



Minutes
Village of Glen Ellyn
Regular Workshop Meeting
Tuesday, January 21, 2020
7:00 PM
Glen Ellyn Civic Center, Galligan Board Room

A. Call to Order

Attendee Name	Title	Status	Arrived
Diane McGinley	Village President	Present	
Bill Enright	Village Trustee	Present	
Gary Fasules	Village Trustee	Excused	
Craig R. Pryde	Village Trustee	Excused	
Kelli E. Christiansen	Village Trustee	Present	
Steve Thompson	Village Trustee	Present	
Mark Senak	Village Trustee	Present	
John Chereskin	Village Clerk	Present	
Mark Franz	Village Manager	Present	
Greg Mathews	Village Attorney	Present	
William Holmer	Assistant Village Manager	Excused	
Christina Coyle	Finance Director	Present	
Julius Hansen	Public Works Director	Present	
Staci Springer	Director	Present	
Phil Norton	Chief of Police	Excused	
Kurt Vavra	Deputy Chief	Present	
AJ Goyal	Economic Development Coordinator	Present	
Kelly Purvis	Planner	Present	
Rich Daubert	Professional Engineer	Present	
Steve Witt	Building & Zoning Official	Present	
Dave Buckley	Assistant Director	Present	
John Hubsy	Utilities Superintendent	Present	

B. Pledge of Allegiance

C. Roll Call

D. Audience Participation

1. Open:

None.

E. Contractor Registration Review (Presented by Community Development Director Springer) (Discussion Only)

1. Community Development Director Springer will discuss proposed contractor registration modifications.

Community Development Director Springer stated in an effort to shorten the

permit process and streamline the permit experience for customers, staff brought this item to Village Board workshops on March 18, 2019 and June 24, 2019. The Village Board feedback was to maintain some elements of a registration process that would confirm insurance coverage and State license, without requiring staff to maintain a detailed database of such information.

Community Development Director Springer stated the proposed amendments to the contractor registration program are intended to make the program more user-friendly and time efficient for both customers and staff, without reducing the level of protection the current program offers. The main proposed amendments to the contractor registration program are:

- 1. Certificate of Insurance: Contractors are still required to submit a Certificate of Insurance in favor of the Village. The change is that a certificate must be submitted with each permit application in lieu of on an annual basis. This will avoid unnecessary delays in permit issuance in the event that the certificate on file has expired.*
- 2. Surety Bond: Submission of a Surety Bond to the Village will no longer be required; however, the requirements of the State of Illinois to obtain a State license, which requires Surety Bonds, will not change. We will confirm all State-licensed contractors have a current State license. This will also alleviate the inevitable delay in permit issuance when previously issued bonds have expired. Additionally, it will save permit processing time as staff will no longer need to perform date entry for this document or check the expiration date of the previously issued bond.*
- 3. Fees: Due to the reduced staff workload, the fee for contractor registration is proposed to be eliminated, which is already reflected in the approved 2020 budget.*

Village Manager Franz stated he often receives comments from residents that their permit is taking a long time to be processed. When he checks on the status the permit, it is often being delayed due to the contractor registration. Village Manager Franz also stated staff is always evaluating current processes and looking for ways to improve efficiency.

Trustee Senak asked if other municipalities have contractor registration. Building and Zoning Official Witt stated that the municipalities Village staff surveyed is over the board if they require contractor registration.

Trustee Senak asked what type of insurance coverage the Village requires for contractor registration. Attorney Mathews stated the Village requires general liability certificate of insurance. Trustee Senak stated that general liability insurance does provide some measure of protection to the homeowner. Attorney Mathews stated that with the proposed changes, the Village will still require a general liability certificate of insurance to be submitted.

Trustee Senak stated he believes the Village needs authority to prevent contractors from doing work in the Village after a certain number of citations. Trustee Senak stated he understands efficiency is important, but the Village needs

to protect citizens from being exploited by contractors who have citations. Trustee Senak stated he is open to have further discussion on setting the limit of citations contractors can have before the Village can prevent those contractors from doing work.

