Minutes
Regular Board Meeting
Glen Ellyn Village Board of Trustees
Monday, July 14, 2014

Call to Order

Village President Demos called the meeting to order at 7:03 p.m.

Roll Call

Upon roll call by Village Clerk Galvin, Village President Demos and Trustees Burket, Clark, Ladesic, McGinley and O'Shea answered "Present".

Pledge of Allegiance

President Demos asked Mr. Brian Tegtmeyer to lead the Pledge of Allegiance.

Village Recognition:

1. A grateful resident called to thank Sam Kozurek, Matt Marston and Jen Brown of the Public Works Department for promptly attending to pot holes.

2. Public Works Director Julius Hansen received a note of appreciation from a resident for taking the time to offer guidance regarding drainage and topography issues in the neighborhood.

3. Deputy Chief William Holmer sent a special note of thanks to Frank Frasco and Reed Chandler of the Public Works Department for quickly changing a flat tire on a squad car and to recognize the outstanding level of service always provided to the Police Department, which is very much appreciated.

4. A thank you letter was sent to William Miller of the Public Works Department for his friendly and helpful assistance in helping a resident during a project to cut-down the curb while replacing the driveway.

5. Chief Norton received a letter from Safe Harbor Children's Waiting Room thanking him for the very generous donation of stuffed toys to the children.6. The Carol Stream Police Department sent a thank you letter to Officer Brad Thompson for his assistance which helped bring a successful conclusion to an interdepartmental matter.

Audience Participation:

1. Brian Tegtmeyer of Du-Comm presented information regarding Smart911. Smart911 allows residents to proactively provide details on your family and home that 9-1-1 may need in order to send help in the event of an emergency. It is private and secure, and funded by local municipalities and 9-1-1 centers so that it is free to the public. Smart911 gives a citizen, the ability to proactively provide important details about yourself and your family to 9-1-1 before an emergency happens. Information is stored in a secure facility and is only made available to 9-1-1 when you make an emergency call from a phone tied to your Safety Profile.

2. Clerk Galvin read a Proclamation in recognition of the Glen Ellyn Fourth of July Committee which was presented to Police Chief and Fourth of July Committee member Phil Norton. President Demos commented that from the weather to the fireworks, this was the best Fourth of July he had experienced in Glen Ellyn.

3. Mr. Roy Robertson, 145 Surrey Drive approached the Board to express his opposition to the potential multi-family rental property regulations. Mr. Robertson, in referencing the June 16, Board Workshop agenda expressed concerns regarding references to standards of living and who determines those standards. Mr. Robertson expressed concern that there is a tremendous bias toward multi-family rental dwellings and commented that there was a slanderous element as well. Mr. Robertson inquired about other rentals and why there were not included. This is the first time Mr. Robertson had ever seen a suggestion of discrimination on the part of Village government.

Mr. Roberson expressed concerns for invading private property and the Village's desire to be more proactive in pursing rental housing issues; Mr. Robertson thought the court system was the means whereby Justice was sought and rendered. As a Section 8 recipient Mr. Robertson commented that the DuPage Housing Authority will ultimately be on the hook for the added financial burden and he is already obligated to open his home for their annual inspection, Mr. Robertson concluded his statements by expressing his opposition to the cost impact and invasion on his privacy.

Mr. Mike Sandrolini, 125 Surrey Drive, Glen Ellyn approached the Board to express his opposition to the potential multi-family rental property regulations. Mr. Sandrolini has been a Glen Ellyn resident and a tenant since 2006. He enjoys the Village, restaurants and retailers. Mr. John Talbert is his landlord. Mr. Sandrolini stated this is his first time at a Village meeting. While he understands that there may be some poor conditions in some buildings, he is opposed to the licensing option and the apartment inspections. Mr. Sandrolini inquired about the cost of the program and who would be inspecting his apartment. Mr. Sandrolini pointed out that the costs charged to the landlord would be passed down to him as a tenant and that may lead him to pursue residency in another community.

President Demos responded that the goal of this program would be to keep costs to a minimum. Mr. Sandrolini asked how is hiring an inspector at a $43,000 annual salary plus benefits and pension keeping costs to a minimum. Mr. Sandrolini added that he already works 2 jobs to make ends meet. Mr. Sandrolini asked if homeowners would like an inspection.

