



Minutes
Village of Glen Ellyn
Glen Ellyn Village Board
Regular Meeting
Monday February 8, 2021
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, Acting President Fasules and Trustees Christiansen (arrived at 7:05 p.m.), Enright, Pryde, Senak and Thompson answered "Present".

Also in attendance: Village Manager Franz, Village Attorney Mathews, Finance Director Coyle, Public Works Director Hansen, Community Development Director Springer, Planning Manager Purvis and Associate Planner Jackson.

D. Audience Participation

None.

E. 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:	Steve Thompson, Village Trustee
SECONDER:	Craig Pryde, Village Trustee
AYES:	Christiansen, Enright, Fasules, Pryde Senak, Thompson

Motion to approve the following items including Payroll and Vouchers totaling \$2,120,965.82. These agenda items have been reviewed by the Management Team & Village Attorney and are consistent with the Village's Purchasing Policy (Trustee Thompson)

1. Total Expenditure (Payroll and Vouchers) - \$2,120,965.82
2. January 19, 2021 (6:30 p.m.) Special Village Board Meeting Minutes
3. January 19, 2021 (7:00 p.m.) Special Village Board Meeting Minutes
4. January 25, 2021 Village Board Meeting Minutes
5. Ordinance No. 6849, An Ordinance Approving Construction Necessitated Zoning Variations to Allow NO Impervious Surface Setback on a Portion of the Properties Located at 231 and 233 N. Park Blvd. (Community Development Director Springer)

ITEMS PULLED FROM THE CONSENT AGENDA TO BE VOTED ON SEPARATELY

6. Ordinance No. 6850, An Ordinance Granting Exterior Appearance Approval for the Property Located at 507 Pennsylvania Avenue (Community Development Director Springer)

Trustee Thompson asked why an awning is being required. Community Development Director Springer stated the awning is not required but is a suggested condition from staff. Community Development Director Springer stated the windows at 507 and 509 Pennsylvania Avenue will appear different with the improvements being made to 507 Pennsylvania Avenue. Community Development Director Springer stated the awning will help make the windows look similar. Community Development Director Springer stated the property owner will be updating the windows at 509 Pennsylvania Avenue in the next two years.

Trustee Thompson stated he would prefer no awning be required at this time when it has not been required in the past. Trustee Thompson stated he believes it would look better if both 507 and 509 Pennsylvania Avenue did not have an awning.

Trustee Pryde stated he would prefer to see an awning at 509 Pennsylvania Avenue. Trustee Pryde stated the new windows at 507 Pennsylvania Avenue will be covered if an awning is required.

Trustee Pryde asked how long the property owner has to replace the windows at 509 Pennsylvania Avenue. Community Development Director Springer stated the property owner has indicated he will be able to replace the windows within two years. Community Development Director Springer also noted if the property owner is able to replace the windows at 509 Pennsylvania within 90 days, the awning would not be required.

Community Development Director Springer stated the proposed Ordinance can be amended with the following condition: an awning will be required at 509 Pennsylvania Avenue; however, if the windows at 509 Pennsylvania Avenue can be replaced within 90 days, no awning is required.

Kane Tran, property owner of 507 and 509 Pennsylvania Avenue, stated it is his full intention to replace the windows at 509 Pennsylvania Avenue as soon as possible. Mr. Tran stated he is in the process of working with the business located at 509 Pennsylvania Avenue to see when they will be able to complete the work. Mr. Tran stated he is eager to get the work done, but also needs to be considerate of the business located at 509 Pennsylvania Avenue. Mr. Tran stated he is comfortable with the updated condition.

A motion was made by Trustee Thompson and seconded by Trustee Pryde to approve Ordinance No. 6850 with the amended condition that an awning will be required at 509 Pennsylvania Avenue; however, if the windows at 509 Pennsylvania Avenue can be replaced within 90 days, no awning is required.

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

F. Lot Coverage Ratio Variation for 73 Newton Avenue (Presented by Community Development Director Springer) (Trustee Christiansen)

1. Ordinance No. 6851, An Ordinance Approving Lot Coverage Ratio Variation Request for the Property Located at 73 Newton Avenue

Planning Manager Purvis presented information on the proposed lot coverage ratio variation request for the property located at 73 Newton Avenue including details on the project history, property data, variation request and the Zoning Board of Appeals meetings and recommendation.

Trustee Pryde asked if the Village Board has previously approved a variation request with the condition that restricts a structure from being enclosed in the future. Community Development Director Springer stated this condition has been approved in the past.

Trustee Enright asked why the property owner could not plant trees in the backyard to assist in providing shade from the sun. Associate Planner Jackson stated the property owner did look into this option; however, it was decided it would take too long for the trees to grow.

Scott Schaetty, property owner of 73 Newton Avenue, stated they looked into all options to resolve this problem. Mr. Schaetty noted it would take the trees too long grow to provide shade and that there are utility wires where the trees would be planted.

