



Minutes
Village of Glen Ellyn
Regular Meeting
Monday, January 27, 2020
7:00 PM

Glen Ellyn Civic Center, Galligan Board Room

A. Call to Order

B. Pledge of Allegiance

C. Roll Call

Attendee Name	Title	Status	Arrived
Diane McGinley	Village President	Present	
Bill Enright	Village Trustee	Present	
Gary Fasules	Village Trustee	Present	
Craig R. Pryde	Village Trustee	Present	
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	Present	
Christina Coyle	Finance Director	Present	
Julius Hansen	Public Works Director	Excused	
Staci Springer	Director	Present	
Phil Norton	Chief of Police	Present	
Rich Daubert	Professional Engineer	Present	
Lindsey Kaminsky	Executive Assistant	Present	

D. Presentation

1. American Public Works Association (APWA) Award Presentation.

Professional Engineer Daubert presented the American Public Works Association (APWA) - Suburban Branch Public Works Project of the Year Award for a project in the transportation category of less than \$5 million to President McGinley. This was awarded to the Village for the Taylor Avenue Pedestrian Underpass project that was completed in 2019.

E. Audience Participation

1. Open:

Nancy Perlman, who resides at 124 Exmoor Avenue, spoke against the potential rollout of 5G small wireless telecommunications facilities.

Kathy Pirtle, who resides in Addison, Illinois, spoke against the potential rollout of 5G small wireless telecommunications facilities.

Marla Mangone, who resides in Hinsdale, Illinois, spoke against the potential rollout of 5G small wireless telecommunications facilities.

Kim Reed, who resides at 178 Sunset Avenue, thanked the Village of Glen Ellyn for the support of the Glen Ellyn Youth and Family Counseling Service and provided an update on the agency.

Michelle Andringa, who resides at 708 Highview Avenue, spoke regarding recreational cannabis sales in Glen Ellyn and stated the Opt Out Glen Ellyn group asks the Village Board to bring this subject to a referendum vote in November, 2020.

- 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:

RESULT:	APPROVED [6 TO 0]
MOVER:	Mark Senak, Village Trustee
SECONDER:	Craig R. Pryde, Village Trustee
AYES:	Enright, Fasules, Pryde, Christiansen, Thompson, Senak
PRESENT:	McGinley

Motion to approve the following items including Payroll and Vouchers totaling \$814,274.54. These agenda items have been reviewed by the Management Team & Village Attorney and are consistent with the Village's purchasing policy (Trustee Senak):

1. Total Expenditures (Payroll and Vouchers) - \$814,274.54
2. Glen Ellyn Village Board - Special Meeting - Jan 13, 2020 6:30 PM
3. Glen Ellyn Village Board - Regular Meeting - Jan 13, 2020 7:00 PM
4. Approve the Recommendation of Village President Diane McGinley for the Appointment of Capital Improvements Commissioner Joel Baldin for a Term Ending May 31, 2023
5. Ordinance No. 6754, An Ordinance Directing the Application of Funds From Specified Sources to the Payment of Principal and Interest Upon General Obligation Bonds, Series 2018 (Capital Projects Bonds) for the Fiscal Year 2020 in the amount of \$678,468.76 (Finance Director Coyle)
6. Ordinance No. 6755, An Ordinance Directing the Application of Funds From Specified Sources to the Payment of Principal and Interest Upon General Obligation Bonds, Series 2015 (Police Station Bonds) for the Fiscal Year 2020 in the amount of \$956,493.76 (Finance Director Coyle)
7. Ordinance No. 6756, An Ordinance Directing the Application of Funds From Specified Sources to the Payment of Principal and Interest Upon General Obligation Bonds, Series 2012 (Village Links-Clubhouse Bonds) for the Fiscal Year 2020 in the amount of \$313,827.50 (Finance Director Coyle)

8. Ordinance No. 6757, An Ordinance Directing the Application of Funds From Specified Sources to the Payment of Principal and Interest Upon General Obligation Bonds, Series 2010 (Golf Course Bonds) for the Fiscal Year 2019 in the amount of \$343,867.50 (Finance Director Coyle)
9. Ordinance No. 6758, An Ordinance Partially Abating the Tax Hereto Levied for the Fiscal Year 2020 to Pay the Principal and Interest on the General Obligation Bonds, Taxable Series 2010 (Build America Bonds - Direct Payment) (Library Bonds) in the amount of \$7,430.96 (Finance Director Coyle)
10. Motion to Authorize the Village Manager to Execute a Contract with Donohue & Associates of Chicago, IL, in an Amount of \$34,380 for Engineering Design Fees for a Water Interconnect with Illinois American to be Expensed to the Water & Sewer Fund and to Execute One or More Contract Change Orders for Additional Work with Donohue & Associates of Chicago, IL in an Amount Not to Exceed \$5,000, for Engineering Design Fees for a Water Interconnect with Illinois American to be Expensed to the Water & Sewer Fund (Public Works Director Hansen)
11. Ordinance No. 6759-VC, An Ordinance to Amend the Glen Ellyn Municipal Code, to Repeal and Replace Sections 6-2-3.15 and 6-2-3.16 of the Glen Ellyn Municipal Code Pertaining to the Possession of Cannabis and Drug Paraphernalia (Police Chief Norton)

