyn's contribution would be building and operating the training facility.

Analysis:
The proposed project entails construction of a three-level state-of-the-art fire training facility equipped with various training props and equipment. The facility will feature compartments and structural elements to simulate diverse firefighting scenarios, including high-rise rescues, confined space operations, and hazardous material incidents. Additionally, the facility will incorporate advanced safety measures meeting the safety requirements of the National Fire Protection Association, and other control systems to ensure realistic yet secure training experiences.

The proposed project objectives include providing firefighters with a realistic training environment to enhance their skills and preparedness, improving response capabilities for a wide range of emergency situations, and thereby enhancing public safety, reducing training costs associated with traveling to distant facilities, and fostering collaboration and skill-sharing among neighboring fire departments through shared use of the tower. Statistically, structure fires are down nationwide, resulting in fewer opportunities to practice firefighting skill sets "on the job." Investing in the construction of a fire training facility is an investment in the safety and well-being of the community**.** The project is currently in the early design phases, and conceptual plans are to be developed. The total cost estimate for the facility is $750K-$1M.

To facilitate the project, a draft Intergovernmental Lease Agreement (IGA) was reviewed by representatives of all three entities and approved by the Glenbard Wastewater Authority's Executive

Oversight Committee (EOC) on July 13, 2026. The IGA is scheduled for consideration by the Village of Lombard Board of Trustees at its August 20, 2026 meeting.

This 50-year agreement lays the groundwork to allow a training facility to be constructed on this property by laying out the responsibilities of the parties, summarized below:

VILLAGE OF LOMBARD RESPONSIBILITIES

- Lombard keeps ownership of the property.
- Glen Ellyn is authorized to use the property for facility construction, operation, and maintenance under this Agreement.
- If Lombard uses the facility for fire training, it will share maintenance and operational costs based on a mutually agreed formula, similar to future fire departments.
- Glen Ellyn Volunteer Fire Company may access the property for fire training.
- Lombard may use and authorize others to use the Facility for fire training with notice to Glen Ellyn; a Lombard representative must provide access. Training schedules will be coordinated.

GWA RESPONSIBILITIES

- Glen Ellyn may construct and operate the facility at the property, subject to GWA's operational coordination for a combined sewer overflow facility.
- GWA will provide reasonable access for fire training at agreed times without disrupting operations; applies to other parties as defined.
- GWA retains shared garage storage and exclusive use of the concrete pad beside the garage.

VILLAGE OF GLEN ELLYN RESPONSIBILITIES

- Glen Ellyn covers all facility-related costs including design, construction, permits, operation, maintenance, repairs, replacement, and garage upkeep.
- Glen Ellyn may use and authorize others for fire training at the Facility with notice to Lombard in addition to the Glen Ellyn Volunteer Fire Company; a Glen Ellyn representative provides access. Training schedules are coordinated.
- Glen Ellyn handles facility maintenance and operational expenses except for mutually agreed cost-sharing arrangements.
- Lombard Fire Department is authorized to access the property for fire training.
- Glen Ellyn ensures all Facility activities follow applicable laws and regulations.

The Village has secured a $50K grant earmark for some modest improvements to an existing garage and to complete some engineering and design of the project. The Village will continue to seek grant funds for the construction of the facility and provide for the appropriation of budget funding for the project in the 2027 budget.

Budget Impact:
The Village will seek grant funds for the project and the allocation of funds from the Fire Facility/Equipment Fund in the 2027 Budget.

Contribution to Strategic Plan
Strategic Priority: Workforce and Operations; Initiative Continue to provide high quality public safety services; Action: Support the Fire Company in managing fire and EMA services for the community

Action Requested:
Adopt the Resolution.

Attachments:
1. Resolution
2. Lease Agreement

Village of Glen Ellyn

Resolution No. 26-XX

A Resolution Approving an Intergovernmental Lease Agreement Between the Village of Glen Ellyn, the Village of Lombard and the Glenbard Wastewater Authority for a Fire Training Facility Located at 601 Hill Avenue, Lombard, Illinois and Authorizing Its Execution

---

Adopted by the

Village President and the Board of Trustees

Of the Village of Glen Ellyn

DuPage County, Illinois

This 27th Day of July 2026

Resolution No. 26-XX

A Resolution Approving an Intergovernmental Lease Agreement Between the Village of Glen Ellyn, the Village of Lombard and the Glenbard Wastewater Authority for a Fire Training Facility Located at 601 Hill Avenue, Lombard, Illinois 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 Intergovernmental Lease Agreement between the Village of Glen Ellyn, the Village of Lombard and the Glenbard Wastewater Authority ("Agreement") for a fire training facility located at 601 Hill Avenue, Lombard, Illinois is approved and the Village Manager is authorized to execute the Agreement in substantially the form attached subject to the review and approval of the Village Attorney.

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

Adopted by the Village President and Board of Trustees of the Village of Glen Ellyn, Illinois, this 27th day of July 2026.

Voting	Ayes	Nays	Abstain	Absent
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 July 2026.

_____
James Burket, Village President

ATTEST

_____
Caren Cosby, Village Clerk

INTERGOVERNMENTAL LEASE AGREEMENT BETWEEN
THE VILLAGE OF GLEN ELLYN, THE VILLAGE OF LOMARD
AND THE GLENBARD WASTEWATER AUTHORITY

THIS INTERGOVERNMENTAL LEASE AGREEMENT ("Agreement") is entered into this _____ day of _____, 2026, by the Village of Glen Ellyn, an Illinois home rule municipal corporation, (hereinafter referred to as the "Glen Ellyn"), the Village of Lombard, an Illinois municipal corporation (hereinafter referred to as "Lombard"), and the Glenbard Wastewater Authority, an Illinois municipal joint action agency (hereinafter referred to as "GWA"). Glen Ellyn, Lombard and the GWA may also be referred to as a "Party" or collectively as the "Parties."

RECITALS

WHEREAS, Article VII, Section 10 of the Illinois Constitution of 1970 and the Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.,* authorizes units of local government to contract or otherwise associate among themselves to obtain or share services, to exercise, combine or transfer any power or function, in any manner not prohibited by law; and

WHEREAS, Glen Ellyn, Lombard and the GWA are public agencies as defined in the Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.*; and

WHEREAS, the GWA operates a combined sewer overflow facility on property owned by Lombard located at 601 Hill Avenue, Lombard, Illinois 60148 (hereinafter referred to as the "Property"); and

WHEREAS, the Parties desire to cooperate in the construction, operation, and maintenance of a fire training facility at the Property for the benefit of Glen Ellyn and other applicable parties as determined by Glen Ellyn and approved by Lombard, including, but not limited to, the Glen Ellyn Volunteer Fire Company (hereinafter referred to as the "Facility");

WHEREAS, the property upon which the Facility shall be constructed is depicted in Exhibit A, attached hereto and incorporated herein by reference (hereinafter referred to as the "Premises"); and

WHEREAS, pursuant to the terms set forth herein, the Parties have determined to enter into this Agreement to provide for the terms by which Glen Ellyn shall construct, operate, and maintain the Facility at the Property, all pursuant to Article VII, Section 10 of the Illinois Constitution of 1970 and the Intergovernmental Cooperation Act.

NOW, THEREFORE, pursuant to the authority set forth above and any other applicable laws, and in consideration of the mutual covenants and obligations contained herein, it is agreed between the Parties as follows:

SECTION 1. RECITALS INCORPORATED.

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

SECTION 2. LOMBARD'S RESPONSIBILITIES.

2.1. Lombard shall retain ownership of the Property.

2.2. Lombard authorizes Glen Ellyn to use the Property for the construction, operation, and maintenance of the Facility, subject to the terms of this Agreement.

2.3. In the event Lombard participates in the Facility's use for fire training purposes, Lombard shall contribute toward maintenance and operational expenses pursuant to a cost-sharing formula mutually agreed upon by Glen Ellyn and Lombard in the same manner that future fire departments may pay for the use of the Facility.

2.4. Lombard authorizes the Glen Ellyn Volunteer Fire Company to have access to the Property for fire training purposes.

2.5 Lombard may use the facility and allow and authorize other applicable parties to use the Facility for fire training purposes in its discretion, subject to notice to Glen Ellyn. A Lombard representative must be present to provide access to the site to authorized parties. Dates and times of training will be coordinated between the two entities.

SECTION 3. GWA RESONSIBILITIES.

3.1. Lombard shall permit Glen Ellyn to construct and operate the Facility at the Property, subject to operational coordination requirements necessary for the continued operation of the combined sewer overflow facility at the Property by GWA.

3.2. GWA shall provide Glen Ellyn and Lombard with reasonable access to the Property for fire training purposes at mutually agreed upon times and in a manner that does not interfere with GWA operations. Such approval shall apply to other applicable parties as defined in this Agreement.

3.3 GWA shall continue to have access to the garage as a shared space for storage and have sole use of the concrete pad adjacent to the existing garage.

SECTION 4. GLEN ELLYN RESPONSIBILITIES.

4.1. Glen Ellyn shall be solely responsible for all costs associated with the design, construction, permitting, operation, maintenance, repair, and replacement of the Facility and maintenance of the existing garage on the premises.

4.2. Glen Ellyn may use the Facility and allow and authorize other applicable parties to use the Facility for fire training purposes in its discretion, subject to notice to Lombard, in addition to the Glen Ellyn Volunteer Fire Company. A Glen Ellyn representative must be present to provide access to the site to authorized parties. Dates and times of training will be coordinated between Glen Ellyn and Lombard.

4.3. Glen Ellyn shall be responsible for the ongoing maintenance and operational expenses of the Facility, except to the extent such costs are shared pursuant to separate agreements or mutually agreed cost-sharing arrangements with participating parties, including Lombard.

4.4. Glen Ellyn authorizes the Lombard Fire Department to have access to the Property for fire training purposes.

4.5 Glen Ellyn shall ensure that all activities conducted at the Facility comply with applicable federal, state, and local laws and regulations.

SECTION 5. AGREEMENT TERM.

5.1. Glen Ellyn shall lease the Premises from Lombard for one dollar ($1.00) for a period of fifty (50) years beginning on the effective date of this Agreement as defined herein.

SECTION 6. LEASED PROPERTY.

6.1. Glen Ellyn shall lease the Premises from Lombard as depicted in Exhibit A attached hereto and incorporated herein by reference. The Premises and the Property shall be and remain the sole property of Lombard, and Glen Ellyn shall have only the privilege of use of the Premises and Property provided in this Agreement.

6.2. Glen Ellyn shall comply in every respect with all rules, orders, regulations, ordinances, statutes, and laws of all governmental units having jurisdiction over the Property and Glen Ellyn's use of the Property.

6.3. Lombard shall not vacate, abandon or otherwise transfer ownership of the Property at any time during the Agreement term unless this Agreement is terminated by the mutual consent of the Parties pursuant to Section 12 below.

6.4 GWA have the right to utilize the existing building at the Facility for GWA operations and maintenance activities.

SECTION 7. UTILITY SERVICE AND OTHER COSTS.

7.1. GWA shall provide snow and ice removal services, grass and weed cutting and all other ancillary services at the Property similar to what services was provided by GWA prior to

construction of the Facility.

7.2. Glen Ellyn shall be responsible for the payment of all telephone, data transmission, electronic and computer services and any other specialized services for Glen Ellyn's operations at the Property.

7.3. Glen Ellyn shall pay for all utility service costs, including all costs associated with bringing utility service to the Facility, if applicable, and any applicable deposits or pay GWA for costs associated with all training operations. Glen Ellyn shall continuously always maintain in effect such required utility services for the Facility that are separately metered and shall pay for such utility services on or before any applicable due dates.

7.4. Glen Ellyn shall be responsible for waste removal for the Facility by reimbursing costs associated with all training operations.

7.5. Any other services to be provided to Glen Ellyn shall be pursuant to a separate intergovernmental agreement.

SECTION 8. PARKING OF VEHICLES AND SIGNAGE.

8.1. During the term of this Agreement, Glen Ellyn shall have the right to park Glen Ellyn vehicles or the vehicles of other applicable parties as determined by the Village at the Property provided that do not interfere with GWA operations. During the term of this Agreement, Glen Ellyn shall have the right to place, maintain, and erect at the Property, signage subject to Lombard and GWA's review and approval for parking purposes. All such signage shall be removed upon the expiration or termination of this Agreement. Vehicles shall not be permitted to be stored at the Facility overnight or when training activities are not occurring at the Property.

SECTION 9. GLEN ELLYN'S MAINTENANCE.

9.1. Glen Ellyn shall always be responsible for the maintenance and repair of the interior of the Facility of whatsoever kind or nature. Glen Ellyn shall maintain the Facility in a clean, neat, and orderly condition and shall otherwise perform all repairs of housekeeping nature at the Facility subject to GWA's request for maintenance and repair..

9.2. Glen Ellyn shall abide by all GWA and Lombard requirements, rules and policies regarding access to the Property, provided, however, that such requirements, rules, and policies shall not restrict Glen Ellyn's ability to access the Property twenty-four (24) hours per day, provided that Glen Ellyn notifies GWA in advance and the training does not interfere with GWA operations.

9.3. The Parties agree that the Property shall be delivered "as is." All work not provided herein shall be performed by Glen Ellyn at Glen Ellyn's expense.

9.4. Glen Ellyn shall not, without the prior written consent of Lombard and GWA, make any alterations, improvements, or additions to the Property, except as set forth herein.

9.5. Glen Ellyn shall always keep the Property and Facility in good order, condition and repair and clean, sanitary and safe condition, including, but not limited to, doing such things as are necessary to cause the Property and Facility to comply with applicable laws, ordinances, rules, regulations and orders of governmental and public bodies and agencies. Glen Ellyn shall be responsible for all damages due to its use of the Property or Facility during the term of this Agreement or any construction activities at the Property.

SECTION 10. LIABILITY, INDEMNIFICATION AND LIENS

10.1. Lombard, Glen Ellyn, and GWA shall each indemnify, hold harmless and defend the other party, its officers, employees, agents and volunteers from any and all claims, suits, losses, liabilities, actions, costs and fees, including reasonable attorneys' fees, of every nature or description arising from, growing out of, or because of any act or omission, neglect, or misconduct of the Indemnifying Party, its officers, employees, agents, volunteers, contractors or subcontractors. Such indemnification shall not be limited by reason of the enumeration of any insurance coverage herein provided.

10.2. Glen Ellyn shall contractually require all contractors and subcontractors doing any work, in, on or about the Property to indemnify, hold harmless and defend Lombard and GWA and their officers, employees, agents and volunteers from any and all claims, suits, losses, liabilities, actions, costs and fees, including reasonable attorneys' fees, caused or occasioned by or in connection with or arising out of any acts or omissions of Glen Ellyn's contractors or subcontractors. Glen Ellyn shall require all such contractors and subcontractors to provide Glen Ellyn with commercial general liability insurance coverage no less broad and with no lower limits than that provided for in Section 11 of this Agreement naming Lombard, and GWA and their officers, employees, agents and volunteers as additional insureds.

10.3. Nothing contained herein shall be construed as prohibiting the Lombard or Glen Ellyn their officers, employees, agents and volunteers from defending, through the selection and use of their own agents, attorneys, and experts, any claims, actions, or suits brought against them. Lombard or Glen Ellyn shall be liable for the costs, fees and expenses incurred in the defense of any such claims, actions or suits.

10.4. Glen Ellyn shall keep the Property free and clear of any mechanic's and other liens arising out of or in connection with work or labor done, services performed, or materials furnished in connection with any maintenance or repair and in connection with any business of Lombard conducted at the Property. Glen Ellyn shall always promptly and fully pay and discharge all such liens or claims for liens and indemnify Lombard and GWA against such liens and claims of liens, suits, or other proceedings relative to them. If Glen Ellyn desires in good faith to contest any such lien or related matter, Glen Ellyn shall notify Lombard and GWA in writing of Glen Ellyn's intention to do so.

10.5. No covenant or term contained in this Agreement shall be deemed to be the agreement of any official, agent, employee, consultant or attorney of Glen Ellyn, Lombard or GWA in their individual capacity, and no official, employee, consultant or attorney of Glen Ellyn, Lombard or GWA shall be liable personally under this Agreement or be subject to any personal liability or accountability by reason of or in connection with or arising out the execution, delivery, and performance of this Agreement, or any failure in connection therewith. This Section shall not be construed to limit or waive any immunity available to Glen Ellyn, Lombard or GWA pursuant to applicable law.

10.6. The obligations set forth in this Section 10 shall survive the expiration or termination of this Agreement.

SECTION 11. INSURANCE.

11.1. Glen Ellyn shall procure and maintain policies of insurance or self-insurance during the entire term of this Agreement and, from time to time at the request of Lombard and GWA, furnish proof of such insurance to Lombard and GWA. The insurance coverage described below is the minimum insurance coverage that Glen Ellyn must obtain and continuously maintain:

11.1.1. Property and casualty insurance covering all the equipment, supplies, furnishings, and other personal property of Lombard and GWA for the full replacement cost of such items.

11.1.2. Worker's Compensation. Worker's compensation insurance, with statutory coverage, only to the extent applicable.

11.1.3. General Liability (Primary and Umbrella). Commercial General Liability Insurance or equivalent with limits of not less than $1,000,000 per occurrence and $3,000,000 in the aggregate for bodily injury, and property damage liability. Coverages shall include the following: all premises and operations, products/completed operations, explosion, collapse, underground, separation of insureds, defense, and contractual liability (with no limitation endorsement).

11.1.4. Automobile Liability (Primary and Umbrella). Automobile liability Insurance with limits of not less than $1,000,000 combined single limit.

11.1.5. Professional Liability. When any architects, engineers or professional consultants perform work in connection with the build-out of the Facility under this Agreement, Glen Ellyn shall cause to be provided, professional liability Insurance covering acts, errors, or omissions shall be maintained with limits of not less than $1,000,000.

11.2. Lombard's Insurance. Lombard shall procure and maintain policies of insurance or self-insurance during the entire term of this Agreement and, from time to time at the request

Glen Ellyn, furnish proof of such insurance to Glen Ellyn. The insurance coverage described below is the minimum insurance coverage that Lombard must obtain and continuously maintain:

11.2.1. Worker's Compensation. Worker's compensation insurance, with statutory coverage, only to the extent applicable.

11.2.2. General Liability (Primary and Umbrella). Commercial General Liability Insurance or equivalent with limits of not less than $2,000,000 per occurrence for bodily injury, and property damage liability. Coverages shall include the following: all premises and operations, products/completed operations, explosion, collapse, underground, separation of insureds, defense, and contractual liability (with no limitation endorsement).

11.2.3. Automobile Liability (Primary and Umbrella). Automobile liability Insurance with limits of not less than $1,000,000.

