



AGENDA

REGULAR VILLAGE BOARD MEETING

JULY 16, 2024
7:00 PM

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

INVOCATION (PASTOR JINTAEK CHUNG, TRINITY GOSPEL CHURCH)

3. APPROVAL OF MINUTES OF JUNE 18, 2024

4. MAYOR & BOARD OF TRUSTEES' REPORT

5. ACCOUNTS PAYABLE WARRANT: JUNE 30, 2024 \$ 16,753,419.56
JULY 16, 2024 \$ 684,712.19

6. CONSENT AGENDA

- a. Consideration of a request from the Kenneth Young Center, located at 1001 Rohlwing Road, to waive FY 2024/25 vehicle sticker fees in the amount of \$200.

(It has been past practice of the Village Board to grant fee waivers for governmental and non-profit organizations.

(The Director of Finance recommends approval.)

- b. Consideration of a request from the Elk Grove Village V.F.W. Post No. 9284 to waive permit fees to replace the roof at 400 E. Devon Avenue in the amount of \$550.

(It has been past practice of the Village Board to grant fee waivers to governmental and non-profit organizations.

(The Director of Community Development recommends approval.)

- c. Consideration of a request from the Elk Grove Park District to waive permit fees to upgrade the fuse panel for the soccer field lighting at Marshall Park, 711 Chelmsford Lane, in the amount of \$811.

(It has been past practice of the Village Board to grant fee waivers to governmental and

non-profit organizations.

(The Director of Community Development recommends approval.)

- d. Consideration of a request from Meet Chicago Northwest Convention Bureau for payment of annual dues for FY 2024-25 in the amount of \$84,396.27.

(The annual dues rate is based on 10% of the 4% hotel/motel taxes collected.

(This year's distribution of \$84,396.27 to Meet Chicago Northwest has decreased by \$13,411.64 from the previous year.)

- e. Consideration to award professional contracts to the lowest responsive and responsible bidders, both J & G Uniforms of Chicago, IL and Streicher's of Minneapolis, MN for the ballistic shield purchase contract in the amount of \$122,445 from the General Fund.

(On Tuesday, July 2, 2024, the Village opened sealed bids for the Ballistic Shield Project.

(The project consists of purchasing twenty-seven Safariland Protech Intruder G2 shields, eight Point Blank Vanguard-VL shields and thirty-five shield-carrying bags.

(The lowest responsive and responsible bid for the twenty-seven Safariland shields was received from Streicher's of Minneapolis, MN in the amount of \$54,270.

(The lowest responsive and responsible bid for the eight Point Blank shields and thirty-five shield-carrying bags was received from J & G Uniforms of Chicago, IL in the amount of \$68,175.

(The combined total amount of the two bids for all items the Police Department requested is \$122,445.

(This purchase would provide ballistic shields for Police Officer use, including outfitting each squad car with a ballistic shield.

(Adequate Funds are available in the FY2025 Police Department General Fund.

(The Chief of Police recommends approval.)

- f. Consideration of the following:

- To award a purchase contract through the Houston-Galveston Area Council (HGAC) joint purchasing cooperative to LDV Custom Specialty Vehicles of Burlington, WI for the purchase of (1) Freightliner M2 Mobile Command Center Vehicle in the amount of \$1,398,942 from the Capital Replacement Fund; and
- To increase the Capital Replacement Fund in the amount of \$148,942.

(The Fire, Police and Public Works Departments are replacing Unit 148, a 2003 Ford E-Series Van, due to age, outdated operating systems, inadequate interior space, obsolete technologies, and the determination that the current vehicle has reached the end of its useful life.

(The Freightliner M2 Mobile Command Center Vehicle is available through the Houston-Galveston Area Council (HGAC) joint purchasing cooperative from LDV Custom Specialty Vehicles of Burlington, WI.

(The total cost of the Command Center Vehicle with all required equipment is \$1,398,942.

(In order to provide sufficient funds to purchase the Command Center Vehicle, it is necessary to increase the FY 2025 Capital Replacement Fund budget by \$148,942.

(The Fire Chief recommends approval.)

- g. Consideration to award a tree harvesting contract through to Eugene A. de St. Aubin & Boro., Inc., (St Aubin) for the purchase of 500 parkway trees for the 2025 planting seasons in the amount of \$162,500 from the Green Fund.

