Minutes
Village of Glen Ellyn
Glen Ellyn Village Board
Regular Meeting
Monday February 22 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, Enright, Pryde, Senak and Thompson answered "Present".

Also in attendance: Village Manager Franz, Assistant Village Manager Rodman, Village Attorney Mathews, Finance Director Coyle, Public Works Director Hansen, Community Development Director Springer, Police Chief Norton, Civil Engineer Warner, Planning Manager Purvis and Building and Zoning Official Witt.

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:	Kelli Christiansen, Village Trustee
AYES:	Christiansen, Enright, Fasules, Pryde Senak, Thompson

Motion to approve the following items including Payroll and Vouchers totaling $1,710,636.40. 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) - $1,710,636.40

2. Approve the Recommendation of Acting Village President Fasules for the Appointment of Environmental Student Commissioner, Katie Hardesty, for a Term Ending May 31, 2022 and Appointment of Recreation Student Commissioner, Patrick Hohe, for a Term Ending May 31, 2022

3. Pursuant to Section 1-10-7 of the Village Code, Authorize the Village Manager to Execute a Contract with G.E. Riddiford of Arlington Heights, Illinois via the OMNIA Partners (U.S. Communities) Purchasing Cooperative for a 20-Year

Roof Restoration for the Reno Facility in an Amount Not-to-Exceed $382,017, to be Expensed to the Facilities Maintenance Reserve Fund (Finance Director Coyle)

5. Approve the Purchase of the DJI Matrice 300 RTK Drone and Accessories from Aerial Innovations of Elburn, IL in an Amount Not-to-Exceed $30,447, to be Expenses to the Forfeiture Fund (Police Chief Norton)

6. Approve the Purchase of Additional Camera Equipment for the Corner of Roosevelt Road and Lambert Avenue from Minuteman Security Technologies Using the 5-Year Lease Option for a Total of $39,277.85, to be Expensed to the Forfeiture Fund (Police Chief Norton)

7. Motion to Authorize the Village Manager to Execute a Contract with J.A. Johnson Paving Company of Arlington Heights, Illinois, in the Amount of $190,700 for the 2021 Parking Lot Resurfacing and Asphalt Roadway Patching Program to be Expensed to the Parking and Capital Projects Funds (Public Works Director Hansen)

8. Motion to Authorize the Village Manager to Execute One or More Contract Change Orders for Additional Work with J.A. Johnson Paving Company of Arlington Heights, Illinois in an Amount Not-to-Exceed $20,000, for the 2021 Parking Lot Resurfacing and Asphalt Roadway Patching Program to be Expensed to the Parking and Capital Projects Funds (Public Works Director Hansen)

ITEMS PULLED FROM THE CONSENT AGENDA TO BE VOTED ON SEPARATELY

5. Ordinance No. 6853, An Ordinance Amending Ordinance No. 6672 and No. 6690 which Granted Approval of the Preliminary and Final Planned Unit Development Plans for the Apex 400 Mixed Use Development at 400 & 418-424 N. Main Street (Community Development Director Springer)

Community Development Director Springer gave a presentation outlining the proposed request. Community Development Director Springer noted the applicant/tenant is requesting a deviation from the Zoning Code to allow roof top mechanical equipment screening that might be needed, to be installed on the building to a height up to 64 feet from the average existing grade exceeding the permitted building height of 61 feet granted by Ordinance No. 6672 and Ordinance No. 6690 and exceeding the limitation of 45 feet permitted in the C5A district.

Trustee Senak asked if a tenant can request a variation under the redevelopment agreement. Community Development Director Springer stated a tenant can request a variation and it is done all the time. Community Development Director Springer stated the tenant/applicant has approval from the owner to submit the request.

Trustee Senak stated the tenant signed a 'no conflict of interest affidavit' and asked why the owner did not sign a similar affidavit. Planning Manager Purvis stated only the tenant is required to sign this affidavit and that it is typical to only have the petitioner sign the affidavit.

Trustee Senak was concerned that the tenant has not yet signed the lease. Trustee Senak stated he does not want to approve a variation for a business that has not yet signed the lease. Trustee Senak stated he would be comfortable approving this request if the lease is signed.

