



Minutes
Village of Glen Ellyn
Glen Ellyn Village Board
Regular Meeting
Monday April 26, 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, Interim Public Works Director Buckley, Community Development Director Springer, Police Chief Norton, Economic Development Coordinator Hannah, Fire Chief Clark, Fire Administrator Shanley, Equipment Services Supervisor Frasco and Utilities Superintendent Hubskey.

D. Audience Participation

None.

E. Village Clerk Recognition

1. Village Clerk Chereskin will read a proclamation thanking the volunteers of the COVID-19 vaccine clinic.

Acting President Fasules read the proclamation thanking volunteers of the COVID-19 vaccine clinic and also proclaimed Friday, April 30 as volunteer day in Glen Ellyn. Acting President Fasules thanked all volunteers in the Village of Glen Ellyn.

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:	Craig Pryde, Village Trustee
SECONDER:	Bill Enright, Village Trustee
AYES:	Christiansen, Enright, Fasules, Pryde, Senak, Thompson

Motion to approve the following items including Payroll and Vouchers totaling \$1,652,246.32. These agenda items have been reviewed by the Management Team & Village Attorney and are consistent with the Village's Purchasing Policy (Trustee Pryde)

1. Total Expenditure (Payroll and Vouchers) - \$1,652,246.32
2. March 22, 2021 Village Board Meeting Minutes
3. March 12, 2021 Village Board Meeting Minutes
4. Designate Trustee Christiansen as Village President Pro-Tem for the Four Month Period from May through August 2021
5. Approve the Recommendation of Acting Village President Fasules for the Appointment of Board of Fire and Police Commissioner, Diana Martinez, for a Term Ending May 31, 2024
6. Approve a Façade Improvement Award in the Amount of \$30,000 for A Toda Madre at 499 N. Main Street, to be Expensed to the Central Business District TIF Fund (Economic Development Coordinator Hannah)

Trustee Thompson asked what happens if we go over the budgeted amount allocated for award programs. Economic Development Coordinator Hannah stated staff can request additional funding from the Village Board or defer payments to the next fiscal year (if possible).

Trustee Thompson asked how conversations with businesses regarding the award programs have been going. Economic Development Coordinator Hannah stated conversations with businesses have been going well and staff continues to work with businesses and make the award program as easy as possible. Economic Development Coordinator Hannah also noted there is approximately \$2,500 left in the budget for the COVID-19 grant program the Village implemented.

9. Ordinance No. 6869, An Ordinance Approving a Zoning Variation from the Corner Side Setback Requirement for a Second-Story Addition on the Property Located at 639 Newton Avenue (Community Development Director Springer)
10. Ordinance No. 6870, An Ordinance Approving a Zoning Variation from the Maximum Lot Coverage Ratio Requirement for the Construction of a New Two-Story Single-Family Home on the Property Located at 715 Pleasant Avenue (Community Development Director Springer)
11. Authorize the Village Manager to Extend a Contract for the Annual Maintenance of the Cottage Water Tower for FY2021-23, to Utility Service Co., Inc., of Perry Georgia, in a Not-to-Exceed Amount of \$88,950.99, to be Expensed to the Water & Sewer Fund (Interim Public Works Director Buckley)

Trustee Senak asked if this is a contract that should or could have been bid out. Interim Public Works Director Buckley stated the original contract was bid out in 2008, and now this is a maintenance contract. Interim Public Works Director Buckley stated staying with the same company is the best option moving forward, which is why it was not bid.

Trustee Senak asked if the original and maintenance contracts are subject to the Village's purchasing policy. Village Manager Franz confirmed this.

Trustee Senak asked if any of the contract extensions were bid out. Utilities Superintendent Hubskey stated contract extensions were not bid out, but the contract extensions were approved by the Village Board.

Trustee Senak stated moving forward, he has the expectation that staff will bid for all required contracts. Trustee Senak stated if the lowest bid is not the best option, staff can explain that to the Village Board. Trustee Senak stated he understands why this contractor is best for this project, but still would have liked the project to go out to bid.