11.2.4. Property insurance covering the full replacement cost of the Property.

11.3. GWA's Insurance. GWA shall procure and maintain policies of insurance or self-insurance during the entire term of this Agreement and, from time to time at the request Glen Ellyn, furnish proof of such insurance to Glen Ellyn. The insurance coverage described below is the minimum insurance coverage that Lombard must obtain and continuously maintain:

11.3.1. Worker's Compensation. Worker's compensation insurance, with statutory coverage, only to the extent applicable.

11.3.2. General Liability (Primary and Umbrella). Commercial General Liability Insurance or equivalent with limits of not less than $2,000,000 per occurrence for bodily injury, and property damage liability. Coverages shall include the following: all premises and operations, products/completed operations, explosion, collapse, underground, separation of insureds, defense, and contractual liability (with no limitation endorsement).

11.3.3. Automobile Liability (Primary and Umbrella). Automobile liability Insurance with limits of not less than $1,000,000.

11.3.4. Property insurance covering the full replacement cost of the Property.

11.4. Insurer Ratings. If either Glen Ellyn, Lombard or GWA purchase insurance pursuant to this Section 11, such insurance shall be obtained and continuously maintained with responsible insurance companies selected by Glen Ellyn, Lombard or GWA or their successors having at a minimum of a Best rating of "A" and a financial size category of Class M or better in Best's Insurance Guide that are authorized under the laws of the State of Illinois to assume the

risks covered by such policies. Each policy must contain a provision that the insurer will not cancel nor materially modify the policy without giving written notice to the insured and Glen Ellyn, Lombard or GWA as applicable at least thirty (30) days before the cancellation or modification becomes effective. Not less than fifteen (15) days prior to the expiration of any policy, Glen Ellyn, Lombard or GWA or their successors, must renew the existing policy or replace the policy with another policy conforming to the provisions of this Section 11. In lieu of separate policies, Glen Ellyn, Lombard or GWA or their successors, may maintain a single policy, blanket or umbrella policies, or a combination thereof, having the coverage required herein. The Parties may satisfy the insurance requirements set forth herein with a Party's own self-insurance program.

11.5. Glen Ellyn Contractors. Any contracts made by Glen Ellyn with any general contractor or independent contractor or any other person in connection with the construction of the Facility shall contain language similar to that recited in this Section 11.

SECTION 12. TERMINATION.

12.1. Except as provided herein, Glen Ellyn, Lombard and GWA may mutually consent in writing to the termination of this Agreement.

SECTION 13. ACCEPTANCE OF PREMISES BY GLEN ELLYN.

13.1. The lease of the Premises by Glen Ellyn shall be conclusive evidence that the Premises are in good and satisfactory condition when possession of the same is taken, latent defects excepted.

SECTION 14. WAIVER.

14.1. No waiver of any breach of any one or more of the conditions or covenants of this Agreement by Lombard or Glen Ellyn shall be deemed to imply or constitute a waiver of any succeeding or other breach under this Agreement. All the remedies conferred on either Lombard or Glen Ellyn under this Agreement and by law shall be deemed cumulative and not exclusive of the other.

SECTION 15. AMENDMENT OR MODIFICATION.

15.1 Both parties acknowledge and agree that they have not relied upon any statements, representations, agreements or warranties, except such as are expressed here, and that no amendment or modification of this Agreement shall be valid or binding unless expressed in writing and executed by the parties in the same manner as the execution of this Agreement.

SECTION 16. NOTICES.

16.1. All notices required to be given under the terms of this Agreement shall be given by certified or registered mail or by personal service, addressed to the applicable party as follows:

If to Glen Ellyn: Village Manager
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, Illinois 60137
Email: mfranz@glenellyn.org

If to Lombard: Village Manager
Village of Lombard
255 E Wilson Avenue
Lombard, Illinois 60148
Email: aranasn@villageoflombard.org

If to GWA: Executive Director
Glenbard Wastewater Authority
945 Bemis Road
Glen Ellyn, Illinois 60137
Email: mstreicher@gbww.org

16.2. Mailing of such notice as and when provided above shall be equivalent to personal notice and shall be deemed to have been given at the time of mailing. Either of the parties may designate in writing from time to time substitute addresses or persons in connection with required notices.

16.3. Notice by electronic transmission shall be effective as of date and time of electronic transmission, provided that the notice transmitted shall be sent on business days during business hours (9:00 a.m. to 5:00 p.m. Central Time). In the event electronic 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.

SECTION 17. IMPAIRMENT OF LOMBARD'S TITLE.

17.1. Nothing in this Agreement and no action or inaction by Glen Ellyn shall be deemed or construed to mean that Lombard has granted Glen Ellyn any right, power, or permission to do any act or make any agreement which may create any right, title, interest, lien, charge, or other encumbrance upon the estate of Lombard in the Premises. Without limiting the generality of the foregoing, Glen Ellyn shall not permit any portion of the Premises to be used by any person or persons at any time during the term of this Agreement in such a manner as might reasonably tend to impair Lombard's title or interest in the Premises or in such manner as might reasonably make possible a claim of adverse use, adverse possession, prescription, dedication, or similar claim with respect to the Property or the Facility. Lombard may from time to time impose upon Glen Ellyn such rules and regulations governing the use or possession of the Premises as may be reasonably consistent with Lombard's protection against any such possible claim.

SECTION 18. EMINENT DOMAIN.

18.1. If the entire Property is appropriated or taken under the power of eminent domain by any public or quasi-public authority, this Agreement shall terminate as of the date of such taking. If a portion of the Property is so appropriated or taken and the remainder of the space is not suited for its intended purposes, Glen Ellyn shall have the right to terminate this Agreement as of the date of such taking by giving to Lombard written notice of such termination within thirty (30) days after such taking. If there is such a partial taking and Glen Ellyn does not elect to terminate this Agreement, then the Agreement shall continue in full force and effect. If this Agreement is terminated by reason of the total or partial taking of the Property by eminent domain, then in any such condemnation proceedings, Lombard and Glen Ellyn shall be free to make claim against the condemning or taking authority for any damage done to each of them respectively.

SECTION 19. DAMAGE BY FIRE OR OTHER CASUALTY.

19.1. If the Property or the Premises are damaged by fire, the elements, or other casualty but are not rendered uninhabitable in whole or in part and such damage is not caused by the act or failure to act of Glen Ellyn or Glen Ellyn's agents, employees, or invitees, Glen Ellyn shall have the unilateral right to terminate this Agreement.

SECTION 20. ASSIGNMENT OR SUBLETTING.

20.1. Glen Ellyn, Lombard or GWA shall not assign or transfer their rights or interests in this Agreement. This Agreement shall not be subject to involuntary assignment, transfer, or sale or to assignment, transfer, or sale by operation of law in any manner whatsoever. Any such attempted involuntary assignment, transfer, or sale shall be void and shall, at the option of Lombard, be an event of default under this Agreement.

SECTION 21. SURRENDER OF THE PREMISES.

21.1. At the expiration or termination of this Agreement, Glen Ellyn shall surrender the Premises in the same condition as it existed on the commencement date, reasonable wear and tear and damage by unavoidable casualty excepted, and deliver all keys and other means of access for the Property and all keys or combinations for all locks, safes and (or) vaults left in the Property to Lombard at Lombard's Notice Address set forth in Section 17 above. No receipt of money by Lombard from Glen Ellyn after the termination or expiration of this Agreement, after the service of any notice of default, after the commencement of any suit seeking possession of the Facility, or after any final judgment of possession of the Facility shall renew, reinstate, continue, or extend the term of this Agreement or affect any such notice, demand, or suit.

SECTION 22. SUBORDINATION.

22.1. Lombard may from time to time during the term of this Agreement encumber by mortgage or other security instrument the title to the Property or Lombard's interest under this Agreement. Upon request by Lombard, Glen Ellyn shall execute such documents as are

reasonably required to evidence the subordination of the interest of Glen Ellyn in the Premises to the lien of the mortgage or other security instrument on the title to the Property. However, Lombard shall not be required to subordinate its interest unless the holder of the mortgage or other security instrument agrees in writing with Glen Ellyn that if Glen Ellyn fully complies with all its obligations under this Agreement, Glen Ellyn will be allowed to remain in undisturbed possession of the Premises during the Agreement term.

SECTION 23. ESTOPPEL CERTIFICATES.

23.1. Glen Ellyn, Lombard and GWA shall upon the request of the other Party and at the reasonable cost and expense to the Party requesting the same, execute, acknowledge, and deliver to the other party a certificate evidencing the following: (a) whether this Agreement is in full force and effect; (b) whether this Agreement has been modified or amended in any respect and identifying all such modifications or amendments; and (c) whether there are any existing defaults under this Agreement to the knowledge of the party executing the certificate and specifying the nature of such defaults.

SECTION 24. LOMBARD'S RIGHT OF ENTRY.

24.1. Glen Ellyn shall permit Lombard and its agents and employees to enter into and upon the Premises at all reasonable times for the purpose of inspecting the Premises or any other reasonable purpose.

24.2. If either Glen Ellyn, Lombard or GWA fails to do any of the obligations or actions required of them by this Agreement and such failure continues for a period of ten (10) days or more after written notice pursuant to Section 17 from the other party specifying the nature of anything required to be done, the other Party may, but shall not be required to, do or perform or cause to be done or performed such obligation or action required of the defaulting Party. The Village Manager of Glen Ellyn, the Village Manager of Lombard and the Executive Director of GWA shall meet and confer to resolve the matter prior to formal notice being provided pursuant to this Section.

24.3. The Party performing such obligation or action shall not be in any way responsible for any loss, inconvenience, annoyance, or damage resulting to the defaulting Party from such performance by the other Party on behalf of the defaulting Party. The defaulting Party shall repay to the other Party on demand the entire reasonable expense, including reasonable compensation to the agents and employees of the other Party incurred by the other Party in performing such thing. If payment is not made within ten (10) days of such demand, the amount due to the other Party shall bear interest from the date of the demand until repaid at the rate of 10% per annum. Any act or thing done by the other Party pursuant to the provisions of this paragraph shall not be construed as a waiver of any default by the defaulting Party or as a waiver of any other right or remedy of the other Party under this Agreement or otherwise.

SECTION 25. DEFAULT.

25.1. If any Party is in material breach of this Agreement and such default is not cured within thirty (30) days after notice of such default is given, the non-defaulting Party may cancel and terminate this Agreement. If Glen Ellyn is the defaulting Party, the other Parties may immediately reenter and take possession of the Premises without the requirement of any previous notice of intention to reenter, and to remove all persons and their property therefrom using such force and assistance in effecting and perfecting such removal as Lombard or GWA may deem reasonably necessary to recover full and exclusive possession of the Premises The non-defaulting Party may also take any other action as authorized by this Agreement or by law. Prior to Lombard or GWA providing notice of default and taking possession of the Premises or instituting any litigation pursuant to this Agreement, Lombard or GWA shall provide written notice of the potential default by Glen Ellyn and the Village Manager of Glen Ellyn, the Village Manager of Lombard and the Executive Director of GWA shall meet and confer to resolve the default.

25.2. If Lombard or GWA reenters and takes possession of the Premises, Lombard or GWA may, from time to time, bring such actions or proceedings to enforce any other covenant or condition contained in this Agreement as it may deem advisable without being obligated to wait until the end of the term of this Agreement or for a final determination of Glen Ellyn's account. The commencement or maintenance of one or more actions shall not bar Lombard from bringing other or subsequent actions for further accruals or defaults under and pursuant to the provisions of this Agreement.

25.3. If Lombard or GWA is in material breach of this Agreement and such default is not cured within thirty (30) days after notice of such default is given by Glen Ellyn to Lombard or GWA, Lombard or GWA shall be in default under this Agreement. Prior to Glen Ellyn providing notice of default or instituting any litigation pursuant to this Agreement, Glen Ellyn shall provide written notice of the potential default and the Village Manager of Glen Ellyn, the Village Manager of Lombard and the Executive Director of GWA shall meet and confer to resolve the default. Upon the occurrence of a default by Lombard or GWA, Glen Ellyn may cancel and terminate this Agreement by written notice to Lombard or GWA, and Lombard or GWA will be liable to Glen Ellyn for the amount of reasonable rent that Glen Ellyn actually paid or would have paid to lease a new property for the remainder of the Agreement term, unless Glen Ellyn is in default under this Agreement. Glen Ellyn may also take any other action as authorized by this Agreement or by law.

SECTION 26. GOVERNING LAW.

26.1. The laws of the State of Illinois shall apply to the interpretation of this Agreement.

SECTION 27. ENTIRE AGREEMENT.

27.1. This Agreement constitutes the entire Agreement and there are no representations, conditions, warranties or collateral agreements, express or implied, statutory or otherwise, with respect to this Agreement other than as contained herein.

27.2. This Agreement may not be modified, omitted or changed in any way except by written agreement duly signed by persons authorized to sign agreements on behalf of Glen Ellyn, Lombard and GWA.

SECTION 28. VENUE.

28.1. Venue for any action taken by either Glen Ellyn, Lombard or GWA, whether in law or in equity, to enforce the terms of this Agreement shall be in the Circuit Court of DuPage County, Illinois.

SECTION 29. SEVERABILITY.

29.1. If any of the provisions of this Agreement shall be deemed illegal, invalid, unconstitutional or unenforceable by any court of law having competent jurisdiction, such decisions shall not invalidate or negate the other remaining provisions of this Agreement.

SECTION 30. SECTION HEADINGS.

30.1. The section headings provided in this Agreement are for convenience only and shall not be deemed a part of this Agreement.

SECTION 31. BINDING AUTHORITY.

31.1. The individuals executing this Agreement on behalf Glen Ellyn, Lombard and GWA represent that they have the legal power, right, and actual authority to bind their respective parties to the terms and conditions of this Agreement.

SECTION 32. THIRD PARTIES.

32.1. Nothing in this Agreement, whether expressed or implied, is intended to confer any rights or remedies under or by reason of this Agreement on any other person or entity other than Glen Ellyn, Lombard and GWA nor is anything in this Agreement intended to relieve or discharge the obligation or liability of any third persons to either Glen Ellyn, Lombard or GWA nor shall any provision give any third parties any rights or subrogation or action over or against either the Glen Ellyn, Lombard or GWA. This Agreement is not intended to and does not create any third party beneficiary rights whatsoever.

SECTION 33. GLEN ELLYN EMPLOYEES.

33.1. Glen Ellyn's employees or the volunteers, contractors or employees of the Glen Ellyn Volunteer Fire Company shall not be deemed to be employees of Lombard.

33.2. Any injury incurred by a Glen Ellyn employee or the volunteers, contractors or employees of the Glen Ellyn Volunteer Fire Company for which that employees would be entitled to benefits pursuant to the Worker's Compensation Act, 820 ILCS 305/1 *et seq.*, shall be the obligation of Glen Ellyn and/or the Glen Ellyn Volunteer Fire Company, as applicable.

SECTION 34. EFFECTIVE DATE.

34.1. The effective date of this Agreement as reflected above shall be the later date that either Glen Ellyn, Lombard or GWA executes this Agreement.

SECTION 35. COUNTERPARTS; PDF/EMAIL SIGNATURES.

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

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

IN WITNESS WHEREOF, the Parties hereto have each caused this Agreement to be executed by proper officers duly authorized to execute the same as of the date set forth beneath the signatures of their respective officers set forth below.

VILLAGE OF LOMBARD

_____

By: Nicole Aranas
Its: Village Manager

Date: _____

ATTEST

_____

By: Ranya Elkhatib
Its: Village Clerk

Date: _____

VILLAGE OF GLEN ELLYN

_____

By: Mark Franz
Its: Village Manager

Date: _____

ATTEST

_____

By: Caren Cosby
Its: Village Clerk

Date: _____

GLENBARD WASTEWATER AUTHORITY

_____

By: Matt Streicher
Its: Executive Director

Date: _____

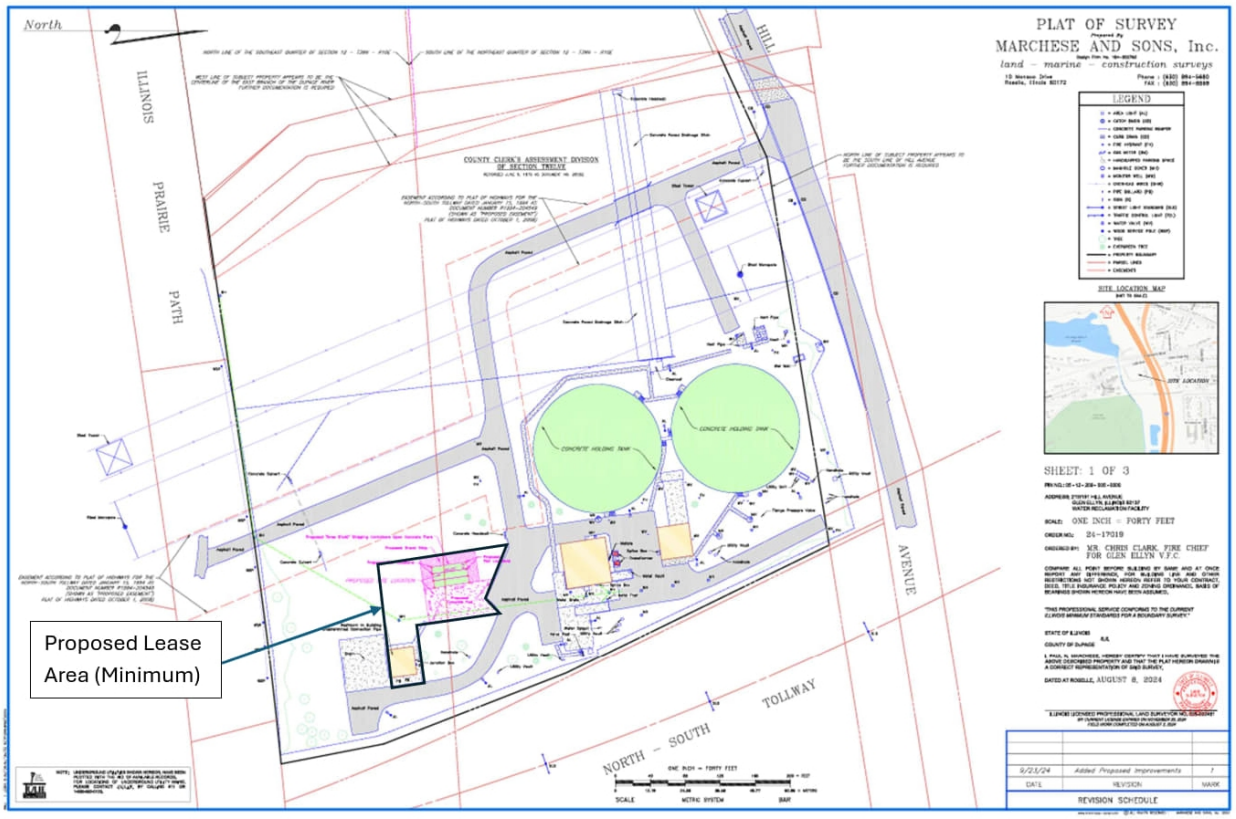
ATTEST

_____

By:
Its:

Date: _____

EXHIBIT A


North
SOUTH PRAIRIE PATH
HILL
AVENUE
NORTH – SOUTH TOLLWAY
COUNTY CLERK'S ASSESSMENT DIVISION OF SECTION TWELVE
CONCRETE HOLDING TANK
CONCRETE HOLDING TANK
Proposed Lease Area (Minimum)
PLAT OF SURVEY
MARCHESE AND SONS, Inc.
land – marine – construction surveys
LEGEND
SITE LOCATION MAP
SHEET: 1 OF 3
SCALE: ONE INCH = FORTY FEET
ORDER NO.: 24-17019
MR. CHRIS CLARK, FIRE CHIEF FOR GLEN ELLYN V.F.C.
STATE OF ILLINOIS
COUNTY OF DUPAGE
DATED AT ROSELLE, AUGUST 8, 2024
9/23/24
Added Proposed Improvements
1
DATE
REVISION
MARK
REVISION SCHEDULE
ONE INCH = FORTY FEET
SCALE
METRIC SYSTEM
BAR

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

Meeting 7/27/2026 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Ordinance
Prepared By: Daniel Harper

AGENDA ITEM (ID # 2026-579)

DOC ID: 2026-579

Adopt Ordinance No. 7292, An Ordinance Granting a Special Use Permit and Variations from the Village's Zoning Code and Sign Code and Exterior Appearance Approval to Construct a Drive-In Commercial Facility Located at 750 Roosevelt Road, Glen Ellyn, Illinois (Community Development Director Henaghan) (Trustee Thompson)

Statement of the Issue:
The petitioner, CW Glen Ellyn, LLC (Petitioner) seeks the granting of a special use permit, Zoning Code variations and Sign Code variations to and exterior appearance approval to construct a drive-in commercial facility at 750 Roosevelt Road (Application).

