Minutes
Village of Glen Ellyn
Glen Ellyn Village Board
Workshop Meeting
Monday, October 19, 2020
7:00 PM
Glen Ellyn Civic Center, Galligan Board Room

A. Call to Order

B. Pledge of Allegiance

C. Roll Call

Upon roll call by Village Clerk Chereskin, President McGinley and Trustees Christiansen, Enright, Fasules, Pryde, Senak and Thompson answered "present".

Also in attendance were Village Manager Franz, Village Attorney Mathews, Finance Director Coyle, Public Works Director Hansen, Community Development Director Springer, Police Chief Norton, Professional Engineer Daubert, Senior Civil Engineer Topor, Assistant Public Works Director Buckley, Economic Development Coordinator Hannah and Deputy Police Chief Vavra.

D. Audience Participation

None.

E. Central Business District Streetscape Review (Presented by Senior Civil Engineer Topor) (Discussion Only)

1. Senior Civil Engineer Topor will update the Village Board on the CBD Street and Streetscape Project as well as solicit the Village Board's input on various design elements.

Senior Civil Engineer Topor provided an update regarding the Central Business District Streetscape project. Senior Civil Engineer Topor provided information on current parking in the downtown, what the Village Board previously recommended for the Streetscape project and parking recommendations by the Capital Improvements Commission.

The Village Board reviewed parking options on several areas of the downtown, including Main Street between Crescent Boulevard and Pennsylvania Avenue, Crescent Boulevard between Main Street and Forest Avenue, Main Street between Hillside Avenue and Duane Street and Crescent Avenue between Prospect Avenue and Glenwood Avenue. Senior Civil Engineer Topor stated it is important to look at the parking updates for this project, as many restaurants have been utilizing t heir sidewalks and parking spaces for outdoor dining due to COVID-19.

Phil Hutchinson of Civiltech Engineering provided updated information on tree spacing as well as updated sidewalk design and spacing options. Mr. Hutchinson also provided information regarding a potential flex street to be located on Main Street between Hillside Avenue and Duane Street.

Trustee Senak asked what creates more economic development in the community, vehicle traffic or pedestrian traffic. Trustee Fasules stated walkability creates more economic development. Trustee Senak stated he would like to see reliable date on this question.

Trustee Senak asked how much parking does the Village need in the downtown. Trustee Senak stated until we know that answer, the streetscape discussion is just a guess.

Trustee Christiansen stated the Village's most recent projects show the Village is transit orientated, and shows the need for additional parking in the downtown. Trustee Christiansen also stated the Village Board needs to think about how development will impact parking in the next 30 years.

Trustee Pryde stated he is leaning towards parallel parking, and is in support of the 35 foot spacing between trees.

Trustee Fasules stated he keeps the same opinions on parking as he had in March of 2019. Trustee Fasules stated there is no need to change the parking plan, but there is a need to maximize the spaces in front of businesses. Trustee Fasules stated he is in support of the 35 foot spacing between trees.

Trustee Thompson stated he is in support of parallel parking on Crescent Boulevard east of Main Street as this would allow for wider sidewalks. Trustee Thompson stated he is in support of parallel parking on the south side of Crescent Boulevard to allow for wider sidewalks. Trustee Thompson stated he is open to angled parking on the north side of Main Street, but also understands the needs of the business community. Trustee Thompson stated he is in support of the 35 foot spacing between trees. Trustee Thompson also stated he would like more information on the idea of a flex street.

Trustee Enright stated he is in support of angled parking on Main Street and on Crescent Boulevard. Trustee Enright stated he would like to see parallel parking on Crescent Boulevard near McChesney. Trustee Enright is in support of the 35 foot spacing between trees.

Trustee Senak stated he would first need to know how much parking is needed in the downtown before he is able to make a decision. Trustee Senak stated currently he is in support of parallel parking for the south business district; however, is concerned about parallel parking for the north business district. Trustee Senak stated he is in support of the 25 foot spacing between trees. Trustee Senak also stated he would like more information on the idea of a flex street.