Trustee Senak stated he does not want to move the HVAC if it is not necessary.

Larry Debb, 400 Main LLC, stated the roof top units were previously relocated to the 2nd floor due to height limitation. Mr. Debb stated now he has an unsigned lease with a tenant and a request to move the units to the roof. Mr. Debb stated the tenant may not sign the lease if the variation request is not approved. Mr. Debb stated moving the units to the roof will allow for additional space on the 2nd floor and will allow a restaurant to occupy the space. Mr. Debb noted the potential tenant will be bring a great restaurant to Glen Ellyn.

Trustee Thompson asked if the units being moved are only for the retail and restaurant space. Mr. Debb confirmed this.

John Kosich, 400 Main LLC, provided details on the interest from businesses for the retail space of the Apex 400 development.

Trustee Thompson noted 400 Main LLC has a new partner, Mr. Ryan Maas. Trustee Thompson asked when he joined as a partner. Mr. Debb stated between 4 to 5 months ago.

Trustee Thompson stated the Redevelopment Agreement requires the Village Board to be notified of any substantial change in ownership. Mr. Debb stated the Village Attorney was notified.

Trustee Thompson stated the Village Board was not made aware of the substantial change in ownership.

Village Manger Franz clarified that the Redevelopment Agreement states the Village Board can request the information from the developer. Village Manager Franz stated he does not believe the Village Board has requested this information. Village Manager Franz said if the request is made, the developer will provide the requested information.

Trustee Pryde stated change of ownership is very common in projects. Trustee Pryde also noted this issue is not related to the item that is being voted on tonight.

Mr. Debb stated that he is happy to provide the Village Board the documents that they request.

Trustee Senak stated he would like to have the signed lease prior to approving this request. Mr. Debb stated he will get a copy of the signed lease to the Village Board.

Trustee Thompson moved the table this agenda item to the next Village Board Meeting scheduled for Monday, March 8, 2021. Trustee Senak seconded.

Trustee Senak stated his decision to table the agenda item is not to create a hardship. Trustee Senak stated there is information he would like to see prior to approving the request.

Acting President Fasules noted the Village Board is overall in favor of the request if everything else gets worked out.

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

F. 454 Duane Street Special Use Permit (Presented by Community Development Director Springer) (Trustee Enright)

1. Ordinance No. 6854, An Ordinance Granting Approval of a Special Use Permit to allow a Single-Family Home to be Located at 454 Duane Street

Community Development Director Springer gave a presentation regarding the request for a special use permit for the property located at 454 Duane Street.

Trustee Christiansen asked if this approval would prevent any further development on the neighbor's properties. Community Development Director Springer stated this is correct as this is how the Zoning Code is currently being interpreted, which was not the intention. Community Development Director Springer stated the Zoning Code is in the process of being updated to fix this issue. Planning Manager Purvis stated this request will be considered within a few weeks as a Zoning Text Amendment.

Trustee Christiansen stated she would like to see the Zoning Text Amendment prior to voting on this agenda item.

Trustee Enright asked about the sunset clause in the lease. Community Development Director Springer stated the sunset clause makes it where a special use permit will expire if no work and no permits have been issued within two years.

Trustee Senak stated there is a reason why this area is zoned as commercial, and that there is a reason why our Zoning Code tries to prevent commercial and residential in the same area. Trustee Senak stated this conflicts with the Zoning Ordinance and is not in favor of the request.

Behrnt Aaberg, petitioner of the request, stated his clients wish to keep all options open for their property, which is why they are requesting this special use permit.

Thomas Rose, owner of 454 Duane Street, stated that he would love the sell the property for commercial use, but that is not a guarantee. Mr. Rose stated they are interested in keeping all options open for the property, which is why they are requesting to option to sell it as residential.

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

G. Glen Ellyn Food Pantry Project Zoning Amendments (Presented by Community Development Director Springer) (Trustee Enright)

1. Ordinance No. 6855, An Ordinance Granting Approval of Zoning Code Text Amendments, a Special Use Permit, Variations form the Zoning Code, and the Exterior Appearance for the Glen Ellyn Food Pantry to be Located at 41-55 N. Park Boulevard

Community Development Director Springer gave a presentation of the proposed Glen Ellyn Food Pantry.