Analysis:
The Petitioner seeks the following:

1. A special use permit for a drive-in commercial facility;
2. Zoning Code variations;
3. Sign Code variations; and
4. Exterior appearance approval.

The proposed project consists of the demolition of the existing 3,831 square-foot building and the construction of a new one-story, 1,250 square foot Dutch Bros restaurant building with a drive-through. The project also calls for the redevelopment of the parking lot and the burial of public utilities.

The Plan Commission held a public hearing to consider the Application at its June 25, 2026, meeting. The Plan Commission voted unanimously to recommend the requested special use permit, Zoning Code variations and Sign Code variations be granted by the Village Board. The agenda packet for this item can be viewed here and the draft minutes are included as an attachment to this item.

The Architectural Appearance Commission held a public meeting to consider the Application for exterior appearance approval at its February 11, 2026, meeting. The Architectural Appearance Commission voted unanimously to recommend approval be granted by the Village Board. The agenda packet for this item can be viewed here.

Budget Impact:
N/A

Contribution to Strategic Plan
Strategic Priority: Development; Initiative: Implement Economic Development strategy focused on overall commercial vitality, EAV growth and sales tax growth;Action: Implement Comprehensive Plan goals including focusing on catalyst sites in the Roosevelt Road corridor

Action Requested:
Adopt the Ordinance.

Attachments:
1. Ordinance
2. DRAFT_Plan_Commission_6_25_26 Minutes

Village of Glen Ellyn

Ordinance No._____

An Ordinance Granting a Special Use Permit and Variations from the Village's Zoning Code and Sign Code and Exterior Appearance Approval to Construct a Drive-In Commercial Facility Located at 750 Roosevelt Road, Glen Ellyn, Illinois

---

Adopted by the
Village President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois
This 27th Day of July 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 27th _____ day of July 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 Special Use Permit and Variations from the Village's Zoning Code and Sign Code and Exterior Appearance Approval to Construct a Drive-In Commercial Facility Located at 750 Roosevelt Road, Glen Ellyn, Illinois

WHEREAS, CW Glen Ellyn, LLC ("Petitioner") has applied for a special use permit to operate a drive-in commercial facility, exterior appearance approval and the following relief from the Village's Zoning Code and Sign Code to allow for the construction of a drive-in commercial facility located at 750 Roosevelt Road, Glen Ellyn, Illinois 60137 ("Application"):

1. A variation from Section 10-5-5(B)(4) of the Zoning Code to allow a bike rack to be located in the required front setback.
2. A variation from Section 10-5-5(B)(4)(20) of the Zoning Code to allow mechanical equipment to be located eight feet and six inches (8'-6") from the property line in lieu of the required setback of thirteen feet and six inches (13'-6").
3. A variation from Section 10-5-5(C)(1) of the Zoning Code to allow an impervious surface setback of one feet and six inches (1'-6") from the property line in lieu of the required setback of six feet and nine inches (6'-9").
4. A variation from Section 10-5-8(I) of the Zoning Code to allow a drive aisle width of twenty-three feet and one inch (23'-1") in lieu of the required twenty-five feet (25'-0").
5. A variation from Section 10-5-11(C)(2) of the Zoning Code to allow a one-hundred twelve feet and six inches (112'-6") inches separation between the proposed driveway approach on Roosevelt Road and the intersection of Roosevelt Road and Nicoll Avenue.
6. A variation from Section 4-5-6(S) of the Sign Code to display four (4) menu boards in lieu of the maximum number of three (3).
7. A variation from Section 4-5-10(A) of the Sign Code to allow three (3) signs in lieu of the maximum number of two (2) signs per establishment; and

WHEREAS, the property is legally described in Exhibit A, attached hereto and incorporated herein by reference ("Subject Property") and is zoned C4 Office District; and

WHEREAS, the current owner of the Subject Property, the Zaras Family Revocable Trust dated the 23rd day of January, 2018, have authorized the submittal of the application by the Petitioner; 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 June 25, 2026 to consider the Application; and

WHEREAS, based upon the evidence, testimony, and exhibits presented at the public hearing on June 25, 2026, the Village of Glen Ellyn's ("Village") Plan Commission adopted Findings of Fact and Recommendations dated June 25, 2026, which is attached hereto and incorporated herein as Exhibit B; and

WHEREAS, the Plan Commission recommended that the special use permit and the Zoning Code and Sign Code variations reflected in this Ordinance be approved by a vote of five (5) in favor and zero (0) against, upon the close of the public hearing on June 25, 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 reviewed the evidence, exhibits, and materials presented at the June 25, 2026, public hearing, and have considered the Findings of Fact and Recommendations of the Plan Commission; and

WHEREAS, the exterior appearance Application was considered by the Village's Architectural Appearance Commission at its meeting of February 11, 2026, at which the Commission considered the testimony, plans and material presented as set forth in its draft minutes, dated February 11, 2026, attached hereto and incorporated herein by reference as Exhibit C; and

WHEREAS, based upon the evidence, testimony, and exhibits presented at the public meeting on February 11, 2026, the Architectural Appearance Commission voted on a motion to recommend approval of the exterior appearance Application, which carried by a vote of six (6) "yes" and zero (0) "no," resulting in a recommendation the exterior appearance Application be

granted as set forth in its minutes dated February 11, 2026; and

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

WHEREAS, the Village President and Board of Trustees have determined that granting approval of the exterior appearance for the proposed new construction is consistent with the objectives of the Glen Ellyn Appearance Review Guidelines, adopted on October 9, 2006, by Ordinance No. 5508 and

WHEREAS, the Village President and Board of Trustees have determined that granting the special use permit for a drive-in commercial facility, exterior appearance, the Zoning Code variations and Sign Code variations set forth herein are consistent with the applicable Zoning Code and Sign Code standards and the goals of the Glen Ellyn Comprehensive Plan; and

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. Special Use Permit Granted. The Application for the special use permit for a drive-in commercial facility set forth herein is granted subject to the terms and conditions set forth in the Plan Commission's Findings of Fact and Recommendations, this Ordinance, and that

the construction substantially conform with the plans and testimony presented at the Plan Commission public hearing on June 25, 2026.

Section 4. Zoning Variations Granted. The Application for the Zoning Code variations set forth herein are granted subject to the terms and conditions set forth in the Plan Commission's Findings of Fact and Recommendations, this Ordinance, and that the construction substantially conform with the plans and testimony presented at the Plan Commission public hearing on June 25, 2026.

Section 5. Sign Variations Granted. The Application for the Sign Code variations set forth herein is granted subject to the terms and conditions set forth in the Plan Commission's Findings of Fact and Recommendations, this Ordinance, and that the construction substantially conform with the plans and testimony presented at the Plan Commission public hearing on June 25, 2026.

Section 6. Exterior Appearance Granted. The Application for exterior appearance approval set forth herein is granted subject to the terms and conditions set forth in this Ordinance, and that the construction substantially conform with the plans and testimony presented at the Architectural Appearance Commission public meeting on February 11, 2026.

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

continuously and vigorously pursued provided, however, the Village Board may by motion extend the period during which permit application, construction, and completion shall take place.

Section 8. Recording of Ordinance. The Village Clerk is hereby authorized and directed to cause a copy of this Ordinance approving the variations requested to be recorded with the DuPage County Recorder of Deeds.

Section 9. Failure to Comply with Terms of Ordinance. Failure of the Petitioner or other party in interest, including a subsequent owner or other party in interest, to comply with the terms of this Ordinance shall subject the owners or party in interest to the penalties set forth in Section 10-10-18 of the Village's Zoning Code.

Section 10. Severability and Repeal of Inconsistent Ordinances. If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance. All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 11. Effective Date. This Ordinance shall be in full force and effect after its approval, passage and publication as provided by law.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois this 27th day of July 2026.

Voting	Ayes	Nays	Abstain	Absent
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 July 2026.

_____
James Burket, Village President

ATTEST

_____
Caren Cosby, Village Clerk

EXHIBIT A

Subject Property Legal Description

THE EAST 35 FEET OF LOT 19, ALL OF LOTS 20, 21, 22 AND 23 IN BLOCK 13 IN ROOSEVELT GARDEN-HOMESITES, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 13 AND IN THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 5, 1921, AS DOCUMENT 148152, IN DU PAGE COUNTY, ILLINOIS.

P.I.N. 05-14-423-038

EXHIBIT B

June 25, 2026

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

Re: Application of Core Acquisitions for a Special Use Permit for a Drive-In Commercial Facility, Zoning Variations and Sign Variations at the Property Located at 750 Roosevelt Road, Glen Ellyn, Illinois 60137

Dear Village President James Burket and Board of Trustees:

Core Acquisitions ("Applicant") filed an application pursuant to Section 10-10-10 of the Glen Ellyn Zoning Code requesting the approval of a Special Use Permit to allow a drive-in commercial facility, zoning variations and sign variations set forth below to construct a Dutch Bros Coffee store located at 750 Roosevelt Road, Glen Ellyn, Illinois 60137 ("Subject Property").

As part of its application, the Applicant requests the following six (6) variations from the Zoning Code and Sign Code:

1. A variation from Section 10-5-5(B)(4) to allow a bike rack to be located in the required front setback.
2. A variation from Section 10-5-5(B)(4)(20) to allow mechanical equipment to be located eight feet and six inches (8'-6") from the property line in lieu of the required setback of thirteen feet and six inches (13'-6").
3. A variation from Section 10-5-5(C)(1) to allow an impervious surface setback of one feet and six inches (1'-6") from the property line in lieu of the required setback of six feet and nine inches (6'-9").
4. A variation from Section 10-5-11(C)(2) to allow a one-hundred twelve feet and six inches (112'-6") inches separation between the proposed driveway approach on Roosevelt Road and the intersection of Roosevelt Road and Nicoll Avenue.
5. A variation from Section 4-5-6(S) to display four (4) menu boards in lieu of the maximum number of three (3).
6. A variation from Section 4-5-10(A) to allow three (3) signs in lieu of the maximum number of two (2) signs per establishment.

The Plan Commission held a public hearing on the application on June 25, 2026, at 7:00 p.m. The notice and time and place of said public hearing was duly published on June 8, 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 approximately 0.799 acres and is currently developed as Danby's Station Cafe. The property is zoned C4 Office District.

The Subject Property is surrounded by the following uses: to the North, a pond, which is zoned in the C4 Office District; to the South, General Commercial Uses, which is zoned in the C3 Service Commercial District; to the East, an office building, which is zoned C4 Office District; to the West, a bank and office, which is zoned C4 Office District.

The Project

The Applicant proposes to construct a 1,250 square foot Dutch Bros Restaurant with a drive-through service window. The project also calls for the redevelopment of the parking lot and burial of public utilities.

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 designation for the subject property is Corridor Commercial and states that "this category should continue to be concentrated along Roosevelt Road…serving residents, visitors, and passing motorists" (pg. 10). The 2023 Comprehensive Plan designates this location as a "Potential Redevelopment Site" and states "Danby's Station Café is in fair to poor condition and the site could use façade and site improvements" (pg. 35). The proposal is in compliance with the Plan.

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, 10-10-12, 10-10-14 and 4-5-18 of the Village's Zoning and Sign Code:

1. The Applicant seeks the granting of a special use permit to allow the use of a drive-in commercial facility, zoning variations and sign variations pursuant to Sections 10-10-12, 10-10-14 and 4-5-18 of the Village's Zoning and Sign Codes to construct a 1,250 square foot Dutch Bros Restaurant building with a drive-through service window.

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:

1. Aerial Map
2. Zoning Map
3. Submittal Memo
4. Special Use Application
5. Zoning Variation Application
6. Site Plan
7. Sign and Elevation Plans
8. Engineering Plans
9. Photometric Plan
10. Traffic Management Plan
11. Turning Movement Diagrams
12. Traffic Impact Study

Special Use Standards

Special uses 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 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 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 use will not be hazardous or disturbing to existing or future neighborhood uses;

4. That the 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 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 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 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 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 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 special use sought by the Applicant for the proposed drive in commercial facility meets the above standards as the proposed auto-oriented commercial development is conforming to the comprehensive plan. The proposed 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 and that vehicular approaches to the property, are so designed as not to create an undue interference with traffic on surrounding public streets or roads.

Zoning Variation Standards

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

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

2. That the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district;

3. That the purpose of the variation is not based exclusively upon a desire to make more money out

of the property;

4. That the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property or by the applicant;

5. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;

6. That the proposed variation will not:

(a) Impair an adequate supply of light and air to adjacent property;

(b) Substantially increase the hazard from fire or other dangers to said property or adjacent property;

(c) Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village;

(d) Diminish or impair property values within the neighborhood;

(e) Unduly increase traffic congestion in the public streets and highways;

(f) Create a nuisance; or

(g) Result in an increase in public expenditures;

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

The evidence shows that the variations sought by the Applicant for the proposed site improvements meet the above standards as the site is constrained by its narrow dimensions and is partially located within a floodplain. The proposed variations would not be detrimental to the public welfare or would otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village.

Sign Variation Standards

Sign variations may be granted only if evidence is presented to meet the following standards pursuant to Section 4-5-18 of the Sign Code:

1. The request complies with the statement of purpose found in section 4-5-2 of this chapter; and

2. The plight of the owner is based on unique circumstances due to an unusual physical limitation, such as an irregular lot shape, substantial lot depth, unusual geographic location, exceptional topographic feature, or other condition, that is peculiar to the subject property or establishment and the conditions upon which the request is based are not generally applicable to other property within the same zoning district; and

3. The variation, if granted, would have no adverse impact on property values in the surrounding area or be injurious to other property or improvements in the neighborhood in which the property is located; and

4. The variation, if granted, would have no adverse impact on the existing or desired character of the surrounding area; and

5. The variation, if granted, would not endanger the public health, safety or welfare.

The evidence provided by the applicant and presented in the public hearing shows that the proposed sign variations does meet the above standards because the request complies with the statement of purpose found in section 4-5-2 of the Sign Code and that the variations would have no adverse impact on property values in the surrounding area or be injurious to other property in the neighborhood.

RECOMMENDATION

Pursuant to the authority vested in it by the statutes of the State of Illinois and the Zoning Code of the Village of Glen Ellyn, the Plan Commission hereby recommends to the Village President and Board of Trustees that the following be granted by a vote of five (5) in favor and zero (0) against:

1. A special use permit granting the use of a Drive-In Commercial Facility in the C4 Office District.

2. A variation from Section 10-5-5(B)(4) to allow a bike rack to be located in the required front setback.

3. A variation from Section 10-5-5(B)(4)(20) to allow mechanical equipment to be located eight feet and six inches (8'-6") from the property line in lieu of the required setback of thirteen feet and six inches (13'-6").

4. A variation from Section 10-5-5(C)(1) to allow an impervious surface setback of one feet and six inches (1'-6") from the property line in lieu of the required setback of six feet and nine inches (6'-9").

5. A variation from Section 10-5-11(C)(2) to allow a one-hundred twelve feet and six inches (112'-6") inches separation between the proposed driveway approach on Roosevelt Road and the intersection of Roosevelt Road and Nicoll Avenue.

6. A variation from Section 4-5-6(S) to display four (4) menu boards in lieu of the maximum number of three (3).

7. A variation from Section 4-5-10(A) to allow three (3) signs in lieu of the maximum number of two (2) signs per establishment.

This report was adopted by a 5-0 vote of the Village of Glen Ellyn Plan Commission on this 25th day of June 2026.

EXHIBIT C

MINUTES
Glen Ellyn Architectural Appearance Commission
Wednesday, February 11, 2026, at 7:00 PM
Glen Ellyn Civic Center
Galligan Board Room
535 Duane Street

A. Call to Order and Roll Call
Chairperson Jacobson called the meeting to order at 7:00 PM and explained the Architectural Appearance Commission's function and procedures as an advisory body.

Roll was called.

Present: Chairperson Jacobson, Commissioners Albrecht, Mees, Schlembach, Smith, and Goranov.
Absent: Commissioner Rahn.

Also in attendance: Jordan Frahm, Associate Planner, Daniel Harper, Manager Planner Trustee Sonia and Adriana Ohl Zamora, Recording Secretary.

B. Approval of the Minutes

Commissioner Schlembach made a motion to approve the draft minutes of the January 14, 2026, meeting. Commissioner Goranov seconded the motion. The motion passed by voice vote.

C. New Business
1. Exterior Appearance- 750 Roosevelt Rd.- Dutch Bros. Drive Thru

Staff Presentation

Mr. Frahm presented to the Commissioners the proposed project which involves the redevelopment of the Danby's Station located at 750 Roosevelt Road in Glen Ellyn, Illinois. The existing building zoned C4, office district will be demolished and replaced with a new Dutch Bros Coffee building featuring dual drive-thru lanes, designed in accordance with the brand's current national standards and operational model.

The redevelopment will revitalize a highly visible site along Roosevelt Road, enhancing site circulation, access, landscaping, and overall aesthetics while activating an underutilized parcel with a high-quality national tenant. Construction is anticipated to commence following receipt of all required entitlements, with project delivery targeted for 2026 and full site completion shortly thereafter.
.
The following were shown and explained to the Commissioners:

Aerial Map, Zoning Map, Proposed Building Elevations, Color Renderings, List of Building Materials and colors, Dutch Bros. Concept Site Plan.