G. 494 Carleton Avenue Zoning Variation (Presented by Community Development Director Springer) (Trustee Christiansen)

1. Ordinance No. 6760, An Ordinance Approving Variations from the Accessory Structure and Permitted Obstruction Setback Requirements for an Addition on the Property Located at 494 Carleton

Community Development Director Springer provided details regarding the proposed garage at 494 Carleton Avenue. The proposed garage was reviewed by the Zoning Board of Appeals in Public Hearings held on December 10, 2019 and January 14, 2020. The Zoning Board of Appeals recommended approval of this variation to the Village Board with a 4-1 vote.

Trustee Thompson asked if the overhangs and eaves of the proposed garage roof are located in the requesters' property line. Community Development Director Springer confirmed the overhangs and eaves are located in the requesters' property line and they do not cross into the neighbor's property.

RESULT:	APPROVED [6 TO 0]
MOVER:	Kelli E. Christiansen, Village Trustee
SECONDER:	Gary Fasules, Village Trustee
AYES:	Enright, Fasules, Pryde, Christiansen, Thompson, Senak
PRESENT:	McGinley

H. Contractor Registration (Presented by Community Development Director Springer) (Trustee Enright)

1. Ordinance No. 6750-VC, An Ordinance Amending Chapter 1 (Building Code) and Chapter 8 (Tree Preservation) of Title 4 (Building Regulations) and Chapter 4 (Forestry Management) of Title 8 (Public Ways and Property) of the Village Code of the Village of Glen Ellyn, Illinois, to Amend Contractor Registration Requirements

Community Development Director Springer stated there have been no changes on to the request since this item was brought to the Board at the January 13, 2020 Board meeting, and that the Village Board discussed this at the January 21, 2020 Workshop meeting. Community Development Director Springer also stated that the even though the contractor registration application and fee will no longer be required, the Community Development Department will still require a contractor to submit a valid state contractor license and certificate of insurance.

RESULT:	APPROVED [5 TO 1]
MOVER:	Bill Enright, Village Trustee
SECONDER:	Kelli E. Christiansen, Village Trustee
AYES:	Enright, Fasules, Pryde, Christiansen, Thompson
NAYS:	Senak
PRESENT:	McGinley

I. Zoning Text Amendments (Presented by Community Development Director Springer) (Trustee Christiansen)

1. Ordinance No. 6761-VC, An Ordinance Approving a Text Amendment to the Glen Ellyn Zoning Code to Regulate Tobacco, Vape, and Smoke Shops

Community Development Director Springer stated staff received concerns regarding the zoning of tobacco, vape and smoke shops in Glen Ellyn and staff has prepared Zoning Code text amendments that required a Special Use Permit to be required for a tobacco, vape or smoke shop.

Community Development Director Springer stated staff reached out to eight surrounding communities and all eight allow tobacco, vape and smoke shops in at least one zoning district; however, none of the communities require a Special Use Permit.

On November 14, 2019 the Plan Commission met and recommended the Village Board to allow the zoning of tobacco, vape and smoke shops in the C3 Zoning District. Community Development Director Springer showed a map of the C3 Zoning District and explained why this zoning district was recommended by the Plan Commission.

Trustee Enright asked if tobacco, vape and smoke shops that are already open outside of the C3 Zoning District are grandfathered in. Community Development Director Springer stated those businesses that are already open will be able to operate as a legal non-confirming businesses.

Trustee Pryde asked if tobacco, vape and smoke shops that are already open could expand, and would that, or anything else require the businesses to close or move from their current location. Community Development Director Springer stated the businesses can stay open in their current locations, and to expand they would require a text amendment to the Village Code and apply for a Special Use Permit.

Trustee Enright asked if this affects businesses such as Jewel, who also sells tobacco products. Community Development Director Springer stated this will only affect those businesses who primarily sell tobacco and vaping products.