President McGinley stated that when she speaks to residents many state they do not want to be over regulated by the Village and do not want the Village to limit who they can use as a contractor.

Trustee Thompson asked how many contractors have citations. Building and Zoning Official Witt stated in the past year, there have been 60 citations brought to Administrative Adjudication.

Trustee Christiansen asked if any of these citations have caused a safety issue for residents. Building and Zoning Official Witt stated larger scale violations are typically from commercial work while smaller scale citations are typically from residential work.

Village Manager Franz stated the Village has not had an issue with contractor citations in the past 10 years, and that if it starts to become an issue staff can then bring this idea to the Village Board.

President McGinley asked if staff could review the Administrative Adjudication listing quarterly to look for trends of citations by contractors.

Trustee Senak stated the importance of the Village protecting its residents.

Trustee Thompson stated he believes it is important to look into what our surrounding municipalities do in regards to preventing contractors from doing work after a certain number of citations. Trustee Thompson also stated that he does not want to slow down the process of residents receiving permits.

President McGinley stated that staff will bring this item to the January 27 Village Board meeting and asked staff to review Administrative Adjudication listings and look for trends and monitor data of contractor citations.

F. Taft Avenue Capital Project (Presented by Public Works Director Hansen) (Discussion Only)

1. Public Works Director Julius Hansen will present a resident request for additional streetlights on the south side of Taft Avenue between Nicoll Way and Park Boulevard.

Assistant Public Works Director Buckley stated the Village created Administrative Order #29 to have a consist process and criteria for resident requests for additional streetlights in public right of way. This is the first time that a request has met all the outlined criteria and the Public Works Department has brought the request to the Village Board.

Assistant Public Works Director Buckley stated this request came from resident Norris Eber, who resides at 701 Kingsbrook Glen. The request made is for additional streetlights on the south side of Taft Avenue between Nicoll Way and Fire Station #2. Assistant Public Works Director Buckley stated this stretch of roadway is unlit and borders the back and/or side yards of nine townhomes in Kingsbrook Glen.

Assistant Public Works Director Buckley provided the lighting status of other similar roadways running east/west paralleling Roosevelt Road. Assistant Public Works Director Buckley stated the majority of the similar roads are lit. Additionally, Taft Avenue between Lambert Road and the western Village limits was fully lit in conjunction with the development of the commercial property on Roosevelt Road and the extension of Taft Avenue thru to Lorraine (in Wheaton).

Assistant Public Works Director Buckley stated the Police Department recommends adding streetlights to this area due to the history of incidents and crime in the surrounding area.

Assistant Public Works Director Buckley stated the Public Works Department recommends that if streetlights are approved for this resident request, then streetlights should be added all the way to Park Boulevard. This would double the number of streetlights installed from three to six.

Assistant Public Works Director Buckley stated the costs association with this addition of streetlights is not budgeted for. It is recommended that this project be funded from the Capital Projects Fund, which has adequate resources to meet this request.

Public Comment

Jayne Carpenter, who resides at 717 Kingsbrook Glen, stated she is here to represent the Kingsbrook Home Association. Ms. Carpenter stated the Kingsbrook Home Association as well as the impacted residents support the addition to the street lights.

President McGinley asked how long the process of installing the streetlights would take if it is approved. Assistant Public Works Buckley stated he believes it can take up several weeks.

Trustee Enright asked if this would reduce crime incidents in the area. Assistant Public Works Director Buckley stated the Police Department believes these additional streetlights will help reduce crime in the area.

Trustee Christiansen asked why this was not budgeted for. Assistant Public Works Director stated due to the request being submitted in October, it was not ready for the budget process that began in September.

Trustee Thompson asked why Public Works is recommending the additional three streetlights. Assistant Public Works Director Buckley stated this will help light the

area around Park Boulevard.

Trustee Senak asked if the funds for this project would come from the Capital Projects Fund or the 2019 budget surplus. Assistant Public Works Director stated it will come from the Capital Project Fund.