Commissioner Questions

Commissioners were concerned about the following:

- Traffic patterns such as that was an issue with Popeyes, particularly those traveling eastbound as they don't have a direct way to enter.
- Will signage be part of plan?
- Menu boards on passenger sides?
- Number of parking spots.
- Materials being used on building.
- Energy efficiency.

Mr. Harper, the Planning Manager for the Village of Glen Ellyn, explained that the issues centered around Popeyes were the stacking spaces around the site, this site plan will have more stacking spaces, about 25 stacking spaces, not counting spillovers. With regards to traffic patterns, the traffic impact study is pending. He explained that currently, there is a monument sign to the west of Roosevelt which is what the current sign at Danby's is and what Dutch Bros. is planning to do. The Dutch Bros. concept plan includes a landscaped island. The final site plan concept has not been submitted by the applicants but does include seating area outside only, no indoor seating for customers. Walk up window for outdoor patio space and that there would be no solar panels as part of the plan.
Applicant:

Adam Bell, Project developer- explained that for the east bound traffic, they are proposing ground sign and visibility of monument sign, will submit sign variations, 90% of volume thru drive thru and walk-up orders; don't anticipate that many people to walk up and sit. Landscaping plan will be submitted with application. Engineering and landscaping plan will be completed in the next week or so.

With regards to drive thru, "runners" will take your order, you will not be talking to menu order board. Multiple people working at site, order ahead, designed to be as minimal as possible, 17 parking spots is the minimal threshold that they like to see.

Liz (inaudible), Project Architect – explained that the bottom left, smaller of the two towers canopy overhang is all masonry- brick sample is multicolored; 3 layering's of brick, all same brick, variety of colors in pattern but will be same brick. We have suggested different colors, but this is the preferred style/color of Dutch Bros. and those are their primary colors. There will be Fiber cement siding, blue primary color, no solar panels are planned, and the Illinois 2024 energy code is being met for the building which is about 1000 to 1200 square feet, for the remaining energy sources, company decided to go with electric.

The company is a large company, originating in northwest, expanding west towards the Midwest, working on bringing 6 to suburbs.

Motion to approve by Mees, seconded by Albrecht- motion approved unanimously 6-0.

D. Chairman's Report

Nothing to report

E. Trustee Liaison Report

Trustee explained that she has brought up to Board that the Commissioners would like more clarification and involvement with guidelines that are outdated; scope of what is being reviewed and include Roosevelt and guidelines are second piece. Add renovation projects to guidelines

F. Staff Report

Mr. Harper – AAC guidelines do need to be updated, architecture materials have changed and evolved. Input from AAC is needed to review the current guidelines. Members can perhaps review and redline, then hand back to staff.

- Train- 90% engineering coming in; making changes to warming shelters, no major changes from previously approved, funds are still trying to be sorted out.
- ATM project- no update.
- Launching zoning code, rewrite starting.
- Commissioner Goranov entered letter of resignation- staying through March 2026.

I. Adjournment

Member Jacobson made a motion to adjourn the meeting. Member Smith seconded the motion and the motion passed by voice vote at 8:01pm

Respectfully submitted,
Adriana Ohl-Zamora

DRAFT MINUTES
Glen Ellyn Plan Commission Meeting
Thursday, June 26, 2026 at 7:00 PM
Glen Ellyn Civic Center
Galligan Board Room

A. Call to Order and Roll Call

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

Roll was called.

Plan Commissioners, Commissioner Brown, Commissioner Cooper, Commissioner Morrison, Commissioner Wyant, and Chairperson Loftus are present

Commissioner Arango, Doughtery, Kreuzer and Pesce are absent.

Also in attendance: Daniel Harper, Village Planning Manager, Steve Thompson, Trustee Liaison, Jennifer Henaghan, Community Development Director, and Adriana Ohl Zamora, Recording Secretary.

DRAFT MINUTES - UNREVIEWED BY PLAN COMMISSION

B. Public Comment (non-agenda items)
There was no off-agenda audience comment.

C. Approval of Minutes
1. Review and Approval of the May 28, 2026 Plan Commission Meeting Minutes

Commissioner Cooper moved to table approval the minutes to the next meeting on July 23rd requesting that more details of the meeting be included. Commissioner Morisson seconded the motion, and the motion passed by voice vote.

D. New Business

1. Public Hearing - 750 Roosevelt Road, Dutch Bros.

Commissioner Cooper made a motion to open the public hearing, seconded by Commissioner Wyant, and the motion passed by voice vote.

Daniel Harper, Village Planning Manager, is sworn in and presented on the following:

The petitioner is Adam Bell representing Core Acquisitions LLC, who has submitted a petition for approval of a Special Use Permit, Zoning Variations, and Sign Variations to construct a Dutch Bros. restaurant with a drive-thru at 750 Roosevelt Road.

The proposed project consists of the demolition of the existing 3,831 square foot building and the construction of a new one-story, 1,250 square foot Dutch Bros Restaurant building with a drive-through. The project also calls for the redevelopment of the parking lot and burial of public utilities.

The proposed building is designed in a contemporary modern style. The façade consists of brick veneer masonry colored "shale" gray. This is accented with two tower elements that are composed of Nichiha composite cladding in the brand-specific "DB Blue" color located on the north and south sides of the building. The façade also features framed canopies above the drive-through window and doorways. The proposed outdoor patio area and walk-up order window will be partially covered by a similar grey metal canopy and supported by masonry columns to match the facade. The windows are trimmed in anodized aluminum-colored grey.

The proposed restaurant will be served by 17 parking stalls, including two accessible parking spaces west of the building. In order to accommodate the parking aisle located west of the building, the applicant has requested a variation from Section 10-5-5(C)(1) to allow an impervious surface setback of one foot and six inches (1’-6”) from the property line in lieu of the required

setback of six feet and nine inches (6'-9"). There will be no interior seating for the restaurant. The site plan shows an outdoor patio that can be utilized by customers. The number of seats proposed for the patio has not been provided. The applicant is also proposing a bike rack on the property located south of the building. The applicant has requested a variation from Section 10-5-5(B)(4) to allow a bike rack to be located in the required front setback.

Currently, access to the site is provided via a two-way drive on Roosevelt Road and a cross-access easement from the US Bank site and Nicoll Avenue. The petitioner plans to utilize the existing access points. The main Roosevelt Road access driveway will be restricted to a right-in/right-out only. The Illinois Department of Transportation (IDOT) has conducted a review of the proposed design for Roosevelt Road and the petitioner will be seeking final approval for the location and design of the access driveway. To utilize the proposed location of the Roosevelt Road access point, the applicant has requested a variation from Section 10-5-11(C)(2) to allow a one-hundred twelve feet and six inches (112'-6") separation between the proposed driveway approach on Roosevelt Road and the intersection of Roosevelt Road and Nicoll Avenue.

Drive-Thru: The Site Plan submitted by the petitioner shows the proposed 1,250 square foot building located in the southern portion of the property with a large two-lane drive-through making use of the north of the site and wrapping around to the service window located on the north side of the building. The new drive-through contains two lanes for ordering, merging into one lane at the service area on the north side of the building. The Zoning Code requires five stacking spaces per drive-through lane for restaurants. The stacking shown on the Site Plan would fit approximately 25 cars, which exceeds the minimum number of 10 stacking spaces required for the two drive-through lanes proposed for ordering. There will be a one-way escape lane north of the merge lane of the drive-through to allow internal circulation and an exit from the drive-through. The petitioner has submitted a traffic impact study and traffic management plan which have been reviewed by the Glen Ellyn Police Department and HLR, the Village's traffic engineering consultant. Based on the submitted plans, staff has concerns regarding peak traffic impacts due to the current popularity of this type of restaurant model. HLR noted that the Traffic Impact Study is based on drive-thru volume data from the ITE Trip Generation Manual, 12th Edition, with a comparison to a Dutch Bros. from O'Fallon, MO. The TIS data is meant to reflect normal operating conditions, while the TMP [Traffic Management Plan] is meant for higher-than-normal customer volumes. It should also be noted that there are similar coffee shops to Dutch Bros. around the Chicagoland suburbs that experience queuing issues onto the surrounding roadway network on a regular basis, requiring third-party traffic controllers frequently. The Village of Glen Ellyn would like to make sure that this will not be a problem at this location. KLOA, the preparer of the TIS, responded stating that while Dutch Bros operates a different model of coffee shops than those whose trip generation data was utilized by ITE, the trip generation rates are comparable between the two types of coffee shops. The ITE trip generation was compared with customer per hour data provided by Dutch Bros for the O'Fallon, Missouri location. The comparison showed that the ITE peak hour trips were consistent (within seven trips) or higher than the customers per-hour trips at the O'Fallon, Missouri Dutch Bros.

DRAFT MINUTES – UNREVIEWED BY PLAN COMMISSION

All proposed light fixtures will be shielded to prevent glare. Light intensity levels generated by the development will be at or below the maximum permitted amount at the property lines. The trash enclosure serving the building will be located near the center of the lot and will have landscaping around it to screen it from view from Roosevelt Road and neighboring properties. Roof-mounted mechanical units will be screened by a parapet on the building.

The applicant is requesting a variation from:

Section 10-5-5(B)(4)(20) to allow mechanical equipment to be located east of the building, eight feet and six inches (8'-6") from the property line in lieu of the required setback of thirteen feet and six inches (13'-6").

Section 10-5-5 (B) to allow for Bike Rack to be located in the required front setback.

Landscaping: The petitioner has made multiple changes to the proposed landscape plan based upon staff review. The current plan meets the Code requirement for the number of trees provided. The applicant has also made adjustments to their landscape plan to include native species of trees and grasses at the suggestion of the environmental commission.

The following signs are proposed for the development:

1. Two wall signs, including:
    a. An illuminated 32.24 square foot "Dutch Bros" sign on the south elevation of the building
    b. An illuminated 18.4 square foot "windmill" sign on the west elevation of the building
2. An illuminated 23.07 square foot "cup" monument sign is located at the south-west corner of the site.

3. Two drive-through menu boards that are 21.70 square feet located in the drive-through lanes and an additional two, 10.70 square foot, menu boards located next to the drive through window and walk-up window.

The following variations are being requested from the Sign Code for the proposed signage:

1. A variation from Section 4-5-6(S) to display four (4) menu boards in lieu of the maximum number of three (3).
2. A variation from Section 4-5-10(A) to allow three (3) signs in lieu of the maximum number of two (2) signs per establishment.

Attachments presented to Commissioners and provided in packet:

1. Aerial Map
2. Zoning Map
3. Submittal Memo
4. Special Use Application
5. Zoning Variation Application
6. Site Plan
7. Sign and Elevations
8. Engineering Plans
9. Photometric Plan
10. Traffic Management Plan
11. Turning Movement Diagrams
12. Traffic Impact Study

DRAFT MINUTES - UNREVIEWED BY PLAN COMMISSION

Commissioner Questions:

Commissioner Wyant asked if Danby station is part of Village Food and Beverage Sales Tax.

Mr. Harper stated that he assumes so but does not have specific knowledge to the case.

Chairperson Loftus asked if the signs meet code size wise, but not the number.

Mr. Harper stated that was correct.

Commissioner Cooper asked if there would be no sign off Nicoll Avenue.

Mr. Harper stated that was correct.

Commissioner Cooper asked for clarification that there is 1 special use, 4 zoning, and 2 sign variations.

Mr. Harper stated that was correct.

Petitioners Sworn In: Adam Bell, Nicholas (Inaudible), Javier Milan, Jacob Antony, and Ben Barad

Adam stated that he is excited to be working in Glen Ellyn. Dutch Bros is a fantastic brand, and it's the 7th they are breaking ground on. Another is scheduled to open in August, and they are breaking ground in Crystal Lake this week. They have been working with all the different community groups to ensure that the opening is smooth. This site does have certain challenges, such as the rear access on Nicoll Avenue. They feel that this will be a great fixture to slide in and replace Danby's.

Regarding the mechanical equipment setback variation, with the way the US Bank has transformer set, it does not look good to have it set in front of building. They are asking to set it to the side to shield it and will put landscaping around it. With the narrowness of the site and fitting parking, it requires them to ask for the side yard setbacks. The bike rack variation is being asked because there is a pedestrian order board for people to walk up/bike and order, and it made sense to add this by the pedestrian area. He stated that they can't do anything about the deceleration lane, but they aim to improve it. It is dangerous to go in and out of that. With regards to traffic, Dutch Bros is a new-to-market user, so there is a lot of overflow. During the opening, there is an increase in traffic, but they are proposing to cut off the right-in off of Roosevelt Road and have access from Nicoll and will serve as a double access point. Roosevelt will only be out to Roosevelt Road for first few weeks. They stated that they will be conscious of the traffic initially. They have live cameras on every site, and now, they are averaging about 20 cars and not over-queuing.

Commissioner Wyant clarified that there is no right turn into the site and if they were to cone it off at all hours. He asked if they are expecting 700-800 cars per day.

Chairperson Loftus asked what they project daily for traffic.

Mr. Milan stated that the daily trips are approximately 750 trips, 375 in and 375 out. 70% is pass-by traffic, people that are already driving by. New trips are 115 in and 115 out. He stated that the 375 amount includes the stated 115, so they should keep in mind that there is dry by traffic already.

Commissioner Wyant asked if there will be 700-800 drive up window transactions per day.

Mr. Milan answered that there would be 750. Regarding driving vs. parking, about 90% of this will be driving. Not all the 375 are new to the area, and 70% of trips are already there.

Commissioner Cooper asked for clarification that if going westbound, 70% of cars will be turning into Dutch Bros. He asked that 30% of drivers would come from out of usual Roosevelt drivers.

Mr. Bell said yes. They went and got comparable traffic counts from other similar locations to get the data for the new stores opening.

Commissioner Brown asked how many transactions occur per day.

Nicholas stated that per hour, there are anywhere from 40-50, which is equivalent to 30-40 cars per hour. The traffic is taken very seriously. The first two weeks, they do have an influx because of hype of Dutch Bros. They will have traffic control helping during first two weeks.

DRAFT MINUTES - UNREVIEWED BY PLAN COMMISSION

Commissioner Brown asked what the store's hours will be.

Nicholas said Sunday-Thursday from 5am to 10pm, and Friday-Saturday from 5am to 11pm.

Mr. Bell described that as new business opens up, people get excited and the traffic flow is increased but does die down.

Commissioner Wyant asked how many cars they are accounting for in the queue.

Mr. Bell said 25 cars, and in high volume, about 50 cars.

Commissioner Wyant believes that they are going to blow their numbers.

Mr. Bell clarified that they provide a lot more queuing than Starbucks.

Mr. Milan stated that he has noticed the traffic that they are talking about. Starbucks provides queuing for 9 cars, and by virtue of comparison, this is providing almost 3 times what Starbucks is providing.

Mr. Bell stated the overall efficiency of how the drive-through operates. There is no menu board, and there are runners going out to each car and turning over orders quicker. They are all about efficiency and turning customers around from order to exit in about 90 seconds.

Chairperson Loftus asked if there were predetermined hours for runners.

Mr. Milan stated that they have runners out beginning at 5am.

Chairperson Loftus asked if other sites have utilized the traffic management plan after 3-4 months.

Mr. Milan responded that they only used it in the initial opening but not after that.

Commissioner Cooper asked what the numbers meant on pg. 18 and 19, figures 8 and 9.

Mr. Milan clarified that figure 8 is adding background growth. They know there will be growth, so they get projections and apply them to existing traffic. Figure 2032 is traffic going down to 1556. There is the highest travel time, then they can see the PM traffic hour. He stated that they must analyze the highest traffic hours.

Commissioner Cooper asked him to explain figures 6 and 7.

Mr. Milan stated that figure 6 is a pass-by element. The new trips not on Roosevelt Road are those new to area because of Dutch Bros. Figure 7 shows typical Roosevelt drivers. There is also eastbound traffic.

Commissioner Cooper stated that figure 7 looks like in the morning, they anticipated 17 cars peeling off turning right into site and 18 from Nicoll Ave

Mr. Milan said yes. At the access site, 2 more peels from there because they came in from Nicoll. They peel 2 and gain 2.

Commissioner Cooper asked if they would predict equal access from Roosevelt and Nicoll Ave.

Mr. Milan said yes; That is a result of the travel path. Figure 4 shows existing traffic volumes, and they are fairly even on Roosevelt and Nicoll Avenue. That is why the pass-by is so even.

Commissioner Cooper stated that on figure 6, they have eastbound cars, 7, 3 and 6. Eastbound past Dutch Bros. He asked if it is anticipated that they drive away from Dutch Bros and turn around.

Mr. Milan said no, and when they got to signal, 7 goes eastbound and 1 goes south.

Commissioner Brown asked if the other 10-11 parking spots are those utilized now and will remain.

Mr. Bell stated that they are not used now. They are not in their lot. It could be used for overflow and employee parking but not for customers.

Commissioner Brown asked if Danby's Station on the access way impacts traffic now and if would be important to have a sign there.

DRAFT MINUTES - UNREVIEWED BY PLAN COMMISSION

Mr. Bell responded that they have started communication with US Bank. They are requesting to keep it and are sorting through some legal information.

Commissioner Morrison asked about the signage near the drive through window building and what the point of the menu sign is on the drive-up window.

Nicholas stated that when the volume dies down, customers have access to look at menu.

Commissioner Cooper asked what percentage is Doordash and Uber Eats.

Nicholas responded that at this time, they are not doing Doordash or Uber Eats.

Commissioner Cooper asked if crossing over and exiting traffic would clog the inbound and outbound traffic.

Mr. Milan stated that this is similar to the Raising Canes location with the signs. He said that it is much different than this, but this would be better

Mr. Bell stated that there will be additional stripping and signs. There is a decent amount of space where that exit is, so customers must be careful and look both ways.

Chairperson Loftus asked how close the monument sign would be to the Comed switch gear.

Mr. Antony stated that the sign has been moved back, and the concern has been brought up before. They shifted the sign back behind the easement and away from switch gear, but they don't have exact measurement.

Chairperson Loftus asked if it would be visible.

Mr. Bell said that driving west is not a problem. Looking eastbound, it will not be much of a hinderance.

Chairperson Loftus asked how similar it will be to other buildings.

Mr. Bell responded that it is all brick with multiple towers to enhance its look and appeal. The rest of the buildings are a little brick and one tower.

Commissioner Wyant asked if this is a corporate store.

Mr. Bell said yes, and that it is all done at corporate level. 800 or so locations are corporate.

Commissioner Wyant asked if all sales were off the app.

Nicholas said that they are both off the app and in-store.

Commissioner Wyant asked if app sales roll to Glen Ellyn.

Mr. Bell said yes.

Commissioner Brown asked if there is a sidewalk or easement behind US Bank and if there is room for walkers.

Mr. Bell stated that they cannot add anything there, but there is additional room on side. If they talk logically, they will walk on grass, and generally what they do is walk on the grass along the side.