Trustee Fasules asked if the Village can limit the proximity of tobacco, vape and smoke shops to schools and daycares. Community Development Springer stated the C3 Zoning District is at least 1,500 feet from all schools, which is was that district was recommended by the Plan Commission. Trustee Fasules stated the Village should be consistent with the zoning regulation and sale of these products throughout the Village.

Trustee Thompson asked if the Village can regulate the amount of tobacco, vape and smoke shops in the C3 District. Village Attorney Mathews stated he would not recommend regulating the amount of tobacco, vape and smoke shops.

Trustee Christiansen asked if an existing shop can remain open if there was a change in ownership. Community Development Director Springer stated they could.

Dirk Andringa, who resides at 708 Highview Avenue, spoke regarding the proposed zoning of tobacco and vape products in Glen Ellyn and stated his concerns regarding these businesses in the C3 Zoning District.

RESULT:	APPROVED [5 TO 1]
MOVER:	Kelli E. Christiansen, Village Trustee
SECONDER:	Mark Senak, Village Trustee
AYES:	Fasules, Pryde, Christiansen, Thompson, Senak
NAYS:	Enright
PRESENT:	McGinley

J. Engineering Services for Roadway Projects (Presented by Professional Engineer Daubert) (Trustee Thompson)

1. Motion to authorize the Village Manager to execute an agreement with Engineering Resource Associates of Warrenville, Illinois in the amount of \$253,393 for Phase II Engineering Services for Utility and Roadway Improvements Project #20001 to be expensed to the Capital Projects and Water & Sewer Funds.

2. Motion to authorize the Village Manager to execute an agreement with Gewalt Hamilton Associates of Vernon Hills, Illinois in the amount of \$82,306 for Phase II Engineering Services for Utility and Roadway Improvements Project #20002 to be expensed to the Capital Projects and Water & Sewer Funds.

Professional Engineer Daubert stated the staff has two consultant service assignment requests for two separate capital improvement projects. Professional Engineer Daubert stated the first request is for design services for a capital improvement project for the rehabilitation of sewer, water and roadway infrastructure improvement for the central west are of the Village. The second request is for design services for a capital improvement project for limited utility work and roadway infrastructure improvement for the southeast area of the Village.

Professional Engineer Daubert stated the first project received five proposals through an RFP process and the second project received seven proposals through an RFP process. Professional Engineer Daubert stated staff evaluated the outlined criteria and scored the requests, which is how they arrived at their recommendations.

RESULT:	APPROVED [6 TO 0]
MOVER:	Steve Thompson, Village Trustee
SECONDER:	Bill Enright, Village Trustee
AYES:	Enright, Fasules, Pryde, Christiansen, Thompson, Senak
PRESENT:	McGinley

K. Proposed Civic Center Parking Garage (Presented by Community Development Director Springer and Assistant Village Manager Holmer) (Trustee Pryde)

Assistant Village Manager Holmer stated staff has continued to work with the three property owners to finalize easements; however, these easements have yet to be finalized.

President McGinley stated she is looking for the Board to vote on this agenda item tonight, as we are approaching deadlines for ordering materials. If the Village misses the deadline on the material ordering, the project will be significantly delayed.

Trustee Fasules asked how long the delay would be if the Board did not vote on this item tonight. Nathan Lingard from Mortenson Construction stated it can be a three to six month delay if we miss the deadline of ordering the precast material.

Trustee Enright asked about the proposed construction schedule as the streetscape and other projects are upcoming in the Village. Assistant Village Manager stated with the current proposed schedule, the construction of the parking garage is not expected to overlap with the other projects.

Trustee Enright asked if the Village would have to issue another bond to assist paying for the parking garage and other capital improvement projects, and how much that bond issuance would be for. Finance Director Coyle confirmed another series of bonds would be issued and the amount is dependent on the Central Business District streetscape and train station projects.

Trustee Senak stated he is in support of this project, but would like detail on how the Village has reached the proposed cost. Assistant Village Manager stated the proposed figure not only includes the construction of the parking garage, but it also includes the costs of property acquisitions, easements, utility improvements and exterior parking garage design materials.

Trustee Senak asked about the additional costs for sprinkler and ventilation needs. Village Manager Franz stated it was $\frac{3}{4}$ of a million dollars.

Trustee Senak asked if there has been any competitive bidding for the project and if going through competitive bidding could help reduce the cost. Nathan Lingard from Mortenson Construction stated there has been some competitive bidding, but they have not yet bid out the whole project. Nathan Lingard also stated competitive bidding can assist in reducing the cost of the GMP.

Public Comment

Paul Svigos, who represents 413 Main LLC, stated he would like additional windows added to the west, north and east sides of the parking structure as this would allow for it to be an open garage. Trustee Pryde and Village Manager Franz stated due to the building code requirements, additional windows would not qualify the parking garage to be an open garage.