President McGinley and the present Trustees directed staff to continue to work on this project, and to bring this item to a future Village Board meeting for a vote.

RESULT:	DISCUSSION ONLY
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G. Water Systems Improvement with Illinois American Water Company (Presented by Public Works Director Hansen) (Discussion Only)

1. Public Works Director Julius Hansen will present a proposal to construct an shared emergency water connection with Illinois American Water Company and the Village of Glen Ellyn.

Utilities Superintendent Hubsy stated the Village's water distribution system is made up of over 110 miles of pipes, most of which are looped to provide for multiple pathways of water flow. One sizable exception to this is the pipe system on South Park Boulevard beginning at South Ellyn and Buena Vista and running south to Butterfield Road. The un-looped system segment totals over 3.5 miles of water main and include Willowbrook Wildlife Haven, St. James Church and School, Arden Courts and Maple Glen memory care facilities, The Village Theatre, School District 89 Administration building, O'Carroll and Associates Podiatry office, numerous incorporated properties along South Park and Glen Park and a majority of resident in the Arboretum Estates East Subdivision.

Utilities Superintendent Hubsy stated if there was a water main break on that specific line, all the previously listed locations would have a loss of water during a shut-down to repair the pipe.

Utilities Superintendent Hubsy stated it was been a long-term goal of Public Works to provide a second water feed into this area. Previous plans included construction of a water main at the south end of the College of DuPage and then through the Glenbard South property east of the school buildings. This effort would involve the construction of about 4,440 feet of new main and require easement negotiations with the College of DuPage, at least two private property owners and District 87.

Utilities Superintendent Hubsy stated nearly three years ago he contacted representatives of Illinois American Water Company (ILAWC) to discuss the possibility of an emergency interconnection between the two water systems. ILAWC currently operates the water and sewer facilities in various unincorporated areas of Glen Ellyn, with a number of those areas to the south.

Utilities Superintendent Hubsy stated through continued discussion ILAWC expressed their interest to have a second connection for the Foxcroft Subdivisions

on both sides of Lambert Road between the College of DuPage and Butterfield Road. A potential connection on Butterfield Road, at the west end of the existing water main for the Village was discussion. This connection would provide maximum benefits to both parties.

Utilities Superintendent Hubsy stated this connection would also allow segments of the Village's system to be shut down for routine work like a valve or hydrant replacement, minimizing affected customers to those within the valves operated.

Utilities Superintendent Hubsy stated both parties wish to pursue this connection and are seeking joint project engineering. ILAWC developed a Request for Proposal for design services which was reviewed and revised by the Village. Proposals have been received by three firms, and both parties agreed to move forward with Donohue Associates of Chicago as they provided the most cost-effective proposal.

Utilities Superintendent Hubsy stated this project is currently not budgeted for, but looping of the system in this area has been a long-term goal for the distribution system.

President McGinley asked if this project will interfere with the College of DuPage's water connection. Utilities Superintendent Hubsy stated it will have no impact to the College of DuPage, even throughout the construction phase.

Trustee Enright asked why Illinois American Water Company has existing lines in the specified area. Utilities Superintendent Hubsy stated they provide water to the Foxcroft Subdivision as well as unincorporated areas.

Trustee Thompson asked if there were any concerns connecting the Illinois American Water Company or the quality of their infrastructure. Utilities Superintendent Hubsy stated staff does not have any concerns and that Illinois American Water Company has comparable infrastructure.

Trustee Thompson asked if there are any upcoming similar projects. Utilities Superintendent Hubsy stated he does see another interconnection like this one occurring.

Trustee Christiansen asked why this is being brought to the Board now, and why it was not part of the budget process. Village Manager Franz stated the Village could wait to do this project; however, conversations are on and off with projects like these and it happens to be a time where both parties are open to making an agreement with each other. Village Manager Franz stated the capital projects budget is more fluid as projects arise at all times of the year.