Trustee McGinley responded that the Board asked Staff to look into this and explore all available options and to look into what other communities are doing, nothing has been decided yet. President Demos added that the Board is discussing all option and getting feedback.

Ms. Kim Hess, 717 Kenilworth, Glen Ellyn approached the Board to express her opposition to the potential multi-family rental property regulations. Ms. Hess has 60 rental units in Glen Ellyn and 50 in Westmont. Ms. Hess commented that Westmont had a similar ordinance and cancelled it last year due to the cost, the need for more inspectors than originally planned and their inability to keep up with the inspections. Ms. Hess asked the Board to check with Westmont for additional information.

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:

1. June 16, 2014 Regular Workshop Minutes.

2. June 23, 2014 Regular Meeting Minutes.

3. Total Expenditures (Payroll and Vouchers) - $1,508,544.71. The vouchers have been reviewed by Trustee O'Shea and Manager Franz prior to this meeting, and are consistent with the Village's purchasing policy.

4. Approve the recommendation of Village President Alexander W. Demos that the following appointments be made:

> **Recreation Commission -** Susan Carroll for a term ending May 31, 2015;
>
> **Architectural Review Commission -** Robert Dieter for a term ending January 31, 2015 and Timothy Loftus for a term ending January 31, 2015.

5. Ordinance No. 6245, An Ordinance Approving a Variation from the Buildable Lot Requirements of the Zoning Code to Allow the Separation and Sale of a Vacant Lot and the Construction of a Single Family Home for Property at 795 Hill Avenue.

6. Ordinance No. 6246, An Ordinance Granting Approval of Sign Variations for the Glen Crossings Shopping Center Located at 462 N. Park Boulevard.

7. Award of a contract with Sikich, LLP, of Naperville, Illinois, for temporary accounting services in the amount of $37,500 to be expensed to the SY14 General Fund.

8. Reject the low bidder as not responsible and approve a contract with DMD Consultants, of Mosheim, Tennessee, for work associated with the 2014 Hydrant Painting Program, in the amount of $18,450.00, to be expensed to the SY14 Hydrant Maintenance Fund.

9. Award of a contract in the amount of $29,470 to A.C.B. Masonry, LLC, of Glen Ellyn, Illinois, for the 308 Wilson Avenue Renovation Project, to be expended to the SY14 Water and Sanitary Sewer Fund.

10. Ordinance No. 6247-VC, An Ordinance Amending Title 1, Chapter 7-3 (A) (Village Attorney Appointment).

11. Resolution No. 14-10, A Resolution Approving and Authorizing An Employment Agreement with Greg Mathews as Part of his Appointment to the Village Attorney Position.

A motion was made by Trustee O’Shea and seconded by Trustee Burket to approve the following items including Payroll and Vouchers totaling $1,508,544.71.

Upon roll call, Trustees Burket, Clark, Ladesic, McGinley and O'Shea voted "Aye." Motion carried.

Agenda Item G. - Glen Oak Country Club Annexation: (Presented by Planning and Development Director Hulseberg)

A motion was made by Trustee Ladesic and seconded by Trustee O'Shea Motion to open the Public Hearing to consider an annexation agreement and operating agreement for a portion of the Glen Oak Country Club located north and south of Hill Avenue between Spring Avenue and the east branch of the DuPage River commonly known as 21W451 Hill Avenue.

Upon roll call, Trustees Burket, Clark, Ladesic, McGinley and O'Shea voted "Aye." Motion carried.

The proposed annexation includes a 300-foot wide strip of the Country Club's property located directly adjacent to and south of Hill Avenue, a small parcel of land on the south side of Hill Avenue and east of the intersection of Hill Avenue and Spring Avenue, as well as two parcels of land generally bounded by Golf Avenue to the west, Hill Avenue to the south and Fairway Street to the north. The remainder of the Country Club property would remain unincorporated. The subject properties are located in unincorporated DuPage County, are contiguous to the Village Limits, and are identified on the Plat of Annexation (Exhibit B to the Annexation Agreement). Upon annexation, the subject property would be classified as CR Conservation Recreation District and would be granted a special use for a public or private recreational facility where buildings do not occupy more than 10 percent of the site area.