(The Village and St. Aubin have previously entered into agreements with respect to planting of trees for prior years.

(The Village is desirous of establishing one uniform tree planting cost for the year 2025.

(Adequate funds will be budgeted in the FY2026 Green Fund.

(The Director of Public Works recommends approval.)

- h. Consideration to award a purchase contract through the National Cooperative Purchasing Alliance OMNIA Contract Racine #3341 to Trane Commercial HVAC Americas of Willowbrook, IL for the purchase of an air-cooled scroll chiller in the amount of \$194,313 from the Capital Projects Fund.

(Funds have been budgeted in the FY2025 Budget to replace the existing chiller at the Public Safety Building.

(The chiller is available through the National Cooperative Purchasing Alliance OMNIA Contract Racine #3341 from Trane Commercial HVAC Americas of Willowbrook, IL for the amount of \$194,313.

(The lead time for a new chiller when purchasing through a contractor is 44–60 weeks. The Village is purchasing the chiller directly to reduce the lead time to 26–30 weeks.

(Sufficient funds are available in the Capital Projects Fund.

(The Director of Public Works recommends approval.)

- i. Consideration to award a construction contract to Brothers Asphalt Paving, Inc. of Addison, IL for the 2024 Asphalt Surface Patching Program for an amount not to exceed \$200,000 from the General & Business Leaders Forum Funds.

(On Thursday, June 27, 2024, the Village opened sealed bids for the 2024 Asphalt Surface Patching Program.

(The lowest responsive and responsible bid was received from Brothers Asphalt Paving, Inc. of Addison, IL.

(Adequate funds are budgeted and available in the General & Business Leaders Forum Funds

(The Director of Public Works recommends approval.)

- j. Consideration to award a purchase contract through the Sourcewell Purchasing Cooperative Contract #062222-VCM to Lindco Equipment of Merrillville, IN for the purchase of a 2.5 ton single axle dump with plow and spreader in the amount of \$267,246 from the Capital Replacement Fund.

(Funds have been allocated in the FY2025 Budget to replace truck #704, a 2005 International truck, due to excessive repairs, age and wear.

(The Freightliner 2.5 Ton Dump Truck with plow & salt spreader is available through the SourceWell Purchasing Cooperative Contract #062222-VCM from Lindco Equipment of Merrillville, IN in the amount of \$267,246.

(Adequate funds are available in the FY2025 Capital Replacement Fund.

(The Director of Public Works recommends approval.)

k. Consideration of the following items related to the closing of the Fiscal Year 2024 Budget and amendments to the adopted Fiscal Year 2025 Budget:

- Amend the Fiscal Year 2025 Budget for the carryover of outstanding encumbrances and project balances from the Fiscal Year 2024 Budget for a total amount of \$30,064,548;
- Amend the Fiscal Year 2025 Capital Projects Fund in the amount of \$668,500 to cover costs associated with ongoing projects;
- Amend the Fiscal Year 2024 Busse/Elmhurst Redevelopment Fund budget in the amount of \$16,000,600 to cover costs associated with the redevelopment of the project area;
- Amend the Fiscal Year 2024 Midway Court Redevelopment Fund in the amount of \$4,352,000 to cover costs associated with the redevelopment of the project area; and
- Amend the Fiscal Year 2024 General Fund Public Works budget in the amount of \$400,000 to cover costs associated with liability and worker's compensation insurance reserves.

(This is the twenty-fifth year that the Village has rolled unfilled purchase orders for goods and services into the new fiscal year budget. The amount of outstanding purchase orders and general carryover requests from the Fiscal Year 2024 Budget totals \$30,064,548.

(The majority of items being carried forward are ongoing or planned capital project costs in the Capital Projects Fund and various redevelopment funds.

(Increasing the budget at this time ensures that the Village's financial operations remain compliant with Illinois budgetary statutes and generally accepted accounting principles.

(The Director of Finance recommends approval.)

l. Consideration to award a professional service contract to Davis Harrison Dion Strategic Communications (DHD) of Chicago, IL for business communications and marketing services with a total contract amount not to exceed \$307,000 from the Business Leaders Fund and Busse/Elmhurst Redevelopment Fund.