12. Pursuant to Section 1-10-7 of the Glen Ellyn Village Code, adopt the competitive bidding procedures of Sourcewell in lieu of the provisions of Chapter 10 on Village Contracts and approve the purchase of one (1) JCB 3CX15 backhoe loader from Casey Equipment of Arlington Heights, Illinois, in the amount of \$99,275 and one (1) Elgin Pelican street sweeper from Standard Equipment Company of Elmhurst, Illinois, in the amount of \$238,286 (Interim Public Works Director Buckley)
13. Pursuant to Section 1-10-7 of the Glen Ellyn Village Code, adopt the competitive bidding procedures of the State of Illinois Management Services Group in lieu of the provisions of Chapter 10 on Village Contracts and approve the purchase of two (2) International HV607 chassis with Bonnell Industries Commander MT body packages from Rush Truck Center of Springfield, Illinois, in the amount of \$413,306 (Interim Public Works Director Buckley)

Items Pulled from the Consent Agenda to Vote on Separately

7. Approve an Agreement between the Glen Ellyn Volunteer Fire Company and the Village of Glen Ellyn (Village Manager Franz)

Trustee Christiansen asked for these items to be pulled from the consent agenda due to her husband serving on the Glen Ellyn Volunteer Fire Company.

Trustee Thompson asked when the Glen Ellyn Volunteer Fire Company plans to provide a strategic review of the Fire Company to the Village. Chief Clark stated the strategic review will occur during the first year of the proposed contract and will be complete by April 2022.

Trustee Thompson asked what the process of the strategic review will look like. Chief Clark stated Village staff will assist with the review and it will be completed internally with resources from the Fire Company and Village.

Trustee Thompson asked if the Village has an active program for facilities management for the Fire Company. Chief Clark stated they have had a plan in place for several years and continues to work with the Village on this. Village Manager Franz also noted the Fire Company and Village are working to update the current facilities plan. Trustee Thompson stated he would like the facilities plan shared with the Village Board.

Trustee Thompson asked about ongoing training for the Fire Company and asked for details on what the training involves. Chief Clark stated there is very extensive training for new firefighters which lasts about 18 months. Chief Clark also noted there are weekly ongoing trainings and

continued education for all active firefighters. Chief Clark noted there are additional annual trainings.

8. Ordinance No. 6868, An Ordinance Amending the Budget of the Village of Glen Ellyn for the Fiscal Year Ending December 31, 2021 to increase funding to the Glen Ellyn Volunteer Fire Company (Finance Director Coyle)

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

G. 200 N. Montclair Variation Request (Presented by Community Development Director Springer) (Trustee Christiansen)

1. Motion to approve Ordinance No. 6871, An Ordinance Approving a Construction Necessitated Zoning Variation from the Setback Requirement to Allow an Existing Residential Sport Court to Remain on the Property Located at 200 N. Montclair Avenue

Community Development Director Springer provided an overview of the requested variation.

Trustee Enright asked if there was any neighbor input. Community Development Director Springer stated four property owners received notice of the variation request, and three of the four provided letters of support. There were no letters submitted in opposition of the request.

Trustee Pryde asked in which direction the court was extended. Trustee Christiansen stated the court was extended three feet to the left and six feet to the north.

Trustee Pryde stated he continues to get frustrated with construction necessitated zoning variations.

Trustee Christiansen stated this was not an easy discussion and decision by the Zoning Board of Appeals. Trustee Christiansen also noted the Zoning Board of Appeals has concerns regarding the high number of construction necessitated zoning variation requests.

Trustee Thompson stated there needs to be rules about sport courts for many reasons, especially due of the potential noise complaints from neighbors.

Michelle Stallings, petitioner and property owner of 200 N. Montclair Avenue, stated there was a preexisting cement basketball court when the home was purchased Ms. Stallings stated the hardship comes from the potential financial commitment of removing a portion of the sport court and also noted the stormwater concerns on the property. Ms. Stallings stated there would be potential stormwater issues if the sport court was moved to a different location. Ms. Stallings also noted there is neighbor support to keep the sport court where it is currently located.

Trustee Senak asked what would happen if a future neighbor is not comfortable with the location of the sport court. Ms. Stallings stated she understands that concern but noted the sport court is done

very nicely and also noted the placement of the garage in their backyard. Ms. Stallings also noted the sport court can't be moved elsewhere due to stormwater management. Ms. Stallings stated there have been significant grading issues in their backyard that have taken years to resolve. Ms. Stallings noted that underground pipes were put in, there was retaining and a retaining wall was installed.

Trustee Senak asked if the stormwater changes help the surrounding neighbors. Ms. Stallings confirmed they do as the water is directed away from the neighbor's home.

Trustee Enright asked what would happen if the Village Board voted to not approve the variation request. Community Development Director Springer stated the sport court would have to be brought into compliance with the Zoning Code.

Trustee Senak asked if there is a different fee for zoning variance requests and construction necessitated zoning variation requests. Community Development Director Springer stated the fees for construction necessitated zoning variation requests are double than a typical request and the property owner must have an escrow account with the Village.