President Demos thanked the Glen Oak Country Club for the equitable agreement and said he was very satisfied with the agreement and was enthusiastic about moving forward. Trustee McGinley stated she was also excited about the agreement and inquired about landscaping on Hill Avenue. Director Hulseberg responded that the Country Club would be responsible for the landscaping and that it was there idea.

Mr. Joel Johnson, 21W432 acorn, Glen Ellyn approached the Board to express his concerns that this may lead to his forced annexation. Mr. Johnson is a 35 year resident and would like to remain in his home. Manager Franz responded that there are no plans for residential annexation along Hill Avenue, only for commercial.

Mr. Dale Melin, 21W466 Acorn Avenue, Glen Ellyn approached the Board to express his concerns over the cost of the annexation. Mr. Melin is a 35 year resident and worked hard as a construction laborer, sent his 5 children to St. Petronille and wants to continue to live here without Village interference. Mr. Melin asked about the buffer. Director Hulseberg responded that State law required notification within 350 feet of an area being considered for annexation.

Ms. Nora Rubinstein, 21W454 Fairway Avenue approached the Board to express her concerns regarding the proposed annexation. Ms. Rubenstein was interested in the opinion of the other taxing bodies (the Township) regarding the roads. Manager Franz responded that the public hearing is to make sure all interested parties are heard. President Demos added that the Milton Township Highway Supervisor has been contacted regarding the eventual change of Hill Avenue from a Township to a Village roadway.

President Demos stated that he has never entertained forcibly annexing this land. President Demos also suggested that the residents reach out to their elected Township Trustees.

Mr. Mark Rooney, 21W440 Fairway, Glen Ellyn approached the Board to ask about water and sewer and how it will impact traffic and land. Director Hulseberg responded that they will be working under the railroad tracks to meet up with Crescent Blvd. Mr. Rooney asked if Golf will be ripped up. Director Hulseberg responded that when 6 single family homes are built or if the Country Club develops their property than Golf will be reconstructed. Professional Engineer Minix added that the Country Club already has sanitary sewer, this is for water only.

Mr. John Sences, 21W444 Acorn Avenue, Glen Ellyn approached the Board to express his concerns regarding Hill Avenue safety. Mr. Sences stated that Hill at Golf is a school bus stop for Hadley and District 87 and that it needs to be safe. Director Hulseberg responded that she is in agreement with the safety issue. The Village is considering a pedestrian walk and beacons with a push button at that intersection. The Village may level off Hill due to the current lack of visibility.

Mr. Joel Johnson asked about the zoning of the empty lot at Cumnor and Fairway. Director Hulseberg responded it is zoned CR-5 – open space.

Mr. Randall Bus, Glen Oak Country Club thanked the Board and the Village for their efforts in the annexation agreement. Mr. Bus added that they will be starting their construction projects after Labor Day.

A motion was made by Trustee Ladesic and seconded by Trustee Burket to close the Public Hearing considering an annexation agreement and operating agreement for a portion of the Glen Oak Country Club located north and south of Hill Avenue between Spring Avenue and the east branch of the DuPage River commonly known as 21W451 Hill Avenue.

Upon roll call, Trustees Burket, Clark, Ladesic, McGinley and O'Shea voted "Aye." Motion carried.

A motion was made by Trustee Ladesic and seconded by Trustee Clark to pass Ordinance No. 6248, An Ordinance Approving an Annexation Agreement and Operating Agreement for a portion of the Glen Oak Country Club Located North and South of Hill Avenue between Spring Avenue and the East Branch of the DuPage River Commonly Known as 21W451 Hill Avenue.

Upon roll call, Trustees Burket, Clark, Ladesic, McGinley and O'Shea voted "Aye." Motion carried.

Agenda Item H. - Hawthorne Improvements Project Closeout: (Presented by Professional Engineer Minix)

Included in the project closeout package described herein are a change order form and Resolution for Village Board consideration in support of a final and balancing change order for the Hawthorne Improvements Project. Construction was substantially completed in 2012 by the R. W. Dunteman Company of Addison. Punch list items were completed in 2013. Agreement on final quantities has been reached after negotiations between staff, the resident engineers (Civiltech) and contractor.

A total of 163 existing and 12 new items are covered in the change order. Modifications to the existing contract are required to accurately reflect actual project needs and field conditions.