(On May 10, 2024, the Village issued a Request for Proposals (RFP) for Business Park Marketing Services.

(The purpose of this RFP was to identify a partner to support and enhance communications and marketing efforts aimed at existing businesses, prospective businesses, and key community partners such as brokers, developers, and landowners.

(Thirteen (13) marketing firms responded to the RFP. Following a thorough review of proposals, five (5) firms were selected for interviews. David, Harrison Dion (DHD) was identified as the firm most suited to help achieve our business marketing and communications goals.

(DHD is a full-service agency based in downtown Chicago with a track record of successful marketing partnerships with prominent local entities, including as Rosemont, McCormick Place, the Magnificent Mile, Meet Chicago Northwest, and the Lake County Convention & Visitors Bureau.

(DHD's proposal included costs of \$169,200 for the annual services and \$137,800 for the

one-time deliverables, for a total one-year cost of \$307,000.

(Sufficient funds have been budgeted in the Business Leaders Fund and Busse-Elmhurst Redevelopment Fund.

(The Director of Business Development & Marketing recommends approval.)

- m. Consideration of a request to hold a Public Hearing before the Plan Commission to consider a Petition for a Special Use Permit to construct an electrical substation for the property located at 101 Northwest Point.

(Aligned Data Centers (EGV) Propco, LLC is petitioning the Village for a Special Use Permit to construct an electrical substation at the property located at 101 Northwest Point Boulevard to support the planned Aligned Data Center Campus.

(The date for a Public Hearing has not been established.)

- n. Consideration of a request to hold a Public Hearing before the Plan Commission to consider a Petition for Rezoning and associated variations to develop an affordable rental independent living community for seniors at 750 S. Arlington Heights Road.

(The Housing Opportunity Development Corporation is petitioning the Village to rezone the property at 750 S. Arlington Heights Road from B-2 General District to A-2 Multi-Family and associated variations to construct a 30-unit affordable rental independent living community for seniors.

(The date for a Public Hearing has not been established.)

- o. Consideration of a request to hold a Public Hearing before the Plan Commission to consider a Petition for a Special Use Permit to operate an occupational healthcare facility in the I-1 Zoning District located at 511 Busse Road.

(Concentra Health Services, Inc. is petitioning the Village for a Special Use Permit to operate an occupational healthcare facility located at 511 Busse Road in the I-1 Restricted Industrial Zoning District.

(Concentra Health Services is currently located in the Village at 1830 Jarvis Avenue where they have a Special Use Permit.

(The date for a Public Hearing has not been established.)

- p. Consideration of a request to hold a Public Hearing before the Plan Commission to consider a Petition for Special Use Permit for an amendment to the existing Planned Unit Development at Carroll Square Apartments for the construction of a new accessory structure at 648 Carroll Square.

(Harry Stavros is petitioning the Village for a Special Use Permit for an amendment to the existing Planned Unit Development at Carroll Square Apartments for the construction of a new garage at 648 Carroll Square.

(The date for a Public Hearing has not been established.)

- q. Consideration of a request to hold a Public Hearing before the Plan Commission to consider a Petition for Resubdivision and associated variations for a data center campus development at 1701 Midway Court.

(Prime Data Centers is petitioning the Village to resubdivide the subject property from one (1) to three (3) lots with associated variations to construct and operate a data center campus development with three (3) buildings at 1701 Midway Court.

(The date for a Public Hearing has not been established.)

- r. Consideration of a request to hold a Public Hearing before the Plan Commission to consider a Petition for Resubdivision for the properties located at 2355 Greenleaf Avenue, 2395 Greenleaf Avenue, and 2461 Greenleaf Avenue and a Special Use Permit for meat processing.

(Bratt Capital Partners, LLC is petitioning the Village to subdivide the properties at 2355 Greenleaf Avenue, 2395 Greenleaf Avenue, and 2461 Greenleaf Avenue from three (3) lots to one (1) lot to construct one (1) industrial building on one (1) lot that will be used for meat processing.

(The previously existing buildings at 2395 and 2461 Greenleaf Avenue have been demolished, and the existing building on 2355 Greenleaf Avenue will remain and be incorporated into the planned larger building.