Commissioner Morrison asked if someone exits the drive through, will there only be a thank you sign. Due to many teens driving, she suggested that they add an extra sign.

Mr. Bell said that they don't add an exit this-way or that-way sign and that customers will exit either way. They do try to limit signage and compare this amount to other locations. Generally, it is just the thank you sign. They are open to adding another sign but doesn't know if they can.

Mr. Harper said that there is a limit to the number of signs that the Village has here.

DRAFT MINUTES - UNREVIEWED BY PLAN COMMISSION

Chairperson Loftus asked if there would be a no-left-turn off Roosevelt.

Mr. Milan said that IDOT will require right in/right out with no left turn signage.

Mr. Harper agreed that it will be included and that IDOT will be supplying it.

Commissioner Cooper asked how long the east/west light is at corner of Nicoll.

Mr. Milan said that typically, SRA routes get 65 to 70 percent. When people exit and see that the light is red and see a backup, they will have options to get out.

Mr. Bell said the plan would be to cone off the right from Roosevelt so that people cannot access off Roosevelt Road. They would have to go in from Nicoll. He clarifies that the traffic flow will go back to normal after the initial opening and rush of customers during the first few weeks.

Public Comment

Sworn in Bob Deitch - Glen Ellyn Resident

Mr. Deitch stated that he has nothing against the concept of Dutch Bros but thinks that this is the worst site it can be on. One thing that is missing is what is directly across the street, which is entrance to Aldi and all the other stores. In addition, he doesn't have an issue with the right in. The traffic in the right-out at peak times will back up past the driveway. He said that there is traffic north and south, and if it backs up through Roosevelt Road, there will be bumper cars there. He is very concerned about the traffic that will be brought to the area and asks that they consider rejecting the proposal.

Commissioner Brown asked who owns the area on Taylor Ave adjacent to the pond. The GIS map has it going all the way through from Roosevelt to the dead end.

Mr. Harper stated that it is owned by the company that owns the office building there. The right-of-way stops at the pond and does not go all the way through. Taylor Ave is part of the right of way, then turns private and becomes part of the office building.

Commissioner Morrison asked if they have had onsite traffic management in their other locations.

Mr. Bell stated that it will be contemplated, but if this is approved, they will schedule a meeting with the police department and work on the best plan.

Commissioner Morrison made a Motion to close the public hearing, seconded by Commissioner Wyant. The motion passed by unanimous vote.

Deliberation

Chairperson Loftus had no problems with the variations requested. The stacking is far greater than what was proposed before, and the traffic concerns have been addressed.

Commissioner Morrison stated that the variation requests do seem to be driven by the location's size and that it seems to make sense. She appreciates the thoughtfulness that went into traffic study and that they are sensitive to the traffic and frustration that can be caused.

Commissioner Wyant asked if there is a reason why there are 8 items being considered.

Mr. Harper added the Special Use Permit as one and the rest are variations.

Commissioner Wyant said that this is a very exciting addition to the Village. He stated that he appreciates the concerns regarding traffic and thinks that these requests are all reasonable. The planning will brace the traffic they are concerned about, and the advantage to the community will be great.

Commissioner Brown agreed and stated that they are doing everything very carefully. If the Village can get Dutch Bros, it might attract some other concepts.

Chairperson Loftus said that once the 2nd Starbucks opens, some of those concerns will go away potentially.

Commissioner Cooper said that he has many traffic concerns but is impressed by the petitioner's presentations and closing egresses if traffic demands. He stated that it is an exciting concept and is an entity he would like to bring to the community. If it turns out that there are traffic problems, he assumes that they can come back and do something that modifies the traffic issue.

DRAFT MINUTES -

Chairperson Loftus said that he doesn't think there is any recourse once it is in.

UNREVIEWED BY

Commissioner Wyant motioned to approve 7 variations, 10-5-5 (B)(4), 10-5-5(B)(4)(20), 10-5-11(C)(2), 10-5-5(C)(1), 10-5-8-(I), 4-5-6(S), 4-5-10(A), and the Special Use Permit granting the use of a Drive-In Commercial Facility in a C4 Office District. Commissioner Brown seconded the motion, and the motion passed with a (5) yes and (0) no vote.

PLAN COMMISSION

Commissioner Morrison presented the Findings of Facts.

Commissioner Cooper moved to approve the Findings of Facts, and Commissioner Brown seconded the motion. The Finding of Facts passed by a (5) yes and (0) no vote.

2. Zoning Code Discussion

Director Henaghan presented to the Commissioners that there have been topics-based discussion meetings with the Chamber of Commerce, Environmental Commission, Historic Preservation Commission, and Community Relations Commission. Each group was happy to be included in the discussion. Inclusionary housing was asked to be included by the Community Relations Commission. The Environmental Commission felt that the Diagnostic Report reflected their concerns and that the only thing missing was EV chargers in community. Upcoming discussions include the Park District, environmental commission, still looking for ways to get additional participation from community.

Commissioner Brown asked if inclusionary housing is something that could bring on a lawsuit.

Director Henaghan responded that it is usually an income-based proposition, but that is something they would have to get input on from the Board and Village Attorney.

She stated that traditional zoning focuses on land use, while form-based code focuses on how the property looks and relates to private property. Traditional zoning separates uses, but form-based is encouraged to mix them. Examples of communities who have utilized form-based code include Antioch, Berwyn, Des Plaines, Glenview, and Oak Park. She did not find anyone that did a wholesale form-based code and most often used a hybrid approach. Des Plains has building designs that are form-based code. Detailed examples were shown to Commissioners.

Commissioner Wyant asked if Naperville and Wheaton used form-based or traditional zoning.

Director Henaghan stated that Wheaton appears to be traditional, and she did not look into Naperville.

Commissioner Wyant stated that he is noting those two because they have reinvestment and capital investment going on.

Commissioner Cooper asked if use restrictions would disappear if the Village worked with a form-based code.

Director Henaghan responded no, they tend to be broader categories.

Commissioner Cooper asked how else form-based change would work with the zoning code.

Director Henaghan stated that the intent is to make sure new development fits in with what is currently there.

Director Henaghan also directed the Commissioners to page 56 of the Diagnostic Report. She points out the number of topics that ZoneCo was recommending and noted that some were rather ambitious. She said that the Village can look at these for longer term projects.

Chairperson Loftus- add more affordable and inclusive housing- He asked if form-based code will be expanded to the entire village or just commercial districts and if buildings will be inter-dispersed and create an urban environment verses suburban environment.

Director Henaghan responded that there has been no discussion about expanding to single family residential districts.

Commissioner Wyant stated that a lot of these things have an economic impact on our community and asked if there will be an economic impact analysis with this. If reinvestment is done right, it is good for everyone, but some of these things can become impediments to progress. He asked the impact and stated his concerns with going down these paths.

DRAFT MINUTES - UNREVIEWED BY PLAN COMMISSION

Director Henaghan responded that it is something that the Village can consider, but she doesn't think it has been done.

Commissioner Brown noted that some of the zoning code items see Glen Ellyn as an island, whereas if they look at neighboring communities, they might be able to get an idea of what they are doing.

Director Henaghan stated that regarding housing and economic development, it all depends on what people are surrounded by. It would not be a bad idea to refresh things and take another look at what demand is and get an idea of where the Village stands today.

Regarding administrative procedures, Mr. Harper pointed out that ZoneCo's analysis of Chapter 10 of the Village's Zoning Code is located in Section 6 on page 63 of the Diagnostic Report. In their findings, ZoneCo identifies strengths and gaps in the current structure of the chapter, stating that "Chapter 10 generally covers the appropriate topics and assigns authority to village bodies, but it could be more predictable, transparent, and efficient with restructuring, clearer standards, and better alignment with how staff and applicants use the code in practice." The report includes recommendations that are designed to provide greater clarity and predictability for the users of the code. A list of the recommendations can be found in Section 6 as well as the Recommendations Matrix in Section 7 of the report.

Regarding nonconforming structures and lots, Mr. Harper stated that during the public outreach and small group interviews, regulation of nonconforming lots and structures were a major topic of discussion. These regulations primarily impact existing single-family residential properties. Using GIS, staff conducted an analysis of the parcels within each of the Village's residential districts to understand how well the current lot size requirements fit the properties within each district. Maps visualizing compliance within each single-family residential zoning district (RE, R0, R1, R2, R2B) are attached. The table shown illustrated the rates of compliance of single-family zoned properties to the minimum area and width requirements. Less than half of the single-family zoned lots within the Village meet the minimum lot area and/or width requirements. This mismatch between the Zoning Code and existing properties is particularly acute in the R2 District, which represents 92% of the Village's single-family residential parcels. This condition contributes to the demand for residential zoning variations as many typical additions to single-family homes cannot be approved due to non-compliant conditions.

ZoneCo performed an analysis of the 82 residential lots with approved variations from 2019 through 2025 and found that 76 of those properties were in the R2 District. They found that 41 of the 82 lots that received variations were nonconforming, and 40 of those nonconforming lots were in R2. 20 lots were nonconforming in both width and area. ZoneCo states that this pattern does not necessarily mean that all R2 dimensional standards are inappropriate, but it does show that R2 contains many older or constrained lots where current dimensional standards and related nonconformity rules regularly conflict with routine residential

improvements. Examining minimum lot width and area standards could be a productive path to encourage improvements of existing single-family homes.

The report recommends that the code rewrite create a clearer by-right path for modest reinvestment on smaller or nonconforming lots where the improvement is compatible with neighborhood character and introduces a suggested "nonconformity framework," meaning an individual section in the residential portion of the code would create a clearer by-right path for maintenance, rehabilitation, reconstruction, and modest expansion of existing homes on smaller or nonconforming lots, subject to compatibility standards. A detailed analysis of nonconformities and existing residential development can be reviewed in Section 3.11 and the Recommendations Matrix in Section 7 of the Diagnostic report.

The action requested is for the Commissioners to review Sections 3 and 6 and the Recommendations Matrix of the Zoning Diagnostic Report and provide feedback to Village staff regarding its findings and conclusions. Staff is seeking the Plan Commission's direction on the following questions:

Discussion Items

1. **"The report finds that Chapter 10 is organized as a long list of procedures (certificates, appeals, variations, amendments, special uses, PUDs, fees, penalties) without a roadmap or visual process summary; stakeholders have explicitly asked for clearer, more concrete directives and removal of ambiguity. Staff is considering including visual graphics (i.e. flow charts, timelines) to better illustrate these processes. Do you think this is an appropriate solution to the stated issues?"**

   Mr. Harper added that it is not unusual to have these timelines, and what it does is it establishes accountability of Village Staff.

   Chairperson Loftus asked what happens if the Village doesn't have the staff to handle the applications.

   Commissioner Cooper asked if they want to modify the Appeals section and add a timeline.

   Mr. Harper answered yes and added that right now, the Village has an internal timeline and what they hope is to make this timeline public and remove the vagueness. The Village has not had any issue with staff meeting deadlines.

   Commissioner Cooper said that conceptually, it makes sense, but they would have to see how it fits. Charts and graphics would make it easier, but he requests to see the charts and language so that the Commission can comment on it.

   Mr. Harper stated that once staff have examples to show, they can show those.

2. **"The report recommends that the new code include a policy statement that repeated, similar variation approvals should trigger code amendments rather than continued case-by-case relief. Do you agree with this recommendation? If so, what thresholds of repeated zoning relief should be considered to trigger potential zoning code amendments?"**

   Commissioner Cooper asked if each developer would ask for a different side yard setback once the new requirements are in place.

   Mr. Harper stated that if they see the same variations coming up, there is obviously something the Village needs to look at.

   Commissioner Wyant stated that not only are requests coming in, but they're approving them one off.

   Mr. Harper stated that if the ZBA and Village have recommended and approved it would then automatically be approved to consider adopting a change. Mandatory text amendments would then be presented to Commissioners, and then the Village can discuss the ramification of that.

   Chairperson Loftus stated that he doesn't think it should be automatic.

DRAFT MINUTES - UNREVIEWED BY PLAN COMMISSION

Commissioner Morrison stated it should be considered from the standpoint of those who are trying to update their historical home, not from a builder standpoint.

Commissioner Cooper asked Mr. Harper to provide some examples.

Mr. Harper gave examples of dormer spacing, eave heights on buildings, and minor lot coverage and area requirements in terms of garages that can be reexamined through this process.

Commissioner Cooper stated that if you kept running into same issue, and you come before us with a text recommendation, it seems to me that you come to Plan Commission, I just don't see if you get to a certain number of issues that then you come to Plan Commission for an amendment

Mr. Harper responded that it's an informal process for staff and that there are no guidelines.

Commissioner Brown asked if there could be a quarterly review of zoning codes, where they aggregate what they see in a few months. That might provide residents with satisfaction that this document is constantly being monitored.

Mr. Harper stated that it would be in the direction of the Village Board, but that is a possibility and could be a direction to be given to us. This would be more of a policy and procedure.

Commissioner Morrison asked if this would be a requirement or policy statement.

DRAFT MINUTES -

Mr. Harper stated that it sounds like Commissioners don't like the idea of a threshold trigger and instead like a formal review of trend variations being requested at least once per year. If the Village does annual reviews, they would like to put constraints on what is reviewed and part of what is already in the code.

UNREVIEWED BY

3. The current code has a "two-tier" criteria system for evaluating variation requests found in Section 10-10-12(E) which require that the ZBA and Village Board find evidence of:

PLAN COMMISSION

1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; and that the variation, if granted, will not alter the essential character of the locality; or
2. That the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality;

And Section 10-10-12(F) which provide the following supplemental standards when evaluating applications:

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

f. Create a nuisance; or
g. Result in an increase in public expenditures; That the variation is the minimum variation that will make possible the reasonable use of the land, building or structure;

7. In the case of a planned unit development, that granting of the variation will not significantly compromise the character and concept of the planned unit development;

The report recommends collapsing the two-tier variation standards into a single, clearly enumerated set of plain-language criteria applicable across districts. Do you agree with this assessment? If so, how would you prioritize the variation standards being considered?

Commissioner Cooper states that the way he read it is that the first two statutes actually apply to Chicago and the Village has adopted them.

Mr. Harper responded yes.

Commissioner Cooper said that 5 or 7 have been created over time and asked for an example of the different language that is being considered. It's difficult to explain, but the Commission would need to see the example; The Village has Sections 11-13-5 and 11-13-4.

Commissioner Morrison stated that she does not like reasonable return, and if the Village can get away from this, it would be helpful in terms of clarity. She likes idea of using this as fresh start to look at all of the sections.

Mr. Harper stated that Staff like the idea and can look at some neighbors for inspiration.

DRAFT MINUTES - UNREVIEWED BY PLAN COMMISSION

Commissioner Cooper added that they should make sure litigation will not be invited in the creation.

4. **The report recommends that the new code introduce an administrative adjustment or minor variation tool for small, quantifiable deviations that the Community Development Director can approve under clear criteria. Currently, administrative variation approvals are possible under Section 10-10-12(A) of the Zoning Code for existing single-family homes that request a variation for (a) an increase in the allowable lot coverage ratio of no more than 10% for homes that are more than one story or (b) a yard setback decrease of less than 20 percent of the minimum setback requirement. However, staff is required to evaluate these requests using the same standards as the Zoning Board of Appeals when determining if the standards for variations have been met. What criteria would be considered clear and quantifiable when determining eligibility for administrative variations?**

Mr. Harper stated that the criteria are a bit nebulous regarding how stern or strict language should be. He proposed that they explore idea of clear quantifiable criteria.

Commissioner Brown asked if he is referring to the standard deviation of what zone requires.

Commissioner Cooper stated that it allows petitioners to go through notice and hearing, but the standard is still the same. If this type of threshold is shaped, it will create a de facto zoning code.

Commissioner Brown asks if the Village wants to encourage homeowners to improve their homes or if they are better off to move. She proposes that they should think about that, since it comes down to vision and mission of the Village. The direction they are leaning towards is to provide avenue to allow residents to do updates to their homes while keeping existing housing stock with their current charm.

Mr. Harper posed the question of whether an increase in administrative variations will allow older homes to remain.

Chairperson Loftus stated that the non-conforming homes were conforming at one time.

Chairperson Loftus asked if someone can't expand a house, doesn't that make it more affordable.

Mr. Harper stated that maintaining older housing stock helps maintain character of Glen Ellyn.

Commissioner Brown said that she liked the suggestions made by Mr. Harper and asked if the IL legislation could override what they are discussing.

Mr. Harper stated potentially, but he thinks a lot of the language was not palatable with many Illinoisans.

5. **The report recommends that the Village review corner-lot width premiums to determine whether they are necessary in each district or whether they create avoidable nonconformities. Currently, corner lots are required to have a large corner side yard setback along street frontages. An example is the R2 Zoning district, which requires a minimum 30-foot corner side yard setback which is the same dimension of the required minimum front yard setback. This requirement impacts improvements to existing non-conforming properties that were platted in the late 19th and early 20th century, preventing improvements to existing homes. Do you think this is appropriate in existing residentially zoned areas?**

Commissioner Brown stated that she thinks this is a big problem.

Commissioner Morrison asked if the change would be only dependent on the age of the home.

Mr. Harper responded that if there is a non-conforming corner lot, most houses are set back 10% of the lot width. He asked how they should handle older non-conforming lots with older homes.

DRAFT MINUTES - UNREVIEWED BY PLAN COMMISSION

Commissioner Cooper stated that it would be useful to show the plans and what is being proposed so that he can provide an opinion.

Mr. Harper noted that moving forward, he could maybe pose a question alongside a typical scenario and then add a possible solution. It's not address it's the front of the lot, typically the lot will not be a perfect square for addressing we try to keep on front. Address does not determine, side, or front based on zoning.

Commissioner Brown asked if does Architectural get to see things before ZBA?

Mr. Harper responded no, only new buildings and commercial. He noted that he needs to provide more samples to Commission.

6. **The report recommends that the Village consider whether side-yard formulas should be simplified or whether a separate standard should apply to legally existing narrow lots. An example is in the R2 zoning district, Section 10-4-8(D) of the code requires a minimum interior side yard setback of six and one-half feet or ten percent of the lot width, whichever is greater. Because many of the residential properties in the R2 zoning district are narrower than the minimum required 66-foot width, these lots are required to provide a side setback greater than ten percent of their lot widths, unlike conforming lots. A possible equitable solution to this would be to require a minimum side yard setback of 10% of the lot width for all lots in the zoning district. This would create side yard setback standards for each individual residential property depending on their existing widths. Do you think that this would be appropriate?**

Commissioner Morrison stated that it seems reasonable.

Mr. Harper suggested that another option is to keep a minimum standard and discuss a nonconforming channel.

Commissioner Cooper said that he has no idea of the record of variances are. If there is a record of zoning variations that have been approved, then yes. He stated that the issues brought before them are issues that affect Staff and not land use and asked if that discussion will take place in the future.

Mr. Harper stated yes.