The project experienced somewhat typical under-run or over-run in most classes of work given the overall scope of the effort. Most of the work categories showed costs less than the original contract amounts, reflecting unused quantities or lack of need for various contingency items. One particular area of note was the significant extra expenses for removal of unsuitable roadway sub-base materials; about double the original undercut was required to appropriately construct the new streets.

At the time of construction contract award, the Village Board also approved an engineering services agreement with Civiltech Engineering for construction oversight based on a staff recommendation. With about a 5% contingency, the approved funding level for the Hawthorne construction engineering service agreement with Civiltech was $420,000, based on an original cost estimate of $398,625.

Please note this excerpt from the cover memo for this action:

> For this particular assignment, the most compelling consideration in the selection of the construction engineer is the need for a versatile and experienced team. While Dunteman is an established contractor, their forte is not necessarily in concrete paving and the schedule is extremely critical. Civiltech proposed key individuals that have very extensive experience with both Village projects in general and those constructed by Dunteman in particular and in concrete paving. In addition, the Civiltech proposal emphasized how their team would meet the project challenges with commensurate and flexible staffing levels, particularly for Senior Resident Engineer Dave Bugaj; offered to continue their current practice of a 2% discount on invoicing; and will set up a project construction website to enhance project communications.

The Hawthorne Improvements Project proved to be both challenging and rewarding. In addition to the normal construction challenges, the contractor did struggle at times, particularly with getting the roadway on grade and during the major concrete pours; close coordination with all project stakeholders was an everyday occurrence; the July 1 storm event was disruptive; the weather was unusually warm; utility relocations were delayed; additional street undercutting was required; and layout and construction of the new sidewalk on the south side of Hawthorne east of Park was tricky. Through it all, Civiltech guided the Construction project with a firm and steady hand, resulting in significantly upgraded infrastructure, on-time delivery of critical project elements; a final construction cost not only under the Board-approved funding levels but about 5% ($200,000) lower than the bid price; and an American Public Works Association award-winning project. There is no question that Civiltech is directly and primarily responsible for the successes that the project has enjoyed.

President Demos asked who the contractor is on the CELL project. Engineer Minix responded the contractor is Dunteman. President Demos asked if they are on task. Engineer Minix responded that they are. The CELL project is asphalt based and not concrete.

Trustee Clark asked if the pavers in the CELL project will be handled by Dunteman. Engineer Minix responded that they are not.

Trustee O'Shea asked for a clarification on the funding. Engineer Minix responded that the contingency plus the cost overrun needs to be approved. Attorney Mathews clarified that staff has certain levels of spending allowances; this requires amending the contract by the Board.

Trustee Ladesic commented that he has a hard time approving the additional dollars. Engineer Minix responded that due to added input from the Capital Improvements Commission and the residents regarding restoration and landscape, Civiltech made it all happen.

President Demos commented that due to the July 1 storm, the undercuts and excessive heat, he understands this project required more monitoring. This was a more stringent engineering project and the work was already done.

The following motions were made by Trustee McGinley and seconded by Trustee Clark:

1. Resolution No. 14-11, A Resolution Concerning the Determination of the Glen Ellyn Village Board that Change Order Number One - Final with R. W. Dunteman Company for a decrease of $195,897 is required for the Hawthorne Improvements Project for a revised and final contract cost of $3,688,255.
2. Motion to increase the appropriation for construction phase engineering services associated with the Hawthorne Improvements Project provided by Civiltech Engineering, Inc. in the amount of $25,000, for a revised total appropriation of $445,000 to be expensed to the Water, Sanitary Sewer and Capital Projects funds.
3. Motion to approved Amendment No. 1 to the services agreement with Civiltech Engineering, Inc. for the Hawthorne Improvements Project for additional construction engineering expenses in the amount of $46,375 resulting in a total not-to-exceed fee of $445,000 for the work.

Upon roll call, Trustees Burket, Clark, Ladesic, McGinley and O'Shea voted "Aye." Motion carried.