(Runs Like Butter, LLC is petitioning the Village to expand their existing Special Use Permit at 2355 Greenleaf into a larger meat processing operation in the expanded building.

(The date for a Public Hearing has not been established.)

- s. Consideration to adopt Ordinance No. 3859 granting a Special Use Permit to the Elk Grove Park District for an additional modification for the addition of six (6) pickleball courts and lighting for the courts for property located at 711 Chelmsford Lane, Elk Grove Village (Marshall Park).

(This item was discussed at the June 18, 2024 Village Board Meeting and currently appears under Unfinished Business.)

- t. Consideration to adopt Resolution No. 40-24 authorizing Release/Retention of Executive Session Minutes of the Village of Elk Grove Village (July 2022 through December 2022).

(As required by the Illinois Open Meetings Act, the Village has kept written minutes of all Executive Sessions.

(This Resolution allows the release of minutes from July 2022 through December 2022.

(The Village Clerk recommends approval.)

- u. Consideration to concur with prior Village Board authorization and adopt Resolution No. 41-24 authorizing the Village Manager and Village Clerk to execute a Lease Termination & Relocation Agreement between Commercial Stainless Services, Inc. and the Village of Elk Grove Village for property located at 1201 Busse Road.

(The Village recently acquired the property at 1201 Busse Road.

(The lease termination and relocation agreement expedites the Village's ability to use the property for future enhancements to the municipal infrastructure and operations plan, as the Village ultimately plans to rehabilitate the property's existing structure and make potential enhancements to the municipal water system.)

7. REGULAR AGENDA

8. PLAN COMMISSION - Village Manager Roan

- a. A Plan Commission Meeting for a request from the Village of Elk Grove Village for a

Subdivision of property located at 901 Wellington Avenue from one (1) lot to two (2) lots. (PC Meeting 07-15-2024)

- b. Consideration of a petition submitted by Riverpoint Property Trust, LLC for Rezoning from I-2 to I-1 for property located at 751 Pratt Boulevard. (Public Hearing date has yet to be determined.)
- c. Consideration of Petitions seeking Rezoning from B-2 to I-1 for the purposes of operating an industrial building on each property located at 500 Higgins Road and 570 Higgins Road. (Public Hearing date has yet to be determined.)

9. ZONING BOARD OF APPEALS - Village Manager Roan

- a. ZBA Docket #24-3 - A Public Hearing for a variation to the Elk Grove Village Zoning Ordinance as it pertains to permitted locations of a fence and the minimum size of a building in industrial zoning districts for property located at 2500 Brickvale Drive. (PH 07-18-24)
- b. ZBA Docket #24-4 - A Public Hearing for a variation to the Elk Grove Village Zoning Ordinance as it pertains to permitted locations for structures in yards in residential zoning districts for property located at 265 Cottonwood Drive. (PH 07-18-24)

10. RECYCLING & WASTE COMMITTEE - Trustee Franke

- a. Sustainability Plan

11. JUDICIARY, PLANNING AND ZONING COMMITTEE - Trustee Prochno

12. CAPITAL IMPROVEMENTS COMMITTEE - Trustee Schmidt

13. CABLE TELEVISION COMMITTEE - Trustee Jarosch

14. YOUTH COMMITTEE - Trustee Bush

15. INFORMATION COMMITTEE - Trustee Miller

16. BUSINESS LEADERS FORUMS - Trustee Schmidt

17. HEALTH & COMMUNITY SERVICES - Trustee Prochno

18. PERSONNEL COMMITTEE - Trustee Schmidt

19. AIRPORT UPDATE - Mayor Johnson

20. PARADE COMMITTEE - Mayor Johnson

21. MID-SUMMER CLASSICS CONCERT SERIES UPDATE - Mayor Johnson

22. SPECIAL EVENTS COMMITTEE - Mayor Johnson

23. LIQUOR COMMISSION - Mayor Johnson

24. REPORT FROM VILLAGE MANAGER

25. REPORT FROM VILLAGE CLERK

26. UNFINISHED BUSINESS

- a. Village Attorney - Request the Village Attorney to prepare the necessary documents to add six (6) pickleball courts and lighting with landscaping at 711 Chelmsford Lane (Marshall Park).