Trustee Senak asked if this variation can be applied to the current property owner. Community Development Director Springer stated variation requests run with the property; not the owner.

Trustee Pryde asked if this Ordinance can be recorded with the County so any future owner is aware of the variation. Community Development Director Springer confirmed all variation approvals are recorded with the County.

Trustee Pryde stated sport courts can cause issues with neighbors, and is concerned regarding these potential issues.

Trustee Christiansen asked if approving or denying the variation are the only options. Trustee Christiansen asked if the property owners could shave off the non-compliant sections of the sport court. Community Development Director Springer if approved, the sport court can stay as is. Community Development Director Springer stated if denied, the sport court would either have to be removed, moved or reduced to make it compliant with the Zoning Code.

Trustee Senak stated he intends to bring sport court regulations to a Workshop after he is sworn in as Village President on May 10.

Trustee Thompson moved to table this agenda item to the first Village Board meeting in June. Trustee Senak seconded. Upon roll call, Trustee Thompson and Trustee Senak voted "aye". Trustee Christiansen, Trustee Enright, Acting President Fasules and Trustee Pryde voted "nay". The motion to table this agenda item did not pass with a 2-4 vote.

Trustee Thompson asked if this was something that urgently needs to be voted on tonight. Community Development Director Springer stated that she is not aware that it is urgent.

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

H. Zoning Code Text Amendments (Presented by Community Development Director Springer) (Trustee Enright)

1. Motion to approve Ordinance No. 6872-VC, An Ordinance Approving Zoning Code Text Amendments to Section 10-4-17 (C5 Central Business Subdistricts) of the Zoning Code for Setback Requirements from Residential Uses

Community Development Director Springer provided an overview of the requested Zoning Code Text Amendments.

Trustee Christiansen asked if single family homes will be grandfathered in the C5B. Community Development Director Springer stated there are no changes to single family homes in the C5B with the proposed Zoning Code Text Amendments. Community Development Director Springer stated the Plan Commission was not comfortable moving forward with the Zoning Code Text Amendments that would have changed regulations for single family homes in the C5B. Community Development Director Springer stated the single family homes will be able to do everything they previously were permitted to do and the only changes are to the commercial properties in the C5B.

Trustee Christiansen asked if a single family home was sold if it can continue to be used as such. Community Development Director Springer confirmed it could. Community Development Director Springer stated if a Special Use Permit was already issued, no extra steps will need to be taken. Community Development Director Springer stated if Special Use Permit was not issued, and the property is vacant for 180 days, the property owner would have to apply for a Special Use Permit.

Trustee Senak stated with the proposed changes, the 20 foot setback for commercial properties would be removed meaning commercial properties can in fact build on the lot line. Trustee Senak stated if that is the case, the proposed changes do impact single family homes in the area. Community Development Director Springer stated all residents were notified of the changes, and it is unlikely to see a large development in that area.

Public Comment

1. Gayle Todd wrote regarding her concerns of removing a single family home status and the impacts it will have on property owners.

2. Amy Crowley wrote regarding her concerns of removing the 20 foot setback for commercial properties and the impacts it will have on property owners adjacent to the commercial property.

Community Development Director Springer stated there will be no change to the zoning of Ms. Crowley's home and it will remain zoned as a single family home. Community Development Director Springer stated the changes being voted on tonight will also not impact Ms. Todd's property and the Zoning Code Text Amendments she noted were not approved by the Plan Commission.

Trustee-elect Gould asked if Apex was issued a variation from building 20 feet away from the lot line. Community Development Director Springer stated Apex was not required to get a variation for these because it was approved prior to the proposed Zoning Code Text Amendments.

Trustee Senak stated he is in favor of the proposed changes as the C5A and C5B are commercial districts first and foremost, and should be treated that way.

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

I. Reminders

1. A Village Board Meeting is scheduled for Monday, May 10, 2021 at 7:00 p.m.
2. A Village Board Workshop is scheduled for Monday, May 17, 2021 at 7:00 p.m.

J. Other Business

- K. Motion to adjourn to Executive Session for the review and potential release of Executive Session minutes pursuant to 5 ILCS 120/2 (C)(21) 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:	Mark Senak, Village Trustee
AYES:	Christiansen, Enright, Fasules, Pryde, Senak, Thompson

Respectfully Submitted, Lindsey Kaminsky Executive Assistant

Reviewed and Approved, John A. Chereskin, Village Clerk