Trustee Christiansen stated she is in support of parallel parking on the east and west side of Crescent Boulevard to allow for wider sidewalks on the south side of Crescent Boulevard. Trustee Christiansen stated she is in support of parallel parking on the west end of Crescent Boulevard and the south end of Main Street. Trustee Christiansen stated on the north end of Main Street she would like to see angled parking on the east and parallel parking on the west. Trustee Christiansen stated she defers to Public Works on what the best spacing is for trees. Trustee Christiansen also noted she is open to the flex street idea, but would need to see the cost.

President McGinley stated currently the Village Board would like to see angled parking on the north side of Main Street (5-1 Trustee support); the Village Board would like to see parallel parking on Crescent Boulevard near McChesney (4-2 Trustee support); the Village Board is split on parallel parking or angled parking on Crescent Boulevard; the Village Board would like to staff to explore a flex street; the Village Board would like to see 35 foot spacing between trees.

Professional Engineer Daubert stated the timing of the construction and construction schedule will be brought back to the Village Board at a future Workshop meeting.

RESULT:	**DISCUSSION ONLY**

F. McKee House Discussion (Presented by Village Manager Franz) (Discussion Only)

1. Village Manager Franz will lead a discussion regarding the McKee House.

Village Manager Franz provided an update regarding the McKee House. Village Manager Franz noted the Village Board is interested in taking a long term management approach, and would like to confirm that with the Village Board.

Trustee Thompson asked where in the agreement "acceptable use" is defined, and would like additional information on the damage clause.

Village Attorney Mathews stated the liquidated damages were added to the agreement in case the Village does not follow through with the agreement. Village Attorney Mathews noted the liquidated damages will only be paid if the Village does not meet the objectives outlined in the agreement. Village Attorney Mathews noted the Forest Preserve District is looking for liquidated damages as the Village has previously not met the objectives in the previous agreement.

Trustee Thompson asked why the Village would agree to the liquidated damages.

Village Manager Franz stated the Village is looking for a way to not have to pay the Forest Preserve District up front. Village Manager Franz also noted if the property gets demolished prior to October 2022, no liquidated damages will be paid from the Village to the Forest Preserve District.

Trustee Thompson stated the Village needs licensing authority for the McKee House and would like to see that added to the agreement. Trustee Thompson noted he is concerned the Forest Preserve District may be reluctant to allow the licensee to have control of the property.

Trustee Fasules stated he thinks the Board needs to rethink what saving the building means. Trustee Fasules stated to him, saving the building may not need millions of dollars in renovations and is interested in the idea of turning the McKee House into an outdoor pavilion.

Trustee Christiansen asked why the building cannot be occupied now.

Village Manager Franz stated it does not meet the Village Code regulations for a building to be occupied for a variety of reasons.

Trustee Thompson stated he would like to see the liquidated damage clause be removed from the agreement.

Trustee Enright stated he is not in favor of paying any tax payer money on this building. Trustee Enright stated he believes the Village Board should move forward with the previous agreement and demolish the property. Trustee Enright stated the Village cannot jeopardize our salt storage.

Trustee Christiansen stated she is interested in saving the building. Trustee Christiansen stated she will review the proposed agreement and provide comments to Village Manager Franz.

Trustee Fasules stated he is interested in saving the building and interested in finalizing the amended agreement.

Trustee Senak stated he is interested in saving the building if it is possible. Trustee Senak stated he does not want to put any additional tax payer money into the agreement. Trustee Senak stated he will review the proposed agreement and provide comments to Village Manager Franz and Village Attorney Mathews. Trustee Senak stated he would like to see what happens with the fundraising.

Trustee Pryde stated if the majority of the Village Board wants to give more time to save the McKee House, then we should continue to tighten up and finalize the amended agreement.

Trustee Thompson stated the Village should continue negotiating the agreement.

Public Comment

1. *Kathy Cornell stated she is pleased the Village has gotten this far and noted previous fundraising was thwarted by the treat of the McKee House being demolished.*

2. *Tim O'Shea stated the Village is making progress with the amended agreement and believes one year is enough time for the required money to be raised. Mr. O'Shea noted nobody wants to demolish the building, but rather they are trying to uphold a previous agreement.*

RESULT:	**DISCUSSION ONLY**

G. Other Items

H. 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, Village Manager Franz