27. NEW BUSINESS

28. PUBLIC COMMENT

29. ADJOURNMENT

In compliance with the Americans with Disabilities Act and other applicable Federal and State laws, the meeting will be accessible to individuals with disabilities. Persons requiring auxiliary aids and/or services should contact the Village Clerk, preferably no later than five days before the meeting.

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO THE ELK GROVE PARK DISTRICT FOR AN ADDITIONAL MODIFICATION FOR THE ADDITION OF SIX (6) PICKLEBALL COURTS AND LIGHTING FOR THE COURTS FOR PROPERTY LOCATED AT 711 CHELMSFORD LANE, ELK GROVE VILLAGE (MARSHALL PARK)

WHEREAS, the Plan Commission of the Village of Elk Grove Village, acting as a Zoning Commission, at a public hearing duly called and held according to law, considered the petition of Elk Grove Park District for a Special Use Permit for additional modifications to a Planned Development for property located at 711 Chelmsford, Lane, Elk Grove Village (Marshall Park); and

WHEREAS, the Petition, as presented, requested two separate modifications-one for the addition of six (6) pickleball courts and lighting therefore and the second for lighting the existing soccer field, which lighting would further require a variation of Section 7.1 of the Zoning Ordinance, to permit the sixty-foot (60') lighting structures to exceed the thirty-five foot (35') height restrictions in the R-4 Residential Zoned District, which petitions the Plan Commission recommended be denied; and

WHEREAS, the Park District thereafter requested the Village Board to defer acting on the recommendation with respect to the six (6) pickleball courts but proceed with the issue of lighting for the soccer field and the related variation, requesting that the Village overturn the recommended denial of the Plan Commission and thus grant the modifications to the Planned Development with respect to the soccer field lighting and the granting the height variation requested; and

WHEREAS, Pursuant to Ordinance 3848, duly passed and approved on April 9, 2024, the Village approved the Park District's requests for modifications of a Planned Development and a height variation of Section 7.1 of the Zoning Ordinance with regard to permitting four (4) sixty- foot (60') light structures for the existing soccer fields at Marshall park but deferred any consideration of the modification request for the addition of six (6) pickleball courts and a height variation for four fifty-foot (50') light structures for the courts; and

WHEREAS, the Park District, after further review and further amendments to the request for the pickleball courts and the lighting therefor, have requested the Mayor and Board of Trustees to grant the request for a Special Use Permit for said amended modifications; and

WHEREAS, the Mayor and Board of Trustees, after having considered the request of the Park District, find and believe it to be in the best interests of the Village to grant the Special Use Permit and the height variation for the lighting structures as requested.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Elk Grove Village, Counties of Cook and DuPage, Illinois as follows:

Section 1: That there be granted a Special Use Permit and a variation of Section 7.1 of the Zoning Ordinance for modifications to the Planned Development for the Marshall Park property located at 711 Chelmsford Lane to permit six (6) pickleball courts and four (4) fifty-foot (50') light structures, subject to the condition that the lighting not extend beyond 9:00 p.m. and that landscaping be provided for the two perimeter walls which screen the courts from viewing unless said walls are made of see-through glass or plexiglass.

Section 2: That this Ordinance shall be in full force and effect from and after its passage and approval according to law.

VOTE: AYES: _____ NAYS: _____ ABSENT: _____

PASSED this _____ day of _____ 2024

APPROVED this _____ day of _____ 2024

APPROVED:

Mayor Craig B. Johnson
Village of Elk Grove Village

ATTEST:

Loretta M. Murphy, Village Clerk

ORD 000001 Marshall park

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING RELEASE/RETENTION OF EXECUTIVE SESSION MINUTES OF THE VILLAGE OF ELK GROVE VILLAGE (JULY 2022 THROUGH DECEMBER 2022)

WHEREAS, the Mayor and Board of Trustees of the Village of Elk Grove Village have met from time to time in Executive Session for purposes authorized by the Illinois Open Meetings Act; and

WHEREAS, as required by the Act, the Village has kept written minutes of all such Executive Sessions; and

WHEREAS, pursuant to the requirements of Public Act 85-1355, the Mayor and Board of Trustees have met in closed session to review all closed session minutes; and

WHEREAS, they have determined that a need for confidentiality still exists as to the Executive Session Minutes for certain meetings and that they should not be released at this time; and

WHEREAS, they have further determined that the Minutes of the meetings listed on the attachment hereto no longer require confidential treatment and should be made available for public inspection.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Trustees of the Village of Elk Grove Village, Counties of Cook and DuPage, State of Illinois, as follows:

Section 1: That the Executive Session Minutes from those meetings set forth on the attachment hereto are hereby released.