Trustee Senak asked if a hardship is caused by the cost of cooling in the summer months as well as a smaller lot size than typical lots in the R2 Residential Zoning District. Mr. Schaetty stated this was correct.

Trustee Thompson asked if the petitioner is comfortable with the proposed condition that the structure would not be enclosed in the future. Mr. Schaetty stated he has no problem with this condition and has no intention to enclosure the structure in the future.

Trustee Pryde stated he is fine with the revised request of a lot coverage ratio of 25.8% and noted that he is comfortable with the original request of a lot coverage ratio of 27.7%.

Trustee Thompson stated he is comfortable with the original request of a lot coverage ratio of 27.7%.

Trustee Enright stated he would be in favor of the revised request of a lot overage ratio of 25.8% but is not in favor of the original request.

Trustee Christiansen stated she would prefer to see trees planted. Trustee Christiansen did note she is concerned about the lot coverage ratio, but would support the revised request of a lot coverage ratio of 25.8%.

Trustee Senak stated he believes the hardship is created by the smaller lot size. Trustee Senak stated he is not concerned about the lot coverage ratio as the patio is already in place. Trustee Senak stated he is comfortable with the original request of a lot coverage ratio of 27.7%.

A motion was made by Trustee Pryde and seconded by Trustee Senak to approve Ordinance No. 6851, An Ordinance Approving a Lot Coverage Ratio Variation Request for the Property

Located at 73 Newton Avenue, with a lot coverage ratio approval of 27.7% as depicted on the petitioner's original plans.

RESULT:	APPROVED [4 TO 2]
MOVER:	Craig Pryde, Village Trustee
SECONDER:	Mark Senak, Village Trustee
AYES:	Fasules, Pryde, Senak, Thompson
NAYS:	Christiansen, Enright

G. Planned Unit Development at 414 Pennsylvania Avenue (Presented by Community Development Director Springer) (Trustee Enright)

1. Ordinance No. 6852, An Ordinance Approving the Request for a Planned Unit Development for the Construction of an Orthodontics Office at 414 Pennsylvania Avenue

Community Development Director Springer presented information on the proposed Planned Unit Development at 414 Pennsylvania Avenue including information regarding project background, requested approvals, project summary and the Plan Commission's recommendation.

Trustee Senak asked why this project is considered a Planned Unit Development. Community Development Director Springer stated every development in the downtown (C5A and C5B Zoning Districts), whether an addition or new construction, is required to be considered a Planned Unit Development, per Village Code.

Trustee Senak asked what standards are used to determine deviations for Planned Unit Developments. Trustee Senak asked if the standards used for a Planned Unit Development are different than what is outlined in the Zoning Code. Community Development Director Springer stated flexibility in standards are allowed for Planned Unit Developments. Community Development Director Springer stated a Planned Unit Development needs to meet special use standards but not the typical variation standards.

Trustee Senak asked if the requested deviations fall in line with section 10-7-2B of the Village Code. Planning Manager Purvis confirmed this.

Trustee Senak asked if the development is consistent with the Village's Comprehensive Plan. Community Development Director Springer confirmed this.

Trustee Pryde stated he believes the project and use are consistent with the Village's Comprehensive Plan. Trustee Pryde stated the deviations noted in the Planned Unit Development application are different than variation requests. Trustee Pryde stated this development is trying to achieve the best possible use for this space.

Trustee Enright stated the petitioners have addressed the majority of the recommendations from the Plan Commission.

Dr. Saylor, of Saylor Orthodontics, stated his team has been meeting with Village staff since 2018. Dr. Saylor stated he is excited about the new location and to continue to support and grown in Glen Ellyn. Dr. Saylor also noted his team took all recommendations from the Plan Commission seriously, and tried to address them all.

Trustee Senak stated he was in favor of the project. Trustee Senak stated he is aware of the neighbor's concerns. Trustee Senak stated he neighbor noted concerns regarding this project negatively impacting her home's property value. Trustee Senak noted there was no information provided that this project would impact the property value of the home.

Trustee Christiansen stated she is also aware of the neighbor's concerns. Trustee Christiansen stated when she did a site visit, she noted the current view for the neighbor's home is not great. Trustee Christiansen stated this proposal will most likely be better than any other proposal for that area.

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

H. Reminders

1. A Village board Workshop is scheduled for Tuesday, February 16, 2021 at 7:00 p.m.
2. A Village Board Meeting is scheduled for Monday, February 22, 2021 at 7:00 p.m.

I. Other Business

- J. Motion to adjourn to Executive Session for the discussion regarding the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body pursuant to 5 ILCS 120/2 (C)(1), for the discussion concerning collective negotiation matters or deliberations on salary schedules for one or more classes of employees pursuant to 5 ILCS 120/2 (C)(2) and discussion regarding the purchase or lease of real property pursuant to 5 ILCS 120/2 (C)(5) without returning to open session thereafter.**

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

Respectfully Submitted, Lindsey Kaminsky Executive Assistant

Reviewed and approved, John A. Chereskin, Village Clerk

Village of Glen Ellyn