E. Trustee Liaison's Report

- Monday night, the Village Board approved the Plan Commission to go from 9 to 7 members
- Village Board met to discuss the Strategic 5-year Plan
- Village Board discussed business licenses, fees and deposits have not updated

F. Chairperson's Report

- July 2nd Historical Society for the mural cutting at noon

G. Staff Report

- Expansion of Ace Hardware on Roosevelt Road and the addition of a garden center
- The church next door wants to annex the building and convert it to a multifamily residential building, selling the annexed portion

Motion to close the Plan Commission Meeting by Commissioner Cooper, seconded by Commissioner Morrison. The motion passed by unanimous voice vote.

H. Other Business

I. Adjourn 10:33PM

DRAFT MINUTES - UNREVIEWED BY PLAN COMMISSION

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

Meeting 7/27/2026 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Ordinance
Prepared By: Daniel Harper

AGENDA ITEM (ID # 2026-541)

DOC ID: 2026-541

Adopt Ordinance No. 7287, An Ordinance Denying Variations from Sections 10-4-8(D)(3) and 10-4-8(E)(1) of the Village's Zoning Code on the Property Located at 113 S. Parkside Avenue, Glen Ellyn, Illinois (Community Development Director Henaghan) (Trustee Duncan)

Statement of the Issue:
The Petitioner, Louis Prignano, is the owner of the property at 113 S. Parkside Avenue. The Petitioner requests two (2) zoning variations to accommodate a proposed rear addition to the home that will maintain the existing side yard setback of six feet and four inches (6'-4') and increase the lot coverage ratio from 21.9% to 23.53%.

Analysis:
The Petitioner proposes an approximately two hundred and fifty-four (254) square foot rear addition to the existing residential structure on the property. The proposed addition would result in 1,709 square feet of lot coverage for a lot coverage ratio of 23.53 percent (including a 140-square foot bonus for the existing front porch and a 498-square foot bonus for the detached garage). The maximum allowable lot coverage ratio for a two-story home is 20 percent.

The second requested variation is to allow a side yard setback of six feet and four inches (6'-4") in lieu of the required side yard setback of six feet and six inches (6'-6"). The applicant stated that this is to maintain the existing setback line of the north wall of the existing structure. The side yard setback request could be considered on its own through the administrative variation process. However, since the lot coverage variation request exceeds the maximum threshold for an administrative variation, both requests were considered by the Zoning Board of Appeals.

The Zoning Board of Appeals (ZBA) held a public hearing and considered the variation request at its June 9, 2026, regular meeting. The agenda packet for this meeting can be viewed here and the draft minutes can be viewed here. The ZBA recommends to the Village President and Board of Trustees that the Petitioners' zoning variation requests be denied by a vote of 3-2. The ZBA indicated that the lot coverage request was significant and that the circumstances that applied to the property were not so unique that the petitioner could not pursue alternative designs that would meet his needs and not require zoning relief.

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 - 113 S. Parkside

Village Of Glen Ellyn

Ordinance No. xxxx

An Ordinance Denying Variations from Sections 10-4-8(D)(3) and 10-4-8(E)(1) of the Village's Zoning Code on the Property Located at 113 S. Parkside Avenue, Glen Ellyn, Illinois

---

Adopted by the
Village President and the Board of Trustees
of the Village of Glen Ellyn
DuPage County, Illinois
This 27th Day of July 2026

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 27th day of July 2026.

Ordinance No. xxxx

An Ordinance Denying Variations from Sections 10-4-8(D)(3) and 10-4-8(E)(1) of the Village's Zoning Code on the Property Located at 113 S. Parkside Avenue, Glen Ellyn, Illinois

WHEREAS, Louis Prignano ("Petitioner") is the owner of the property located at 113 S. Parkside Avenue, Glen Ellyn, Illinois 60137 ("Subject Property") and has applied for variations from the requirements of Sections 10-4-8(D)(3) and 10-4-8(E)(1) of the Village's Zoning Code; and

WHEREAS, the requested variations would allow for a rear addition to the rear of the existing home to have a side yard setback of six feet and four inches (6'-4') in lieu of the minimum side yard setback of six feet and six inches (6'-6") and to allow a lot coverage ratio of 23.53% in lieu of the maximum allowed lot coverage of 20% at the Subject Property located in the R2 Residential District; and

WHEREAS, the Subject Property is legally described in Exhibit A, attached hereto and incorporated herein by reference; and

WHEREAS, following due notice by publication in the Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto, and by mailing notice to all property owners within 250 feet of the subject property at least ten (10) days prior thereto, and following the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Village of Glen Ellyn ("Village") Zoning Board of Appeals conducted a public hearing on June 9, 2026, at which the Petitioners presented evidence, testimony, and exhibits in support of the variations requested and zero (0) persons appeared in favor and zero (0) persons spoke in opposition to the request; and

WHEREAS, based upon the evidence, testimony, and exhibits presented at the public hearing on June 9, 2026, the Zoning Board of Appeals adopted its Findings of Fact and Recommendation dated June 9, 2026, which is attached hereto and incorporated herein as Exhibit B; and

WHEREAS, the Zoning Board of Appeals recommended that the requested zoning variations reflected in this Ordinance be denied by a vote of three (3) in favor and two (2) against; and

WHEREAS, the Village President and Board of Trustees have reviewed the evidence, exhibits, and materials presented at the June 9, 2026, meeting of the Zoning Board of Appeals and has considered the Findings of Fact and Recommendations of the Zoning Board of Appeals; and

WHEREAS, the Village President and Board of Trustees have determined that the denial of the zoning variations is in the best interests of the Village subject to the terms and conditions set forth in the Findings of Fact and Recommendation of the Zoning Board of Appeals and this Ordinance.

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

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

Section 2. Adoption of Findings of Fact and Recommendation. The Findings of Fact and Recommendation of the Zoning Board of Appeals attached hereto as Exhibit B are adopted by the President and Board of Trustees and incorporated herein.

Section 3. Variations Denied. Based upon the above findings of fact, the Village President and Board of Trustees deny the Petitioner's application for zoning variations from Sections 10-4-8(D)(3) and 10-4-8(E)(1) of the Village's Zoning Code at the Subject Property.

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

Passed by the Village President and Board of Trustees of the Village of Glen Ellyn, Illinois this 27th day of July 2026.

Voting	Ayes	Nays	Abstain	Absent
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 July 2026.

_____
James Burket, Village President

ATTEST

_____
Caren Cosby, Village Clerk

EXHIBIT A

Subject Property's Legal Description

LOT 9 IN BLOCK 3 IN VILLAGE LINKS RESUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 6, 1976, AS DOCUMENT R76-07880 IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-23-129-003

Commonly known as 113 S. Parkside Avenue, Glen Ellyn, IL 60137

EXHIBIT B

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

Re: Application of Brian Prignano for Zoning Variations for 113 S. Parkside Avenue.

Dear Village President James Burket and Board of Trustees:

Brian Prignano ("Applicant") filed an application pursuant to Section 10-10-10 of the Glen Ellyn Zoning Code requesting the variations set forth below to allow a building addition to encroach into the side yard setback and to exceed the maximum allowed lot coverage ratio located at 113 S. Parkside Avenue, Glen Ellyn, Illinois 60137 ("Subject Property").

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

1. A variation from Section 10-4-8(D)(3) to allow for a side yard setback six feet and four inches (6'4") from the interior side yard property line in lieu of the required setback of six feet and six inches (6'6").
2. A variation from Section 10-4-8(E)(1) to allow a lot coverage of 23.53% in lieu of the maximum allowed lot coverage of 20%.

A public hearing was held on the application by the Zoning Board of Appeals on June 9, 2026, at 7:00 p.m. The notice and time and place of said public hearing was duly published on May 21, 2026, in the *Daily Herald*, a newspaper of general circulation in the Village.

Findings of Fact

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

1. The Applicant seeks two zoning variations to allow for a rear addition to the existing home. The variations allow for a side yard setback of six feet and four inches (6'4") from the interior side yard property line in lieu of the required setback of six feet and six inches (6'6") and a lot coverage of 23.53% in lieu of the maximum allowed lot coverage of 20%.
2. The Zoning Board of Appeals considered the following documents which were submitted into evidence at the time of the Public Hearing, and made part of the Record:
   a. Application for a Zoning Variation;

b. Location and Zoning Map
c. Contour Map
d. Flood Hazard Zone Map
e. Plat of Survey
f. Site Plan
g. Floor Plan
h. Building Elevations
i. Public Comments

Zoning Variation Standards

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

1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; and that the variation, if granted, will not alter the essential character of the locality; or

2. That the plight of the owner is due to unique circumstances; and that the variations, if granted, will not alter the essential character of the locality;

For the purpose of supplementing the above standards, in consideration of recommending approval of a variation, the Zoning Board of Appeals 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 particular physical surroundings, shape or topographical condition of the specific property involved would bring particular hardship upon the owner as distinguished from a mere inconvenience, if the strict letter of the regulation were to be carried out;

2. That the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district;

3. That the purpose of the variations is not based exclusively upon a desire to make more money out of the property;

4. That the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property or by the applicant;

5. That the granting of the variations will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;

6. That the proposed variations will not:

(a) Impair an adequate supply of light and air to adjacent property;

(b) Substantially increase the hazard from fire or other dangers to said property or adjacent property;

(c) Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village;

(d) Diminish or impair property values within the neighborhood;

(e) Unduly increase traffic congestion in the public streets and highways;

(f) Create a nuisance; or

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

The evidence provided by the applicant and presented in the public hearing shows that the proposed zoning variations from Section 10-4-8(D)(3) and Section 10-4-8(E)(1) of the Village Zoning Code do not meet the above standards because the proposed variations are not due to the unique circumstances of the property as other properties within the vicinity of the property are also restricted by the flood hazard zone; and that the proposed variations would not be the minimum variations necessary to make possible the reasonable use of the land, building or structure.

RECOMMENDATION

Pursuant to the authority vested in it by the statues of the State of Illinois and the Zoning Code of the Village of Glen Ellyn, the Zoning Board of Appeals, hereby recommends to the Village President and Board of Trustees pursuant to a vote of 3-2, that the requested zoning variations reflected in these findings be denied and that the Applicant's request for the zoning variations be denied for the property located 113 S. Parkside Avenue, Glen Ellyn, Illinois.

The report was adopted by a 5-0 vote of the Zoning Board of Appeals, on the 9th day of June 2026.

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

Meeting 7/27/2026 7:00 PM
Department: Administration
Department Head: Mark Franz
Category: Other
Prepared By: Mark Franz

AGENDA ITEM (ID # 2026-582)

DOC ID: 2026-582

Presentation and Discussion of the 2026-30 Strategic Plan (Trustee Simon)

Statement of the Issue:
Presentation and consideration of the 2026-30 Strategic Plan

Analysis:

Beginning late last year, the Village Board and staff undertook a strategic planning initiative, facilitated by Cory Plasch of CP2 Consulting who guided the process and provided the attached draft Strategic Plan Summary Report ("Plan"). The process included several public meetings and incorporated an Environmental Scan, SWOT analysis, and an internal stakeholder survey. Public meetings were held on January 5, January 20, and February 17, 2026, at the College of DuPage. Senior staff members and the Village Board participated in strategic visioning sessions and discussed current challenges. Additionally, references to the current Strategic Plan, Comprehensive Plan, and Community Survey were used to inform the overall approach. The objective was to develop a strategic plan for the next five years, extending through 2030. The Plan identifies five ***strategic priorities*** that are most significant for the Village in the coming years:

1. Financial Resiliency
2. Workforce Excellence
3. Thriving Community
4. Community and Economic Development
5. Proactive Infrastructure Management

Additionally, the group reviewed the Village's current Vision and Mission Statements. The group agreed to update our public statements as follows:

Current:

> **Our Vision Statement:** Glen Ellyn is a place where people seek to live! A welcoming, engaged community with a vibrant downtown, cultural and recreational opportunities--in a safe, attractive environment for residents, businesses, and visitors.
>
> **Our Mission Statement:** Our mission is to support a high quality of life in Glen Ellyn. We do this through the equitable delivery of reliable, cost-effective services and promoting a

community of trust, respect and citizen involvement.

Proposed:

Our Vision Statement: Glen Ellyn is a community rich in tradition, civic pride, and opportunity, where historic character, a thriving Downtown, and engaged residents create an exceptional quality of life for every generation.

Our Mission Statement: We preserve what makes Glen Ellyn special, provide outstanding public services, and invest thoughtfully in the future to ensure the Village remains safe, sustainable, and prosperous.

Subject

All successful organizations must establish clear priorities and an action plan that is formalized within a strategic plan. The Village has consistently implemented such a plan over the years. A fundamental aspect of strategic planning is understanding past performance. Identifying future community needs (through surveys), aligning long-term development objectives (via the Comprehensive Plan), and evaluating financial challenges—including benchmarking against peer communities with a Financial Scorecard—are essential to formulating a new strategic plan.

The Environmental Scan led to the following conclusion: The Village of Glen Ellyn enters its 2026-2030 strategic planning process from a position of strength, demonstrated by exceptionally high resident satisfaction, robust quality of life, and a well-maintained community. Residents consistently express high satisfaction regarding safety, parks and recreation, education, the natural environment, and local businesses. Glen Ellyn benefits from a solid economic foundation, a highly educated population, and a favorable location with excellent transportation access.

Nevertheless, the Village faces significant long-term considerations, including infrastructure investment requirements, housing affordability and diversity, workforce recruitment challenges, sustainability initiatives, and growing demands on municipal services. Looking forward, maintaining core services while proactively addressing evolving community needs will be vital for the Village's continued success.

The strategic priorities, key measures of success, performance targets and strategic initiatives are summarized in the attached draft Plan. Since our last Village Board workshop, staff has incorporated your initial feedback and made several updates to the Strategic Plan, which are reflected in the attached draft. We have also developed an initial Implementation Plan to illustrate how staff would approach implementing these initiatives and providing quarterly progress reports going forward, see attached.

The draft Implementation Plan identifies 12 priority projects for the next five years. Below is the list of Strategic Initiatives and the corresponding priority projects:

Strategic Initiatives/Priority Projects:

Workforce Excellence

1. Personnel Manual Update

2. Fire Assessment
3. ERP (Financial Software) System Update

Financial Resilience

1. Maintain AA Bond Rating
2. Develop and Maintain Financial Scorecard

Thriving Community
Community and Economic Development

1. Develop and adopt a new Zoning Code
2. Develop and adopt a Roosevelt Road master plan
3. Adopt an updated Economic Development action plan

Proactive Infrastructure Management

1. Develop a feasibility study and plan for fire stations, the Reno Center; Glenbard Wastewater compass; Civic Center; and fire training tower.
2. Plan for and implement the Village Links master plan
3. Complete the commuter station, pedestrian underpass, plaza, streetscape and utility improvements (Phase 4) and ongoing maintenance of current Downtown improvements.
4. Execute the Capital Improvement Plan (CIP) including separate IT improvement and facility improvement plans, and fleet equipment replacement annually (Village and GWA)

While these priorities may evolve as the Village Board's goals and priorities change over time, establishing a clear roadmap will help staff remain focused, allocate resources effectively, and avoid unnecessary mission drift. Staff looks forward to presenting this updated plan and aspects of the draft implementation quarterly report as the Village Board considers adopting this plan formally.

Budget Impact:
N/A

Contribution to Strategic Plan
New Plan

Action Requested:
Staff is recommendation approval of the 2026-30 Strategic Plan.

Attachments:
1. Glen-Ellyn-2026-2030-2026-07-15
2. 2026-2030 Strategic Action - Implementation Plan-Master-2026-07-18

STRATEGIC PLAN SUMMARY REPORT

VILLAGE OF GLEN ELLYN
1834

June 2026

Dear Village President Jim Burket and Village Manager Mark Franz,

It is my pleasure to present the 2026-2030 Strategic Plan and Summary Report for the Village of Glen Ellyn. This plan reflects the Village's shared vision for the future, its commitment to achieving meaningful results, and its ongoing dedication to providing exceptional services to residents and stakeholders. While continuing to support the delivery of essential public services, the Strategic Plan establishes a clear framework for organizational priorities, strategic decision-making, and long-term success.

The development of this plan was the result of a thoughtful and collaborative process spanning several months. Through community data, leadership discussions, and careful analysis of the information gathered, the Village has refined its Vision, Mission, and strategic priorities to guide its work in the years ahead. It has been a privilege to partner with the Village throughout this process.

I would like to extend my sincere appreciation to the Village Board, leadership team, staff, and community participants who contributed their time, perspectives, and expertise. Their engagement and commitment have been instrumental in shaping this plan and positioning the Village for continued success.

Yours Truly,
Cory Poris Plasch
President/CEO
CP2 Consulting

Contents

Submission Letter 01

Executive Summary 03

Vision, Mission 04

The Strategic Planning Process 05

Assessing the Current Environment 06

Stakeholder Engagement 07

Environmental Scan 08

Internal Stakeholder Survey Results 09

Understanding the Environment 10

SWOT Analysis 11

Targets by Strategic Goal 13

Strategic Plan Implementation 19

Strategic Plan Participants 22

Executive Summary

In December 2025, the Village of Glen Ellyn initiated a comprehensive strategic planning process to establish organizational priorities and direction for the years 2026-2030.

The resulting Strategic Plan is centered around five key goals that were identified as the Village's highest priorities for the planning period. Each goal is supported by desired outcomes, measurable key outcome indicators, and corresponding performance targets. These elements were developed through a collaborative process involving Village leadership, staff, and valuable input from stakeholders.

Throughout the planning process, the Village also undertook a review of its foundational statements. As a result, the Vision and Mission were updated to better reflect the organization's aspirations, purpose, and guiding principles.

To support implementation of the Strategic Plan, a cross-departmental staff team was assembled to identify initiatives and action steps aligned with each strategic goal. This team will continue to play a central role in advancing the plan, developing project-level implementation strategies, and fostering organizational alignment. In addition, communication efforts will help ensure that employees throughout the organization understand the Strategic Plan and can connect their daily responsibilities to the achievement of the Village's long-term objectives.

Vision, Mission

Vision

Glen Ellyn is a community rich in tradition, civic pride, and opportunity, where historic character, a thriving Downtown, and engaged residents create an exceptional quality of life for every generation.

Mission

We preserve what makes Glen Ellyn special, provide outstanding public services, and invest thoughtfully in the future to ensure the Village remains safe, sustainable, and prosperous.

The Strategic Planning Process

The Strategic Planning Process seeks to answer five questions:

1. Where are we right now? (Plan Development)
2. Where do we want to be? (Plan Development)
3. How do we get there from here? (Plan Implementation)
4. How will we know when we get there? (Plan Implementation)
5. Are there changes in the future external environment that we need to consider?

DEVELOPMENT

Where are we now?

Scan the Environment

Conduct Internal and External Analysis (SWOT)

Develop a Strategic Profile

Identify Strategic Challenges

Where are we going?