Section 2: That the Village Clerk is hereby authorized and directed to make said Minutes available for inspection and copying in accordance with the standing procedures of the Village Clerk's Office.

Section 3: That this Resolution shall be in full force and effect from and after its passage and approval according to law.

VOTE: AYES: _____ NAYS: _____ ABSENT: _____

PASSED this _____ day of _____ 2024

APPROVED this _____ day of _____ 2024

APPROVED:

Mayor Craig B. Johnson
Village of Elk Grove Village

ATTEST:

Loretta M. Murphy, Village Clerk

EXECUTIVE SESSION MINUTES RELEASED BY RESOLUTION NO. _____

ADOPTED: _____

DATE	TIME	TOPIC
July 19, 2022	5:39 p.m.	Approval of ES Mins - 5/10/5/24 & 6/21/22 M-S.Lissner, S-J.Franke
July 19, 2022	5:43 p.m.	Litigation
July 19, 2022	5:44 p.m.	Personnel
July 19, 2022	5:47 p.m.	Personnel
July 19, 2022	5:48 p.m.	Personnel
July 19, 2022	5:49 p.m.	Personnel
July 19, 2022	5:50 p.m.	Personnel
July 19, 2022	5:58 p.m.	Personnel
July 19, 2022	5:59 p.m.	Personnel
July 19, 2022	6:09 p.m.	Land Disposition
July 19, 2022	6:11 p.m.	Land Acquisition
August 16, 2022	6:30 p.m.	Approval of ES Mins - 7/19/22 M-S.Lissner, S-J.Franke
August 16, 2022	6:31 p.m.	Litigation
August 16, 2022	6:31 p.m.- a	Personnel
August 16, 2022	6:32 p.m.	Personnel
August 16, 2022	6:33 p.m.	Personnel
August 16, 2022	6:34 p.m.	Personnel
August 16, 2022	6:35 p.m.	Personnel
August 16, 2022	6:37 p.m.	Personnel
August 16, 2022	6:39 p.m.	Land Acquisition
August 16, 2022	6:40 p.m.	Land Acquisition
September 13, 2022	6:18 p.m.	Approval of ES Mins - 8/16/22 M-S.Lissner, S-J.Franke
September 13, 2022	6:18 p.m.-a	Litigation
September 13, 2022	6:18 p.m.-b	Personnel
September 13, 2022	6:19 p.m.	Personnel
September 13, 2022	6:20 p.m.	Personnel
September 13, 2022	6:21 p.m.	Personnel
September 13, 2022	6:22 p.m.	Personnel
September 13, 2022	6:23 p.m.	Personnel
September 13, 2022	6:24 p.m.	Personnel
September 13, 2022	6:25 p.m.	Personnel
September 13, 2022	6:26 p.m.	Land Disposition
September 13, 2022	6:27 p.m.	Land Acquisition
September 13, 2022	6:29 p.m.	Land Acquisition
September 13, 2022	6:29 p.m.-a	Land Acquisition
September 13, 2022	6:30 p.m.	Land Acquisition
September 27, 2022	6:42 p.m.	Litigation
September 27, 2022	6:42 pm.-a	Litigation
September 27, 2022	6:43 p.m.	Personnel