Trustee Senak asked if the \$410K noted in the memo is the total cost, or the Village's portion of the project. Utilities Superintendent Hubsy stated the \$410K is the Village's portion of the project and the cost is being split close to 50/50 between the Village and Illinois American Water Company.

Trustee Senak stated he shares the concern that this project was not budgeted for. Trustee Senak stated the cost of the project will not have a significant impact on the Capital Project Reserve Fund, but wonders what impact it will have on residents' water and sewer fees. Utilities Superintendent Hubsy stated staff still needs to complete a water and sewer rate study with an outside firm, and there is the potential to alter the way we bill residents to set up a capital portion and usage portion of the bill.

Trustee Senak asked when the potential alteration of the water and sewer fees would occur. Utilities Superintendent Hubsy stated he hopes within the next six to nine months.

Trustee Senak stated he would like to bring this through the budget process, but understands that this project may not happen if we wait on it. Trustee Senak stated he is concerned about the potential changes to residents' water and sewer rates. Utilities Superintendent stated staff can gather that information and provide it to the Board prior to the next Village Board Meeting.

Public Comment

Ann Gould, who resides 609 Newton Avenue, asked if there was a water main break at the location in topic, would the fire hydrants be shut off as well. Utilities Superintendent confirmed if there was a water main break at the location in topic, the fire hydrants would not have water connection either.

President McGinley stated this topic will come before the Board at the January 27 Village Board meeting.

RESULT:	DISCUSSION ONLY
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H. McChesney Development Site (Presented by Community Development Director Springer) (Discussion Only)

1. Community Development Director Springer will present options for the McChesney & Miller development site.

Village Manager Franz stated the last time the Village Board formally discussed the McChesney development site was during the comprehensive plan process. Village Manager Franz stated the McChesney site is one of the three catalyst sites in the downtown discussed by the Plan Commission, Village Board and community. Village Manager Franz stated this property is back on the market and owners have questions and concerns regarding the development of the site and that staff is looking for guidance from the Board to share with potential developers.

Community Development Director Springer stated that over the last several months, there has been renewed developer interest in the McChesney site. Over the years, the Village has discussed different concepts for the site that would have

included the Crescent Boulevard right-of-way and/or portions of the Village-owned Crescent-Glenwood parking lot. As conversations progress with interested developers, staff would like to have a clearer direction from the Village Board on a number of questions related to the development of the site.

Community Development Director Springer provided examples of previous proposals that were brought to Village staff, but were never officially submitted to the Village Board. These proposals were shown to give the Village Board an idea of what could potentially be developed at the site.

Community Development Director Springer provided three massing models that were created by Houseal Lavigne and Associates. These massing models can help the Village Board envision what the potential for this development could be. Community Development Director Springer noted these are not specific proposals and they have not been submitted or recommended by staff. Community Development Director Springer provided detail on the tree massing models:

- 1. Option 1 shows the McChesney property and Lord's Auto Clinic property included within the site limits.*
- 2. Option 2 includes the McChesney property, Lord's Auto Clinic, a portion of the Crescent Boulevard right-of-way and the western part of the Crescent-Glenwood parking lot within the site limits.*
- 3. Option 3 includes the McChesney property, Lord's Auto Clinic, the full Crescent Boulevard right-of-way and the western part of the Crescent-Glenwood parking lot.*

Community Development Director Springer stated a traffic evaluation was completed by KLOA to determine if there would be any impact to the levels of service at downtown intersections if the Village were to change Crescent Boulevard traffic to one-way from Prospect Avenue to Glenwood Avenue, or if the Village were to completely close off that same portion of the roadway. The evaluation shows that neither alternative would change the levels of service at adjacent intersections. It is further noted that both alternatives would reduce conflicts created by the proximity of the railroad to the intersection of Prospect Avenue and Crescent Boulevard; however, completely closing Crescent Boulevard will increase the eastbound traffic on Duane Street.