Agenda Item I. - 2014 Refuse Rate Adjustment: (Presented by Interim Finance Director Coyle)

The new 5 - year contract with Republic Services was approved in 2012 after a competitive RFP process. As part of the contract, Republic continued the services that residents appreciate in the Village, including Monday collection, weekly yard waste collection April - November, use of refuse and recycling carts with stickers for additional needs. With the new contract, the Village was required to adjust monthly billing rates on an annual basis. Billing rates include a monthly base rate (rates from Republic Services for refuse and recycling), as well as a supplementary rate for branch and brush collection, toter replacement, administration and a recycling rebate. The current rates structure is outlined in the table below:

Service / Cart Size	**Current Rate**	**New Rate**
Curbside Service		
35 Gallon	$15.50	$15.97
65 Gallon	$19.05	$19.57
95 Gallon	$21.10	$21.67
35 Gallon Senior	$14.45	$14.92
Rear Door Service		
35 Gallon	$23.20	$23.77
65 Gallon	$29.30	$29.97
95 Gallon	$29.30	$29.97
35 Gallon Senior	$21.40	$21.97
Refuse/Yard Sticker	$2.40	$2.45

A motion was made by Trustee O'Shea and seconded by Trustee Burket to approve Ordinance No. 6249-VC, An Ordinance Amending Chapter Six of Title Seven (Solid Waste Collection and Disposal).

Upon roll call, Trustees Burket, Clark, Ladesic, McGinley and O'Shea voted "Aye." Motion carried.

Agenda Item J. - Fire Prevention Award Program: (Presented by Economic Development Coordinator Hannah)

At the April 21, 2014 Village Board Workshop, staff presented to the Village Board recommendations for updating the Village of Glen Ellyn Tax Increment Financing and Economic Incentive Guidelines. As part of this discussion, Staff was asked to draft a Fire Prevention Award Program for future inclusion in the Guidelines, which would encourage existing businesses/properties within the C5A and C5B Central Business Districts to install Fire Prevention Systems and/or Sprinkler Systems.

The Board approved the revised Guidelines without the Fire Prevention Award Program during the Board meeting on April 28, 2014. During the June 16, Village Board Workshop meeting, the Board discussed the proposed Fire Prevention Award Program. The Board was in favor of the Award program as drafted, however, it was requested that a Sunset Clause be incorporated ending the Fire Prevention award program after December 31, 2016. Beginning January 2017, fire alarm systems will be required in all properties in the C5A and C5B Downtown Commercial Districts. Planning and Development will be reviewing and recommending necessary amendments to the Village Code with respect to mandating fire alarms by January 1, 2017 at a future meeting. Staff was also asked to present some additional Award Scale options, which are included below for Council consideration and direction. Due to the ending date of this Award Program, properties may only apply for this Award one time.

Being presented before the Board at the July 14, Village Board Meeting is the newly drafted Fire Prevention Award Program. Staff is seeking Board direction and approval on the Fire Prevention Award Program. Similar to the Village's Façade and Interior Improvement Awards, financial awards are available to business owners or property owners, for no more than $15,000, per building, per unit. However Staff has been asked to present some options for the Award Scale for this program, below are three options for the Board to consider. The first is the Award Scale that was approved for the Interior and Façade Award Programs updated earlier this year and is currently presented in the Draft Fire Prevention Award Program. Option A and B present additional options for the Award Scale.

President Demos expressed his support for Option B with more tiers and awards provided, depending on the amount spent.

A motion was made by Trustee Clark and seconded by Trustee McGinley to approve the Fire Prevention Award Program Guidelines Option B.

Upon roll call, Trustees Burket, Clark, Ladesic, McGinley and O'Shea voted "Aye." Motion carried.

Reminders

1. A Village Board Workshop is scheduled for Monday, July 21, 2014 at 7:00PM in Room 301 of the Glen Ellyn Civic Center.

2. A Village Board Meeting is scheduled for Monday, July 28, 2014 at 7:00PM in the Galligan Board Room of the Glen Ellyn Civic Center.

Other Business

Trustee McGinley addressed the Board regarding her concerns about the new commuter parking lot on Duane. Trustee McGinley showed photos of the parking lot, which is made of pavers and expressed concern as the lot had not gone through a winter yet. Manager Franz responded that the parking lot was built last year and had experienced a winter. Trustee McGinley asked the Board to consider stamped concrete in lieu of pavers for future projects.

Adjournment

At 8:50 p.m. a motion was made by Trustee Clark and seconded by Trustee O'Shea to adjourn. Motion carried.

Respectfully submitted,

Catherine Galvin,
Village Clerk