Define Our Mission

Articulate Core Values

Set a Vision

Identify Key Intended Outcomes

IMPLEMENTATION

How will we get there?

Develop Initiatives

Define Performance Measures

Set Targets and Thresholds

Spread Throughout Organization

How will we know?

Create Detailed Action Plans

Establish Accountability: Who, What, When

Identify Success Indicators

Assessing the Current Environment

The Strategic Planning Process began with a meeting with the consultant and the Village of Glen Ellyn staff. The meeting included a review of strategic planning principles, a discussion of organizational value proposition, the status of vision and mission statements, and a tutorial on preparing an Environmental Scan. The session concluded with a timeline for the planning process, assignments for preparation of the Environmental Scan, and a process for conducting the stakeholder outreach.

Stakeholder Engagement

To answer the question "Where are we now?", the Strategic Planning Process began with gaining an understanding of the operating environment. This is the first activity in developing a Strategic Plan as internal and external forces, dynamics, and constraints must be considered to arrive at the most effective strategy.

Assessing the environment included:

- An internal stakeholder survey of employees
- A landscape analysis survey of Board members and key staff
- An environmental scan

As environmental factors change over time, they need to be evaluated and incorporated into the strategic thinking and planning process using current data.

Environmental Scan

The Village of Glen Ellyn enters its 2026-2030 strategic planning process from a position of strength, characterized by exceptionally high resident satisfaction, a strong quality of life, and a well-maintained community. Residents report high levels of satisfaction with safety, parks and recreation, education, the natural environment, and local businesses. Glen Ellyn benefits from a strong economic base, a highly educated population, and a desirable location with excellent transportation access. At the same time, the Village faces important long-term considerations, including infrastructure investment needs, housing affordability and diversity, workforce recruitment challenges, sustainability planning, and increasing demands on municipal services. As the Village looks ahead, maintaining core services while addressing emerging community needs will be central to its continued success.

Statistics to Consider

- Population of approximately **28,000** residents, with a highly engaged and satisfied community.
- Quality of Life: **97%** of residents rated Glen Ellyn as an excellent or good place to live, and **95%** rated the overall quality of life positively.
- Safety: **94%** of residents expressed satisfaction with safety in the community, exceeding national benchmarks.
- Community Engagement: **79%** of residents reported feeling connected and engaged with the community.
- Economic Vitality: **86%** rated local businesses and service establishments as excellent or good, representing a **21% increase since 2017**.
- Parks, Recreation, and Environment: Resident satisfaction reached **92%** for parks and recreation and **92%** for the natural environment.
- Education and Culture: **90%** of residents rated educational and cultural opportunities positively, while **89%** rated health and wellness opportunities positively.
- Housing: Single-family detached homes comprise approximately **64%** of housing units and account for more than **50%** of overall land use within the Village. Housing diversity remains limited, with multi-family housing representing a relatively small share of the housing stock.
- Median Household Income: **$118,208**, significantly higher than the DuPage County median household income of **$94,930**.
- Transit: The Glen Ellyn Metra Station averages approximately **1,930** weekday boardings, reinforcing the Village's role as a regional commuter destination.
- Infrastructure: Public Works maintains approximately **115 miles** of water main, **85 miles** of sanitary sewer lines, **70 miles** of storm sewer pipe, **89 miles** of roadway, and **147 miles** of sidewalk (VGE owned).
- Housing Needs: Identified priorities include expanding housing options for residents with disabilities, increasing affordable housing opportunities, and supporting wage growth that better aligns with the local cost of living.
- Sustainability Planning: Key focus areas identified in the Sustainability Baseline Assessment include transportation and land use, buildings and energy, greenspace, waste management, water and flooding, and health and safety.

Internal Stakeholder Survey Results

A survey of internal stakeholders was conducted between December 29, 2025 and February 16, 2026 as part of the strategic planning process. Internal stakeholders are individuals or groups who are within the organization by virtue of being elected to or employed/appointed by the organization. They are essential to the successful implementation of the strategic plan, so their input is ideally incorporated into the process. Additionally, they often have key information based upon their interaction with the community and can identify emerging community themes.

Key Takeaways

- A total of 78 responses were received.
- When asked about the Village's greatest strengths, respondents most frequently identified dedicated and professional staff (68%), quality public services (60%), financial stability (44%), and strong community engagement (38%).
- When asked about the most significant challenges facing the Village, staffing and recruitment (71%), aging infrastructure (56%), and communication (47%) were noted most often.
- Respondents cited improving internal processes (83%), employee development and training (70%), and enhancing the use of technology (40%) as the greatest opportunities for improvement or innovation.
- When asked what they would change about how the Village operates, respondents most frequently mentioned streamlined decision-making (29%), better communication (25%), more cross-department collaboration (16%), and more training and development opportunities (16%).
- 71% of respondents somewhat or strongly agreed with the statement "The Village operates with openness and transparency".
- 63% of respondents somewhat or strongly agreed with the statement "The Village is open to new ideas and ways of doing things".
- 77% of respondents strongly or somewhat agreed they would apply for their position again.
- 81% of respondents strongly or somewhat agreed they plan to remain with Glen Ellyn for at least another year.

Understanding the Environment

An integral part of the Strategic Planning Process is a SWOT Analysis, which stands for strengths, weaknesses, opportunities, and threats. It provides a situational overview of the environment in which strategic planning takes place and allows a systematic examination of factors impacting the community. **Strengths and Weaknesses** examine the internal operating environment, while **Opportunities and Threats** evaluate the external operating environment.

To provide ample opportunity for reflection, a SWOT survey was distributed to the Board Members and staff prior to the Strategic Planning session. During the Strategic Planning Retreat, the SWOT data was reviewed to determine key themes and strategic issues.

SWOT Analysis

STRENGTHS

- Staff
- Community
- Finances
- Infrastructure
- Safety
- Elected officials
- Business

WEAKNESSES

- Code
- Mobility (parking, freight train traffic)
- Aging facilities and existing infrastructure
- Growth and economic development
- Budget and financial planning
- Conflicting vision for the future

OPPORTUNITIES

- Technology
- Partnerships
- Housing
- Economic development
- Staff retention / attraction
- Alternate funding sources
- Infrastructure

THREATS

- Staffing
- Unfunded / underfunded mandates
- Economic uncertainty
- Political divisiveness
- Managing resident expectations
- Aging infrastructure

The Strengths and Opportunities groups combined to discuss how internal strengths coupled with external opportunities could be enablers of success.

The Weaknesses and Threats groups combined to discuss how internal weaknesses coupled with external threats could be challenges to success.

Then, the groups combined, and all participants reviewed the key themes. A list of strategic issues was determined, and included:

- Aging infrastructure
- Economic / redevelopment / business growth
- Financial sustainability
- Staffing including attraction and retention
- Alternate funding / partnerships
- Operational efficiency / governmental efficiency
- Leadership (staff and elected): unify, maintain, develop, decision-making
- Communication
- Technology
- Housing
- Roosevelt Rd corridor – infrastructure, economic development, divides community
- Coordinating with other government entities
- Partnerships
- Public safety

SWOT Analysis (cont.)

Finally, the most important organizational priorities were finalized, taking into account information gathered throughout the process, including the Environmental Scan.

Through this analysis, five Strategic Goals were identified: **Workforce Excellence, Financial Resilience, Thriving Community, Community and Economic Development,** and **Proactive Infrastructure Management.**

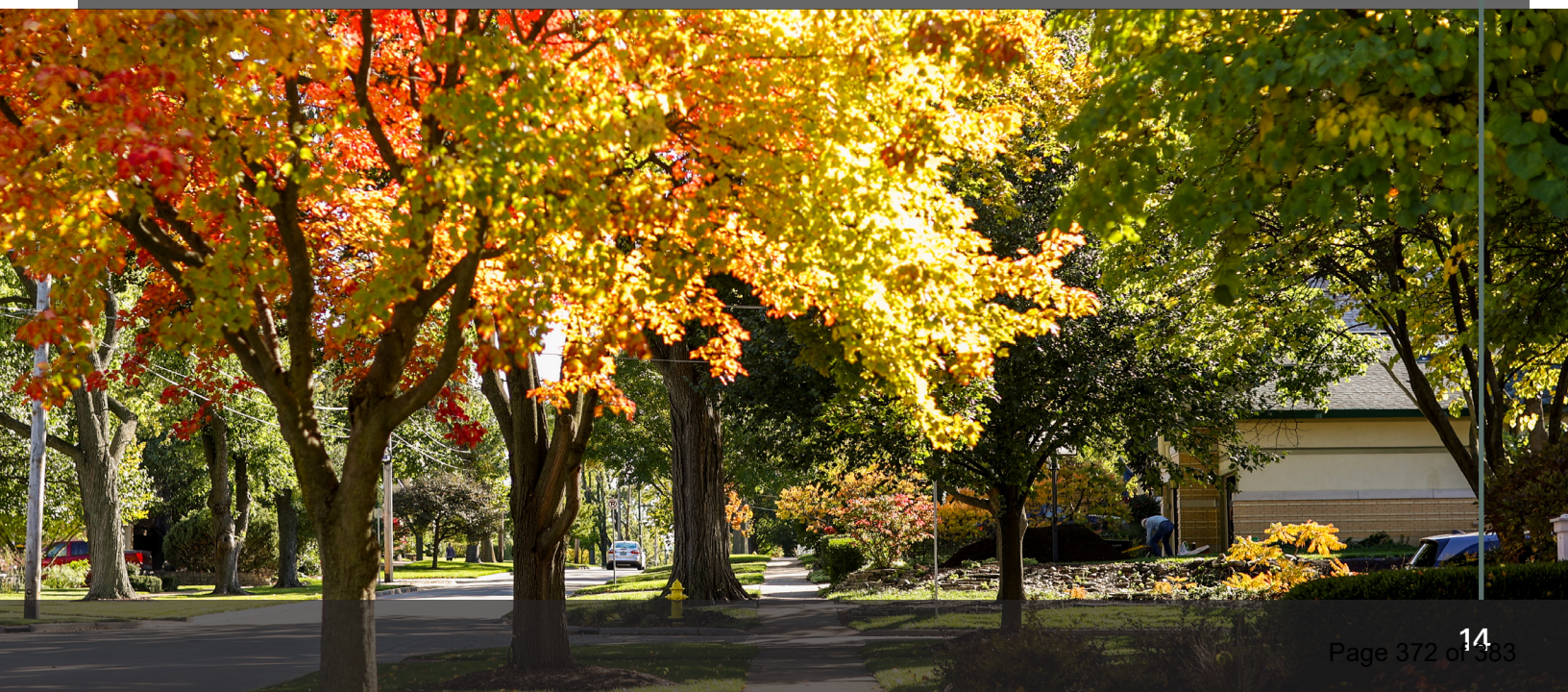
Participants were then divided into cross-functional groups. They determined desired Outcomes (what success looks like), Key Outcome Indicators (how to measure progress towards success), and Performance Targets (a measurable goal achieved by a defined date) for each Strategic Goal.

Targets by Strategic Goal

STRATEGIC GOAL Workforce Excellence			
OUTCOME	**KEY OUTCOME INDICATOR**	**TARGET**	**INITIATIVE**
Workforce development	• Employee training participation rate • Supervisor leadership participation rate • Employee retention rate	• 80% participation by 12/2028 • 80% supervisor participation by 12/2028 • Increase employee retention rate by 12/31/2028. *Baseline available 01/01/2026	• Establish a formal leadership development curriculum and training ladder • Implement onboarding & an employee orientation program
Forward-thinking organization	• # of departmental talent management plan meetings completed • % of personnel manual updated • % participation in Wellness Program	• Employee compensation planned annually through departmental talent management meetings • 95% of temporary benefit initiatives and all state / federal laws and best practices incorporated into personnel manual • Increase Wellness Program participation for all employees by 10%	• Execute compensation plan recommendation • Complete personnel manual update to ensure compliance with federal and state laws and best practices • Distribute comprehensive personnel manual and train supervisors with implementation • Implement wellness committee initiatives including a creation of a calendar of events
Increased operational efficiency	• # of departments with key services identified • # of core processes improved • Project milestones	• Complete assessment of core services in each department by July 2027 and tie to subsequent budget discussions • Improve at least one core process annually • Update ERP system by 12/2030	• Create more clarity of purpose for all departments • Utilize department assessments to prepare budget for 2027 and beyond • Strengthen cross-department workflow alignment • ERP system update plan
Enhanced technology baseline	• % of positive survey scores • IT system uptime • Project milestones	• Positive employee IT survey scores of at least 90% annually • Maintain 99% uptime on major IT systems annually • AI policy evaluated and adopted by 12/2027	• Conduct internal IT survey • Develop and execute a 5-year IT capital plan • Policy adopted and utilized by all departments
Future-ready public safety workforce	• Police and fire (EMS) retention rate • Project milestones • Assess accreditation for police, fire, and public works	• Retain 85% of police and fire (EMS) staff annually • Complete the assessment of fire/EMS by 12/2026 • Complete an assessment and costs of accreditation by 12/2028	• Identify strategies to retain public safety personnel and implement by 01/2027 • Fire/EMS assessment • Accreditation assessment

Targets by Strategic Goal (cont.)

STRATEGIC GOAL Financial Resilience			
OUTCOME	**KEY OUTCOME INDICATOR**	**TARGET**	**INITIATIVE**
Self-sustaining Village Links/R22	• $ operating income coverage	• Increase cash reserves by $300K–$500K annually	• Implement operational and capital strategies to maintain self-sufficiency
Maintain financial stability	• Bond rating • % funds in reserve	• AAA rating affirmed during any issuance • All funds meet reserve policy annually	• Maintain AAA bond rating strategy • 5-year forecast
Financial transparency	• Scorecard project milestones • Meet or exceed GFOA scoring thresholds annually for PAFR, ACFR, and budget awards	• Simplified Financial Scorecard in 12/2026 • Exceed GFOA scoring thresholds annually for PAFR, ACFR, and budget awards	• Develop and maintain simplified financial scorecard • Produce PAFR, ACFR, and budget documents that meet or exceed GFOA standards
Financial stewardship	• $ in grants applied for • $ in grants received	• Receive at least an average of $100k in grants annually	• Update grant tracking process and prioritize grant searches



Targets by Strategic Goal (cont.)

STRATEGIC GOAL Thriving Community			
OUTCOME	KEY OUTCOME INDICATOR	TARGET	INITIATIVE
Professional customer service	• % of positive survey results	• Positive survey scores above average of national comparable communities by 12/2029	• Conduct Community Survey every 5 years
Actively support special events	• # of special events supported	• Determine clear sustainability parameters for 100% of special events supported by 12/2027	• Establish a special events matrix to evaluate sustainability of each special event
Model Village Board and Commissions	• Attendance rate • % of reports from advisory commissions • % compliance with ordinance	• Increased consistency of attendance • Annual reports from advisory commissions • 100% compliance with new governance ordinance annually	• Distribute the "Rules of Engagement Handbook" to the Board / Commission members • Annual report strategy • Governance ordinance and protocols for Village Board and Board and Commissions implemented
Golf recreation for all ages	• Program utilization rate • # of rounds	• Fill 80% of programming opportunities annually • 80,000 rounds of golf annually	• Expand golf programs for all demographics
Reliable communication	• % of website updated	• 100% ADA-compliant website by 01/2028	• Modernize website to ensure ADA compliance
Collaborative partnerships	• Project milestones	• Identify and update existing IGAs and MOUs by 12/2027	• Develop inventory of IGAs and MOUs

Targets by Strategic Goal (cont.)

STRATEGIC GOAL
Community and Economic Development

OUTCOME	KEY OUTCOME INDICATOR	TARGET	INITIATIVE
Business district revitalization	• Project milestones	• Update zoning code by 12/2027 • Adopt Roosevelt Rd master plan by 12/2030 • Roosevelt Rd beautification begins by summer 2026	• Update and educate the public on the new zoning code • Complete capital project as part of the Roosevelt Rd master plan • Implement Roosevelt Rd beautification plan
Greater housing diversity	• # of zoning districts that allow multi-family zoning • $ of preservation grants awarded	• Expand zoning permissions to allow multi-family zoning in additional districts by 12/2027 • Fully utilize preservation grant funds annually	• Implement Comprehensive Plan & Housing Assessment recommendations
Efficient building permit review and approval process	• % of permits complete at submission • % of permits processed within 15 days	• Permits complete upon submission improved by 10% by 07/2027 • First review of permits completed within 15 days, 95% of the time, quarterly	• Conduct quarterly check-ins and reporting for building permit processing time
Desirable location for investment	• Assessed value and tax yield	• EAV + sales / Food and Beverage tax growth equal to or greater than 2% annually	• Complete economic development action plan with external consultants as needed • Evaluate and promote business incentives
Context-sensitive growth	• # of annexations • # of new developments • % of new buildings and additions requiring zoning variations	• Evaluate, on average, at least one annexation agreement annually • Consider at least one commercial, multi-family, or attached single-family development annually • Demonstrate a year-over-year rreduction of 5% in the percentage of new buildings and additions that require zoning relief	• Complete an annexation plan • Consider at least one commercial, multi-family, or attached single-family development annually • Demonstrate a year-over-year reduction in the percentage of new buildings and additions that require zoning relief

Targets by Strategic Goal (cont.)

STRATEGIC GOAL Proactive Infrastructure Management (Page 1)			
OUTCOME	KEY OUTCOME INDICATOR	TARGET	INITIATIVE
Future-ready infrastructure planning	• Facility Plan project milestones complete • % of needs with funds aligned	• Update all Facility Plans to optimize utilization by ___(date) • Funds aligned with needs by ___(date)	• Develop plans for two fire stations, Public Works Reno Center, GWA plan upgrades, Civic Center, firefighter training tower • Evaluate funding alternatives
Safe and reliable streets and sidewalks	• # of square feet of sidewalks improved • # of curb ramps improved • # of identified traffic signal equipment modernized • Complete Safe Routes Plan milestones complete • Transportation Plan milestones complete • % of Roosevelt Rd improvements complete • Average # Pavement Condition Index	• Complete annual sidewalk improvements in consideration of ADA transition plan • Modernize all traffic signal equipment (Lambert Rd 12/2027, Main/Elm 12/2028, Park/Sheehan with Sheehan FAU Project Target 12/2030) • Complete Safe Routes to School Community Travel Plan by 12/2027 • Active Transportation Plan updated by 12/2030 • Complete Roosevelt Rd Lighting and Sidewalk Improvements Design by 12/2028 • Average PCI of ≥70	• Develop and execute Capital Improvement Plan annually • Develop and implement Downtown streetscape improvements • Complete annual roadway improvement projects
Pedestrian friendly, transit oriented and modernized Downtown which supports safety and economic vitality	• Complete milestones for Phase IV Downtown project	• Complete Design and Land Acquisition for Metra Station and Multimodal Access Improvements Project (12/2027) • Complete project by 12/2030	• Complete commuter station, pedestrian underpass, plaza, streetscape and utility improvements (Phase 4) and ongoing maintenance of current Downtown improvements

Targets by Strategic Goal (cont.)