Trustee Christiansen asked what the above assumptions are based on, and stated that it seems that these traffic changes would impact residents getting to the train station. Community Development Director Springer stated the Village hired KOLA as they have been involved in many Village studies and they have a lot of data on Village Traffic Studies. Professional Engineer Daubert stated that with the train station project, a pedestrian drop off will be available on the south side of the tracks.

Trustee Thompson asked if staff expects developers to ask for specific access points. Community Development Director Springer stated staff has spoken to several developers who requested access from Glenwood. Additionally one developer stated they would like access to a potential parking garage from

Prospect Avenue; however, staff expressed concerns regarding that idea.

Trustee Senak asked if the traffic study took in account for the current and future increased traffic with the addition of Avere and Apex. Community Development Director Springer stated the traffic study took place in 2015 and 2018, but did not take in account for future increased traffic. Trustee Senak stated he would like a full traffic study if a developer formally submitted a proposal.

Community Development Director Springer outlined where there are currently utility connections near the McChesney property and discussed potential costs of relocating utilities, if necessary, for a proposed development.

Community Development Director Springer stated staff is looking for feedback from the Board to be able to provide developers with clearer direction in developing concept plans for the site. Staff is specially looking for initial feedback related to the following:

- 1. Would the Board support including Crescent Boulevard in a redevelopment project? If so, should the inclusion of the Lord's property be a requirement so there is no remnant portion of Crescent Boulevard right-of-way remaining west of the development?*
- 2. Is the Board comfortable with a six or seven story structure in the location?*
- 3. Does the Board want some commercial development on the first floor to be a requirement for a project?*
- 4. IS the Board comfortable with a minimum requirement of 1.5 parking spaces per unit?*

Trustee Thompson asked what types of potential developments have been interested in this site. Community Development Director Springer stated condos, apartments and senior living centers have been discussed.

Trustee Thompson asked if people who have apartments are more likely to have more or less cars than those who own single family homes. Planner Purvis stated the number of cars reduce by 25% with those who have an apartment near public transportation.

President McGinley inquired on the parking requirements for the condos and apartments along Pennsylvania Avenue. Community Development Director Springer stated the building on Park Boulevard and Crescent Boulevard require 1.5 spaces per unit, Pennsylvania Avenue and Forest Avenue require 1.7 spaces per unit and Avere requires 1.7 spaces per unit.

President McGinley asked if there are any complaints regarding a lack of parking at Park Boulevard and Crescent Boulevard. Community Development Director Springer stated there are none that she is aware of.

Trustee Thompson stated he is interested to hear what citizens opinions are on this development area, and would like to have an open discussion in a future meeting. Village Manager Franz stated there was an open house for this

development site during the comprehensive plan project. President McGinley stated the best way to get feedback is for the Board to give direction and then reach out to the public.

Trustee Thompson stated he is concerned about closing streets for a development.

Trustee Enright stated that in his experience, he has not heard that residents are overly concerned on this site.

Trustee Christiansen asked if the Lord's parcel is part of this development site. President McGinley stated Lord's has allowed themselves to be part of this conversation, but they do not have a signed contract.

Trustee Christiansen asked what type of restrictions would there be if a developer wanted to develop in the Crescent/Glenwood lot as it is so close to the train line. Village Manager Franz stated staff has reached out to United Pacific Railroad to gather more information regarding that topic.

Public Comment

Eleanor Saliamanos, who resides at 626 Newton, stated she supports a grocery store to be developed in the McChesney location and that she is opposed to a 6 or 7 story building.

President McGinley stated the Village has never disregarded the idea of a grocery store, but the Village has not been able to attract a grocery store to that site. Village Manager Franz stated the Village has been recruiting a grocery store since McChesney has closed down; unfortunately, the market is so competitive that suburban downtown grocery stores have not been successful.

Ann Goulde, who resides at 609 Newton Avenue, stated she is concerned regarding the potential height of the development and that she is opposed to restricting access to Crescent Boulevard.