Trustee Pryde stated he is overall in favor of the request, but does has a few questions. Trustee Pryde stated the handicapped parking is being increased from 3 to 4 sports. Trustee Pryde asked if that was a requirement. Planning Manager Purvis stated it was not a requirement.

Trustee Pryde stated he has a concern about the driveway access for deliveries. Trustee Pryde noted the delivery trucks seem to be traveling the longest route and suggested they petitioner look into c hanging this driveway access. Community Development Director Springer noted a different layout could work, and staff raised a similar concern early on. Community Development Director Springer stated the petitioner has noted this is the best option.

Trustee Pryde stated he has a similar concern regarding refuse pickup. Trustee Pryde asked if it was possible to move the refuse closer to the street. Community Development Director Springer stated staff raised a similar concern early on. Community Development Director Springer stated the petitioner has noted most of their volunteers are elderly, and need easy access to the refuse containers.

Trustee Pryde asked for additional information on the proposed landscaping. Planning Manager Purvis stated the landscaping was updated after the Plan Commission meeting. Planning Manager Purvis stated there is not a lot of room for landscaping, which is why the landscaping is only at 4 feet. Planner Manager Purvis did note the petitioner has reached out to their residential neighbors to assist is purchasing additional landscaping on their property, as it has more room.

Paula Nugent, petitioner of the request, provided the Village Board a brief history of the project. Ms. Nugent stated they are required to keep handicapped parking by law. Ms. Nugent stated the refuse needs to be closer to the building so the volunteers can access the refuse containers safely. Ms. Nugent stated they are adding 2 additional refuse pick up days and 2 days for food panty deliveries. Ms. Nugent stated she has worked with the refuse company and they have agreed to a four hour pick up window no earlier than 8 a.m. Ms. Nugent sated the food trucks typically get delivered between 8 a.m. and 3 p.m. Ms. Nugent stated this is the best place for the driveway as there are concerns due to large grade changes and stormwater concerns. Ms. Nugent stated if the driveway was *moved, a very large retaining wall would have to be built. Ms. Nugent stated she is working with their residential neighbors regarding fencing and landscaping. Ms. Nugent has stated she has reached out to two neighbors regarding additional landscaping, but she has not heard back. Ms. Nugent stated she is trying her best to be a good neighbor.*

Trustee Christiansen stated she is in favor of this project, but did recommend the petitioner look into energy code complaint windows to be used in the back of the home and is also interested in a double hung window, if possible. Ms. Nugent stated they will look into this.

Trustee Thompson asked how the Food Pantry would handle any neighbor concerns or complaints moving forward. Ms. Nugent stated she has been attempting to meet face to face with each neighbor. Ms. Nugent stated if a complaint was received, it would be brought to the President and Board and discussed how to resolve the issue.

Trustee Enright thanked all the workers and volunteers of the Food Pantry, especially during this time.

Public Comment

1. K.C. Wigle, Glen Ellyn resident, stated he continues to remain concerned regarding the length of the driveway and the noise it will cause. Mr. Wigle stated he is interested in additional landscaping provided by the Food Pantry.

2. Pete Ladesic, Glen Ellyn resident, stated he urges the Village Board to approve this project and stated how important the Food Pantry is the Glen Ellyn.

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 Meeting is scheduled for Monday, March 8, 2021 at 7:00 p.m.

2. A Village Board Workshop is scheduled for Monday, March 15, 2021 at 7:00 p.m.

I. Other Business

Acting President Fasules thanked staff for all their time and effort. Acting President Fasules encouraged everyone to be safe and help take care of the Village and help our neighbors.

Trustee Senak stated he has several concerns regarding the Apex 400 variation request. Acting President Fasules encouraged Trustee Senak and all Trustees to speak with Village staff regarding their concerns and questions.

J. Motion to Adjourn

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

Respectfully Submitted, Lindsey Kaminsky Executive Assistant

Reviewed and approved, John A.Chereskin, Village Clerk