STRATEGIC GOAL Proactive Infrastructure Management (Page 2)			
OUTCOME	KEY OUTCOME INDICATOR	TARGET	INITIATIVE
Well-maintained and reliable water and sewer infrastructure	• Completion of master plan for water and sewer infrastructure • Complete specific water and sewer system improvements recommended in plan	• Complete development of Water and Sewer Master Plan by 12/2027 • Complete # of projects recommended in the plan	• Plan future water main and lead service line replacement, water reservoir improvements, sanitary sewer improvements, sanitary lift station improvements, and storm sewer improvements
Future-ready infrastructure planning	• % of CIP annual projects completed annually	• Complete 90% of all Capital Improvement Plan (CIP) projects on time and on budget	• Execute the Capital Improvement Plan (CIP) including separate IT improvement and facility improvement plans, and fleet equipment replacement annually (Village and GWA)
Thriving tree community	• Tree maintenance metrics	• Achieve benchmark with year-over-year improvement	• Plant, prune, and maintain trees to meet annual targets

Strategic Plan Implementation

Implementation is the final step in the Strategic Planning Process and consists of staff developing Initiatives to support the Strategic Goals determined during the Strategic Planning Process. The following Initiatives will be reported on regularly, showing the measurable progress the Village of Glen Ellyn is making toward its Strategic Goals and associated Performance Targets.

Workforce Excellence

- Establish a formal leadership development curriculum and training ladder
- Implement onboarding & an employee orientation program
- Execute compensation plan recommendation
- Complete personnel manual update to ensure compliance with federal and state laws and best practices
- Distribute comprehensive personnel manual and train supervisors with implementation
- Implement wellness committee initiatives including a creation of a calendar of events
- Create more clarity of purpose for all departments
- Utilize department assessments to prepare budget for 2027 and beyond
- Strengthen cross-department workflow alignment
- ERP system update plan
- Conduct internal IT survey
- Develop and execute a 5-year IT capital plan
- Policy adopted and utilized by all departments
- Identify strategies to retain public safety personnel and implement by 01/2027
- Fire/EMS assessment
- Accreditation assessment

Financial Resilience

- Implement operational and capital strategies to maintain self-sufficiency
- Maintain AAA bond rating strategy
- 5-year forecast
- Develop and maintain simplified financial scorecard
- Produce PAFR, ACFR, and budget documents that meet or exceed GFOA standards
- Update grant tracking process and prioritize grant searches

Strategic Plan Implementation (cont.)

Thriving Community

- Conduct Community Survey every 5 years
- Establish a special events matrix to evaluate sustainability of each special event
- Distribute the "Rules of Engagement Handbook" to the Board / Commission members
- Annual report strategy
- Governance ordinance and protocols for Village Board and Board and Commissions implemented
- Expand golf programs for all demographics
- Modernize website to ensure ADA compliance
- Develop inventory of IGAs and MOUs

Community and Economic Development

- Update and educate the public on the new zoning code
- Complete capital project as part of the Roosevelt Rd master plan
- Implement Roosevelt Rd beautification plan
- Implement Comprehensive Plan & Housing Assessment recommendations
- Conduct quarterly check-ins and reporting for building permit processing time
- Complete economic development action plan with external consultants as needed
- Evaluate and promote business incentives
- Complete an annexation plan
- Consider at least one commercial, multi-family, or attached single-family development annually
- Demonstrate a year-over-year reduction in the percentage of new buildings and additions that require zoning relief

Strategic Plan Implementation (cont.)

Proactive Infrastructure Management

- Develop plans for two fire stations, Public Works Reno Center, GWA plan upgrades, Civic Center, firefighter training tower
- Evaluate funding alternatives
- Develop and Execute Capital Improvement Plan annually
- Develop and execute Capital Improvement Plan annually
- Develop and implement Downtown streetscape improvements
- Complete commuter station, pedestrian underpass, plaza, streetscape and utility improvements (Phase 4) and ongoing maintenance of current Downtown improvements
- Plan future water main and lead service line replacement, water reservoir improvements, sanitary sewer improvements, sanitary lift station improvements, and storm sewer improvements
- Execute the Capital Improvement Plan (CIP) including separate IT improvement and facility improvement plans, and fleet equipment replacement annually (Village and GWA)
- Plant, prune, and maintain trees to meet annual targets

Strategic Plan Participants

The strategic plan was developed with the hard work and dedication of many individuals. The Village Board and Staff led the way, taking time out of their schedules to commit to long-term thinking. They defined a direction and a set of outcomes that are important to the community stakeholders with whom they partner and serve.

Board of Trustees

Village President
Jim Burket

Trustee
Sonia Desai Bhagwakar

Trustee
Kelli Christiansen

Trustee
Robert R. Duncan

Trustee
Kelley M. Kalinich

Trustee
Donna Jean Simon

Trustee
Steve Thompson

Village Clerk
Caren Cosby

Staff

Village Manager
Mark Franz

General Manager - Village Links & Reserve 22
Noel Allen

Finance Director
Patrick Brankin

Executive Assistant/ Deputy Clerk
Penni Cannova

IT Director
Justin Chiappetta

Fire Chief
Chris Clark

Village Engineer
Rich Daubert

Economic Development and Communications Director
Meredith Hannah

Community Development Director
Jennifer Henaghan

Public Works Director
John Hubsky

Police Chief
Phil Norton

Village Attorney
Paul Stephanides

Human Resources Director
Kathy Vonachen

Consultant
Cory Poris Plasch, President, CP2 Consulting

CP2 CONSULTING

2026–2030 Strategic Plan Action Report — Implementation Plan - DRAFT

7/18/2027

#	Strategic Goal	Outcome	Initiative	Target Date	Department(s)	Quarter	Status	Percent Complete	Notes / Quarterly Update
1	Workforce Excellence	Workforce development	Establish a formal leadership development curriculum and training ladder	Annual	Human Resources	CY26 Q3	On Track	50%	Established and ongoing
2	Workforce Excellence	Workforce development	Implement onboarding & employee orientation program	12/1/2027	Human Resources	CY26 Q3	On Track	50%	Onboarding initiative complete, employee orientation program targeted for completion by the end of 2027.
3	Workforce Excellence	Forward-thinking organization	Execute compensation plan recommendation	Annual	Human Resources	CY26 Q3	On Track	0%	Integrated into annual budget process.
4	Workforce Excellence	Forward-thinking organization	Complete personnel manual update to ensure compliance with federal and state laws and best practices	9/1/2026	Human Resources	CY26 Q3	Priority Project	80%	Finalizing; completion anticipated FY26 Q3.
5	Workforce Excellence	Forward-thinking organization	Distribute comprehensive personnel manual and train supervisors with implementation	3/1/2027	Human Resources	CY26 Q3	On Track	0%	Pending Village Board approval of updated manual.
6	Workforce Excellence	Forward-thinking organization	Implement wellness committee initiatives including creation of a calendar of events	12/1/2026	Human Resources	CY26 Q3	On Track	75%	Finalizing calendar format and incorporating programs into new template.
7	Workforce Excellence	Increased operational efficiency	Create more clarity of purpose for all departments and incorporate continuous improvement goals annual	12/1/2026	All Departments	CY26 Q3	On Track	10%	Core function assessments incorporated into annual budget process and identify 2 process improvement projects in each department to consider annually.
8	Workforce Excellence	Increased operational efficiency	Strengthen cross-department workflow alignment	Ongoing	All Departments	CY26 Q3	On Track	50%	LAMA improved workflows for building permits, business licenses, property maintenance, parking permits, and liquor licenses.
9	Workforce Excellence	Increased operational efficiency	ERP system update plan	12/1/2029	All Departments	CY26 Q3	Priority Project	20%	RFP issued in July 2026; evaluating consultant proposals.
10	Workforce Excellence	Enhanced technology baseline	Conduct internal IT survey	Annual	IT	CY26 Q3	On Track	0%	Annual survey is used to plan and adjust to needs of organization
11	Workforce Excellence	Enhanced technology baseline	Develop and execute a 5-year IT capital plan	Annual	IT	CY26 Q3	On Track	0%	Integrated into annual budget process.
12	Workforce Excellence	Enhanced technology baseline	Policy adopted and utilized by all departments	12/1/2027	IT	CY26 Q3	On Track	20%	Piloting various aspects of AI through Microsoft Co-Pilot software additional licenses proposed for FY2027 budget.
13	Workforce Excellence	Future-ready public safety workforce	Identify strategies to retain public safety personnel and implement	Ongoing	PD/HR/GEVFC	CY26 Q3	On Track	10%	Ongoing testing process implemented for Police Officer candidates; evaluating recruitment options for EMS personnel.
14	Workforce Excellence	Future-ready public safety workforce	Fire/EMS assessment	12/2026	Admin/GEVFC	CY26 Q3	Priority Project	10%	RFP issued; proposal evaluation underway; assessment begins August/September.
15	Workforce Excellence	Future-ready public safety workforce	Accreditation assessment	12/2028	GEVFC	CY26 Q3	On Track	10%	Cost-benefit analysis scheduled for completion by the end of 2027; implementation approach to be determined by the end of 2028.
16	Financial Resilience	Self-sustaining Village Links/R22	Implement operational and capital strategies to maintain self-sufficiency	Ongoing	Village Links/R22	CY26 Q3	On Track	50%	Continue to plan implementation of the master plan by building reserves, paying down existing debt, and determine best time for investment.
17	Financial Resilience	Maintain financial stability	Maintain AAA bond rating strategy	Ongoing	Finance	CY26 Q3	Priority Project	80%	GWA bond ratings call scheduled for July 2026; ongoing implementation of reserve fund policy and balanced budgeting practices.
18	Financial Resilience	Maintain financial stability	5-year forecast	Annual	Finance	CY26 Q3	Not Started	50%	Monitored quarterly through departments and Finance Commission. General Fund forecast completed annually as part of budget process.
19	Financial Resilience	Financial transparency	Develop and maintain simplified financial scorecard	12/2026	Finance	CY26 Q3	Priority Project	75%	Finance Commission review completed; final content and format targeted by December 2026.
20	Financial Resilience	Financial transparency	Produce PAFR, ACFR, and budget documents that meet or exceed GFOA standards	Annual	Finance	CY26 Q3	On Track	50%	GWA audit complete; Village audit presentation scheduled for August 2026.
21	Financial Resilience	Financial stewardship	Update grant tracking process and prioritize grant searches	Annual	All Departments	CY26 Q3	On Track	50%	Monitoring grants through the budget process, including the FCC grant for the hotels site and McKee House.
22	Thriving Community	Professional customer service	Conduct Community Survey every 5 years	12/2029	Administration	CY26 Q3	Not Started	0%	Process scheduled to begin in late 2028.
23	Thriving Community	Actively support special events	Establish a special events matrix to evaluate sustainability of each special event	12/2027	Administration	CY26 Q3	Not Started	0%	Tracking Village costs associated with community events; developing standardized event templates.
24	Thriving Community	Model Village Board and Commissions	Conduct orientation with new elected officials and all Boards and commission volunteers	Bi-annual	Administration	CY26 Q3	**Complete**	0%	Conducted every two years.
25	Thriving Community	Model Village Board and Commissions	Annual report strategy	Annual	Administration	CY26 Q3	On Track	25%	Determined which commissions to provide reporting to the Board annually in December.
26	Thriving Community	Model Village Board and Commissions	Governance ordinance and protocols for Village Board and Board and Commissions implemented	Annual	Administration	CY26 Q3	On Track	75%	New board and commission members selected; July approval pending. Ongoing.

2026–2030 Strategic Plan Action Report — Implementation Plan - DRAFT

7/18/2027

#	Strategic Goal	Outcome	Initiative	Target Date	Department(s)	Quarter	Status	Percent Complete	Notes / Quarterly Update
27	Thriving Community	Golf recreation for all ages	Expand golf programs for all demographics	Annual	Village Links/R22	CY26 Q3	On Track	50%	Continue to offer
28	Thriving Community	Reliable communication	(1) Modernize website to ensure ADA compliance and (2)update emergency alerting system.	01/2028	Administration	CY26 Q3	On Track	40%	(1) Compliance software identified; implementation planned for early 2027 or 2028, depending on federal requirements. Plan to incorporate into the annual budget. (2) Identifying emergency alerting options and will budget for 2027.
29	Thriving Community	Collaborative partnerships	Develop inventory of IGAs and MOUs	12/2027	Administration	CY26 Q3	On Track	25%	Tracking existing IGAs; ensure compliance and collaboration with partners through ongoing monitoring.
30	Thriving Community	Collaborative partnerships, environmental stewardship, and quality of life	Work with the Eonvironmental Commission to utilize the 2025 environmental study to identify sustainability goals for the next few years.	1/1/2027	All Departments	CY26 Q3	On Track	25%	Complet3ed the environmental study that established a baseline assessment. Need to finalize list of sustainability initatives for the next few years to help prioritize goals for the Commission and staff that supprote long-term viablity and community well being.
31	Community and Economic Development	Business district revitalization	Develop and adopt a new zoning code	12/2027	Community Development	CY26 Q3	Priority Project	5%	Zoning code update underway; on track for completion in early 2027.
32	Community and Economic Development	Business district revitalization	Develop and adopt a Roosevelt Road master plan	12/2030	All Departments	CY26 Q3	Priority Project	0%	Developing comprehensive list of capital improvements and beautification initiatives for inclusion in the CIP.
33	Community and Economic Development	Business district revitalization	Implement Housing Assessment & Comprehensive Plan recommendations related to housing	12/2027 / Annual	Community Development	CY26 Q3	On Track	10%	Three Historic Preservation incentive grants approved in 2026; three additional applications in process.
34	Community and Economic Development	Greater housing diversity	Conduct quarterly check-ins and reporting for building permit processing time	07/2027 / Quarterly	Community Development	CY26 Q3	On Track	50%	Reviewing application materials and LAMA information to improve guidance throughout the permit process.
35	Community and Economic Development	Desirable location for investment	Update the economic development action plan	12/2027 / Annual	Economic Development	CY26 Q3	Priority Project	5%	Evaluating opportunities to engage a retail consultant; promoting TIF District and economic incentive opportunities.
36	Community and Economic Development	Desirable location for investment	Evaluate and promote business incentives	3/2027 / Annual	Economic Development	CY26 Q3	Not Started	0%	Updating the incentive plan and promote with the business community.
37	Community and Economic Development	Desirable location for investment	Adopt an annexation plan	12/2027 / Annual	Community Development	CY26 Q3	Not Started	0%	Reviewing past annexation agreements to develop guidance for future opportunities.
38	Community and Economic Development	Context-sensitive growth	Identify and promote potential redevelopment opportunities	Annual	Community Development	CY26 Q3	Not Started	0%	Comp Plan redevelopment priorities adopted by the Village Board.
39	Community and Economic Development	Context-sensitive growth	Reduce the number of public hearing applications for variations	Annual	Community Development	CY26 Q3	On Track	20%	Discussed strategies with the ZBA in July 2026; incorporation into zoning code update underway.
40	Proactive Infrastructure Management	Future-ready infrastructure planning	Develop feasibility study and plan for fire stations; Reno Center; Civic Center; and Fire training tower	12/1/2026	All Departments	CY26 Q3	Priority Project	25%	Space needs analysis and feasibility study underway; evaluating alternatives and value engineering for Fire Stations, Training Site, Civic Center and Reno Center.
41	Proactive Infrastructure Management	Future-ready infrastructure planning	Design and build a new treatment process to meet new federal and state guidelines that will require significant investment and long term planning.	12/1/2030	Public Works	CY26 Q3	On Track	5%	Begin design phase in 2027, complete final design by 2030 with construction starting as early as 2031 with the goal of having the new plant and process online by 2035.
42	Proactive Infrastructure Management	Future-ready infrastructure planning-Facilities	Evaluate funding alternatives	12/1/2027	All Departments	CY26 Q3	On Track	10%	Evaluate various revenue sources while continuing to plan for upgrading facilities by building reserves, paying down existing debt, and determine best time for investment.
43	Proactive Infrastructure Management	Future-ready infrastructure planning	Village Links Master Plan	12/1/2030	Village Links/R22	CY26 Q3	Priority Project	0%	Funding schedule development targeted for 2028; master plan completion targeted for 2030.
44	Proactive Infrastructure Management	Safe, sustainable, and reliable streets and sidewalks	Complete Safe Routes to School Community Travel Plan by 12/2028	12/2027	Public Works	CY26 Q3	On Track	0%	Planning underway; funding opportunities pursued as appropriate.
45	Proactive Infrastructure Management	Safe, sustainable, and reliable streets and sidewalks	Active Transportation Plan updated by 12/2031	12/2030	Public Works	CY26 Q3	Not Started	0%	Planning underway; funding opportunities pursued as appropriate.
46	Proactive Infrastructure Management	Safe, sustainable, and reliable streets and sidewalks	Develop and implement Roosevelt Rd. improvements	12/2028	Public Works	CY26 Q3	On Track	10%	Early planning and design underway; coordinated with Roosevelt Road master plan.
47	Proactive Infrastructure Management	Safe, sustainable, and reliable streets and sidewalks	Complete annual roadway improvement projects	Annual	Public Works	CY26 Q3	On Track	0%	Complete analysis every two years to guide CIP development.
48	Proactive Infrastructure Management	Pedestrian friendly, transit oriented and modernized Downtown which supports safety and economic vitality	Complete commuter station, pedestrian underpass, plaza, streetscape and utility improvements (Phase 4) and ongoing maintenance of current Downtown improvements	12/2027 / 12/2030	Public Works	CY26 Q3	Priority Project	50%	Design/land acquisition complete by 12/2027; project complete by 12/2030

2026–2030 Strategic Plan Action Report — Implementation Plan - DRAFT

7/18/2027

#	Strategic Goal	Outcome	Initiative	Target Date	Department(s)	Quarter	Status	Percent Complete	Notes / Quarterly Update
49	Proactive Infrastructure Management	Well-maintained and reliable water and sewer infrastructure	Plan future water main and lead service line replacement, water reservoir improvements, sanitary sewer improvements, sanitary lift station improvements, and storm sewer improvements	12/2027	Public Works	CY26 Q3	On Track	75%	Long-term water, sewer, and storm replacement plans incorporated into the annual CIP.
50	Proactive Infrastructure Management	Future-ready infrastructure planning	Execute the Capital Improvement Plan (CIP) including separate IT improvement and facility improvement plans, and fleet equipment replacement annually (Village and GWA)	Annual	Public Works	CY26 Q3	Priority Project	50%	Annual CIP implementation underway, including IT, facilities, and fleet replacement (Village and GWA).
51	Proactive Infrastructure Management	Thriving tree community	Plant, prune, and maintain trees to meet annual targets and evalaute tree preservation policy and approach	Annual	Public Works	CY26 Q3	On Track	50%	Reviewing tree preservation ordinance while maintaining robust replacement and trimming schedules