President McGinley stated the Board will now deliberate on the below specific considerations for this development site:

- 1. Would the Board support including Crescent Boulevard in a redevelopment project? If so, should the inclusion of the Lord's property be a requirement so there is no remnant portion of Crescent Boulevard right-of-way remaining west of the development?*

Trustee Enright stated he is not in favor of closing Crescent Boulevard in this redevelopment project, and that he is not in favor of including the Crescent/Glenwood lot in the development.

Trustee Christiansen stated she is not in favor of fully closing Crescent Boulevard, but may consider the reduction to one-way traffic. Trustee Christiansen is open to including the Crescent/Glenwood lot in the

development, but stated it depends on the proposal.

Trustee Thompson stated he is not in favor of fully closing Crescent Boulevard, but may consider the reduction to one-way traffic. Trustee Thompson stated he is open to including the Crescent/Glenwood lot in the development, and would be interested in seeing that space converted into a special event space with parking.

Trustee Senak stated he is open to closing Crescent Boulevard is this development for the right project, and that he is interested in hearing more information on the Crescent/Glenwood lot.

President McGinley stated she is not in favor of fully closing Crescent Boulevard, but may consider the reduction to one-way traffic. President McGinley stated she is open to including the Crescent/Glenwood lot in the development, and would be interested in seeing that space converted into a special event space with parking.

2. Is the Board comfortable with a six or seven story structure in the location?

President McGinley and Trustees Thompson and Christiansen stated they are open to having a discussion and learning more about a six or seven story structure in this location.

Trustee Enright stated he believes seven stories is too high, but is open to having a discussion and learning more about a six story structure in this location.

Trustee Senak stated he believes the development should follow what our Village Code allows for height and height variances.

President McGinley and Trustees Thompson, Senak and Christiansen would like to see a massing model of what a six or seven story building would look like in this location.

3. Does the Board want some commercial development on the first floor to be a requirement for a project?

President McGinley and Trustees Enright, Christiansen, Thompson and Senak are in favor of not requiring first floor commercial development, but would like to encourage it for this location.

4. Is the Board comfortable with a minimum requirement of 1.5 parking spaces per unit?

Trustee Enright stated he is fine with the 1.5 parking spaces per unit.

Trustee Christiansen stated the number of required parking spaces per unit depends on if there is a public parking component to the redevelopment.

Trustee Thompson stated he believes the 1.5 parking spaces per unit is too high, and is open to require less. Trustee Thompson also would like staff to survey the residents and businesses near the location and inquire if they have any current parking concerns

Trustee Senak stated he believes the 1.5 parking spaces per unit is too high, and is open to require less.

President McGinley stated she is open to see what staff recommends.

Public Comment

Karen Gores, who resides at 570 Crescent Boulevard, stated parking at the Glenstone building is sufficient and does not have a lack of parking.

President McGinley stated staff will take this feedback and will work to continue communication and discussion with the Board and public regarding this topic.

RESULT:	DISCUSSION ONLY
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I. Strategic Plan Quarterly Report (Presented by Village Manager Franz) (Discussion Only)

1. Village Manager Franz will provide an update to the 2018-2020 Strategic Plan.

Village Manager Franz stated the report on the strategic plan was provided in the agenda packet, and that he is available to answer any questions.

RESULT:	DISCUSSION ONLY
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J. Other Items

- K. Motion to adjourn to Executive Session for discussion concerning setting the price for sale or lease of public property pursuant to 5 ILCS 120/2 (C)(6), discussion regarding the purchase or lease of real property pursuant to 5 ILCS 120/2 (C)(5) and discussion concerning pending litigation matters pursuant to 5 ICLS 120/2 (C)(11) without returning to open session thereafter.**

RESULT:	APPROVED [4 TO 0]
MOVER:	Bill Enright, Village Trustee
SECONDER:	Steve Thompson, Village Trustee
AYES:	Enright, Christiansen, Thompson, Senak
EXCUSED:	Fasules, Pryde
PRESENT:	McGinley

Respectfully Submitted, Lindsey Kaminsky Executive Assistant

Reviewed and Approved, John A. Chereskin Village Clerk