September 27, 2022	6:43 p.m.-a	Personnel	
September 27, 2022	6:44 p.m.	Personnel	
September 27, 2022	6:46 p.m.	Land Disposition	
September 27, 2022	6:47 p.m.	Land Acquisition	
September 27, 2022	6:48 p.m.	Land Acquisition	
September 27, 2022	6:49 p.m.	Personnel	
September 27, 2022	6:50 p.m.	Personnel	
October 11, 2022	5:47 p.m.	Approval of ES Mins - 9/13/22 & 9/27/22	M-S.Lissner, S-J.Franke
October 11, 2022	5:47 p.m. -a	Litigation	
October 11, 2022	5:48 p.m.	Personnel	
October 11, 2022	5:52 p.m.	Personnel	
October 11, 2022	5:55 p.m.	Land Acquisition	
October 11, 2022	5:56 p.m.	Land Acquisition	
October 11, 2022	6:00 p.m.	Land Acquisition	
October 25, 2022	6:36 p.m.	Litigation	
October 25, 2022	6:36 p.m.-a	Personnel	
October 25, 2022	6:38 p.m.	Personnel	
October 25, 2022	6:40 p.m.	Land Acquisition	
October 25, 2022	6:41 p.m.	Personnel	
October 25, 2022	6:44 p.m.	Personnel	
November 15, 2022	5:43 p.m.	Approval of ES Mins - 10/11/22 & 10/25/22	M-.Schmidt, S-J.Franke
November 15, 2022	5:44 p.m.	Personnel	
November 15, 2022	5:44 p.m.-a	Litigation	
November 15, 2022	5:45 p.m.	Personnel	
November 15, 2022	5:46 p.m.	Personnel	
November 15, 2022	5:47 p.m.	Land Disposition	
November 15, 2022	5:48 p.m.	Land Acquisition	
November 15, 2022	5:50 p.m.	Land Disposition	
December 13, 2022	6:09 p.m.	Approval of ES Mins - 11/15/22	M-S.Schmidt, S-J.Franke
December 13, 2022	6:09 p.m.-a	Litigation	
December 13, 2022	6:11 p.m.	Land Acquisition	
December 13, 2022	6:17 p.m.	Land Disposition	
December 13, 2022	6:18 p.m.	Land Acquisition	
December 13, 2022	6:21 p.m.	Personnel	
December 13, 2022	6:22 p.m.	Personnel	
December 13, 2022	6:23 p.m.	Personnel	
December 13, 2022	6:24 p.m.	Land Acquisition	

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE MAYOR AND VILLAGE CLERK TO EXECUTE
A LEASE TERMINATION & RELOCATION AGREEMENT WITH COMMERCIAL
STAINLESS SERVICES, INC. (1201 BUSSE ROAD)**

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Trustees of the Village of Elk Grove Village, Counties of Cook and DuPage, State of Illinois as follows:

Section 1: That the Mayor be and is hereby authorized to sign the attached documents marked:

LEASE TERMINATION & RELOCATION AGREEMENT

a copy of which is attached hereto and made a part hereof as if fully set forth and the Village Clerk is authorized to attest said documents upon the signature of the Mayor.

Section 2: That this Resolution shall be in full force and effect from and after its passage and approval according to law.

VOTE: AYES: _____ NAYS: _____ ABSENT: _____

PASSED this _____ day of _____ 2024

APPROVED this _____ day of _____ 2024

APPROVED:

Mayor Craig B. Johnson
Village of Elk Grove Village

ATTEST:

Loretta M. Murphy, Village Clerk

LEASE TERMINATION & RELOCATION AGREEMENT

This LEASE TERMINATION & RELOCATION AGREEMENT (“Agreement”) is entered into this ___ day of July, 2024, by and between the Village of Elk Grove Village, an Illinois home rule municipal corporation located in Cook and DuPage counties (“Village”) and Commercial Stainless Services, Inc., an Illinois corporation (“Tenant”). The Village, together with the Tenant, are collectively referred to as the “Parties.”

RECITALS

- A. Tenant has an amended lease agreement (“Lease”) dated October 11, 2022 with the Village at property commonly known as 1201 Busse Road, Elk Grove Village, Illinois (“Property”) authorizing Tenant to occupy and conduct certain business activities on the Property, all as set forth in the Lease. The Lease terminates on November 30, 2025.
- B. As part of a future enhancements to municipal infrastructure and operations plan, the Village has acquired the Property, and ultimately plans to rehabilitate the Property’s existing structure and make potential enhancements to the municipal water system.
- C. Tenant has agreed to terminate its tenancy under the Lease and vacate the Property under the terms and conditions set forth herein.