Anne Gould, who resides in Glen Ellyn, spoke regarding her concern of the high cost of the parking garage.

Donna Rhodes, who resides at, 538 Hillside Avenue spoke regarding the easements for the proposed parking garage. Village Manager Franz thanked the neighbors for their continued communication and work on the easements. Village Manager Franz stated the Village can move forward without easements being signed, and the Village is prepared to do so if necessary.

Todd Kreissler who resides at 542 Hillside Avenue, spoke regarding the easements for the proposed parking garage.

President McGinley stated that the easements are being voted on separately from the two agenda items tonight, and it is expected that the easements will be brought to an upcoming Village Board meeting.

Trustee Pryde discussed the proposed parking garage costs, and stated that the costs are worth the benefits.

Trustee Senak discussed proposed parking garage costs and stated that the costs are worth the benefits. Trustee Senak stated this project will not increase the property taxes for residents, and is funded by the food and beverage tax. Trustee Senak stated he would prefer this project to the cheaper, but it is important the Village move forward with it. Trustee Senak stated the proposed parking garage can assist in offsetting the loss of parking spaces that will occur with the Apex 400 project.

Trustee Fasules stated that he is not in support of this project due to the cost of the project. Trustee Fasules also stated he believes that parking must be addressed on the north side of the tracks as well. Trustee Fasules stated he is interested in having this project at a different site.

Trustee Thompson stated he believes this is the right site for the proposed parking garage. Trustee Thompson stated the proposed location of the parking garage will provide great access to the businesses and restaurants. Trustee Thompson stated that when he served as the Chamber of Glen Ellyn President, his biggest heard complaint from businesses was the lack of parking on the downtown area.

Trustee Christiansen stated that while she personally has not had an issue with parking in the downtown, she receives feedback from businesses and residents that the lack of parking makes it difficult to come to downtown Glen Ellyn. Trustee Christiansen stated the proposed parking garage will provide benefits such as reducing the wait list for commuter parking, correcting stormwater issues, improving the pedestrian access to Main Street, creating space for a small plaza and reducing traffic. Trustee Christiansen stated the parking garage is money well spent and a great investment to our Central Business District.

Trustee Enright stated he believes the parking garage is too much money, especially if it will not make everyone happy. Trustee Enright also stated he believes parking must be addressed on the north side of the tracks as well. Trustee Enright if the parking garage is not approved, he believes the Village should work with the owners of 542 Hillside Avenue and 538 Hillside Avenue to reimburse the money they have spent on appraisals and other related fees.

1. Ordinance No. 6753, An Ordinance Granting Approval of a Special Use Permit for a Preliminary Planned Unit Development Plan with Deviations, a Final Planned Unit Development for Phase One of the Planned Unit Development, Other Associated Special Use Permits, and the Exterior Appearance of a Public Parking Garage and Associated Public Improvements to be Located at 535 Duane Street and 423 N. Main Street

RESULT:	APPROVED [4 TO 2]
MOVER:	Craig R. Pryde, Village Trustee
SECONDER:	Steve Thompson, Village Trustee
AYES:	Pryde, Christiansen, Thompson, Senak
NAYS:	Enright, Fasules
PRESENT:	McGinley

2. Motion to Authorize the Village Manager to Execute a Contract with M.A. Mortenson Construction with a Revised Guaranteed Maximum Price (GMP) of \$16,105,628 for the Construction of the Civic Center Public Parking Garage to be Expensed to the Parking Fund

RESULT:	APPROVED [4 TO 2]
MOVER:	Craig R. Pryde, Village Trustee
SECONDER:	Steve Thompson, Village Trustee
AYES:	Pryde, Christiansen, Thompson, Senak
NAYS:	Enright, Fasules
PRESENT:	McGinley

L. Reminders

1. A Village Board Meeting is scheduled for Monday, February 10, 2020 at 7:00 PM in the Galligan Board Room of the Glen Ellyn Civic Center.
2. A Village Board Workshop is scheduled for Tuesday, February 18, 2020 at 7:00 PM in the Galligan Board Room of the Glen Ellyn Civic Center.

M. Other Business

N. Adjournment

RESULT:	APPROVED [6 TO 0]
MOVER:	Bill Enright, Village Trustee
SECONDER:	Mark Senak, Village Trustee
AYES:	Enright, Fasules, Pryde, Christiansen, Thompson, Senak
PRESENT:	McGinley

Respectfully Submitted, Lindsey Kaminsky Executive Assistant

Reviewed and Approved, John A. Chereskin Village Clerk