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

I RECITALS PART OF AGREEMENT

The recitations set forth in the foregoing recitals and all exhibits attached hereto are material to this Agreement and are hereby incorporated into and made a part of this Agreement as though they were fully set forth in this Article I.

II TERMINATION OF LEASE

2.01 Termination of Lease. The Parties hereby agree that the Tenant shall, at its sole cost, vacate the Unit and the Lease shall terminate no later than 2:00 p.m. CST on October 1, 2024 (“Termination Date”).

2.02 Consideration from Village. In consideration of Tenant complying with this Agreement’s terms, the Village hereby agrees to the following:

- A. Tenant shall have the right to continue to operate its business at the Unit in accordance with the Lease rent free from July 1, 2024 through the Termination Date;
- B. Village will pay the Tenant the sum of \$200,000.00, plus the Tenant’s security deposit of \$15,000.00 (collectively, the “Fee”), representing the cost and expense to the Tenant necessary for the Tenant to terminate their lease and relocate to another location in accordance with Section 2.02C;
- C. Village shall pay the Tenant the Fee upon satisfaction of all of the following: (1) Tenant executing the Certification, attached hereto, on or before the Termination Date, and (2) Tenant vacating the Unit in accordance with Section 2.03 and delivering to the Village the keys to the Unit on or before the Termination Date.

2.03 Removal of Personal Property; Surrender of Unit. On or before the Termination Date, Tenant shall remove any and all personal property located in the Unit and on the Property and Tenant shall peaceably surrender the Unit, in good order and condition, except for reasonable wear and tear.

2.04 Insurance. Tenant hereby agrees it shall maintain any and all insurance policies Tenant currently has, and all insurance policies Tenant is required to provide under the Lease, related to its use and occupancy of the Unit through the Termination Date.

2.05 No Further Claims. From and after the Termination Date, and subject to the Tenant complying with this Agreement’s terms, the Parties hereby agree that neither Party shall have any claim or cause of action against the other arising from this Agreement. For the avoidance of doubt, Tenant acknowledges that after the Termination Date, it shall not have the right to enter or occupy the Unit or the Property.

2.06 No Other Agreement. Except as expressly provided herein, this Lease Termination Agreement contains all agreements and understanding between the Parties, who agree that there are no other promises or representations between them that are not expressly stated herein.

2.07 Lease. The Parties understand and agree that, except as modified by this Agreement, the Parties' rights and obligations under the Lease shall remain in full force and effect. The Tenant hereby consents to the Owner's assignment of the Lease to the Village.

2.08 Illinois Law. This Termination Agreement shall be construed in accordance with the laws of the State of Illinois.

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, the Parties have duly executed this Agreement pursuant to all requisite authorizations as of the date first above written.

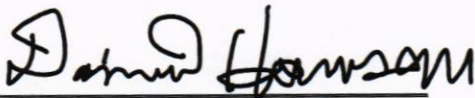
**VILLAGE OF ELK GROVE VILLAGE,
COOK AND DUPAGE COUNTIES, ILLINOIS,**
an Illinois Municipal Corporation

By: _____
Matthew J. Roan
Village Manager

ATTEST:

Loretta M. Murphy, Village Clerk

COMMERCIAL STAINLESS SERVICES, Inc.,
an Illinois Corporation

By 
Daniel Hansen, President
Commercial Stainless Services, Inc.

CERTIFICATION

I, Daniel Hansen, being the Tenant of 1201 Busse, Elk Grove Village, Illinois (“Property”) do hereby certify and acknowledge to the Village of Elk Grove Village (“Village”) the following:

1. I have vacated the Unit and removed all of my personal property from the Unit in accordance with the Lease Termination Agreement with the Village dated July __, 2024, I have no further rights to enter or occupy the Unit, and the Lease (as defined in the Lease Termination Agreement) is hereby terminated.
2. I have received payment in full in the amount of \$215,000, all in accordance with the Lease Termination Agreement.
3. I have no further claim against the Property or the Village, pursuant to the Lease or the Lease Termination Agreement and have no further rights as to the Unit or Property.

Commercial Stainless Services
Company/Business Name

Daniel Hansen
Print Name of Owner/Business Representative

Signature of Owner/Business Representative

Date