Minutes
Regular Board Meeting
Glen Ellyn Village Board of Trustees
Monday, September 28, 2015

Call to Order

President Demos called the meeting to order at 7:01 p.m.

Roll Call

Upon roll call by Village Clerk Galvin, President Demos and Trustees Clark, Elliott, Kenwood, Ladesic, O'Shea and Senak answered "Present".

In Attendance: Village Clerk Galvin, Assistant Manager Stonitsch, Village Attorney Mathews, Finance Director Coyle, Deputy Police Chief Holmer, Professional Engineer Minix, Director of Economic Development Hannah, Volunteer Fire Company Assistant Chief Clark and Zoning Official Witt.

Pledge of Allegiance:

President Demos asked Ms. Noreen Kubinski to lead the Pledge of Allegiance.

Village Recognition:

1. Economic Development Coordinator Meredith Hannah received a note to thank her for delivering an insightful presentation to the League of Women Voters of Glen Ellyn.

2. An email was sent to thank Planning & Development Intern Caron Bricks for her follow-up, guidance and support during a permit application submittal and final document review process.

3. Assistant Public Works Director Dave Buckley received an email of appreciation for his hospitality in providing helpful and practical insights to another municipality regarding cartegraph.

4. The Glendale Heights Police Department sent a letter of appreciation to Officer Michael Jagodzinski for his assistance to ensure the success and safety of their Fest.

5. Officer Stephen Miko received a letter from the Addison Police Department in recognition of his time to participate in their Hoops for Charity Wheelchair Basketball event.

6. The Village Board and Management Team congratulate the following employees who have celebrated an anniversary as a Village employee:

Bradley Booton	Police Department	10 Years
Brent Pacyga	Police Department	10 Years

Audience Participation

Clerk Galvin read a Proclamation in recognition of Fire Prevention Week 2015 into the record. Volunteer Fire Company Assistant Chief Clark thanked the Board and invited the community to their Open Houses at Fire Station 1 on Saturday October 3 from 10 a.m. – 1:00 p.m. and Monday October 5 from 6:60 p.m. – 8:00 p.m.

Agenda Item 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:

1. August 17, 2015 Special Board Workshop Minutes.
2. August 17, 2015 Special Board Meeting Minutes.
3. August 24, 2015 Regular Board Meeting Minutes.
4. September 14, 2015 Regular Board Meeting Minutes.

5. Total Expenditures (Payroll and Vouchers) - $982,359.58. The vouchers have been reviewed by Trustee Clark and Manager Franz prior to this meeting, and are consistent with the Village's purchasing policy.

6. Designate Trustee Kenwood as Village President Pro Tem for the four-month period from September through December, 2015.

7. Approve Retroactively a Special Event Permit Request from Glen Ellyn Bible Church for their annual block party event on September 12, 2015, from 4:00 p.m. to 7:30 p.m., located on Hillside Avenue between Main Street and Glenwood Avenue.

8. Approve a Facade Improvement Award, in the amount of $10,000, and a Downtown Retail Interior Improvement Award, in the amount of $15,000, for 460 N. Main Street.

9. Approve a Downtown Retail Interior Improvement Award, in the amount of $10,000, for 483 N. Main Street.

10. Ordinance No. 6354, An Ordinance Granting Approval of a Special Use Permit for Commonwealth Edison to Allow an Antenna Support Structure that Exceeds the Maximum Height Permitted to be Located at 260 Pennsylvania Avenue.

11. Accept a proposal from Sebis Direct, of Bedford Park, Illinois, to perform the production and electronic delivery of utility bills.

12. Approve an annual maintenance fee, a single source purchase which is an authorized exception in the purchasing policy, with Tyler Technologies, of Park Ridge, Illinois, for MUNIS software support and licensing in the amount of $73,317.43, to be expensed to the General Fund and Water & Sewer Fund.

13. Approve the award of a construction contract to Denler, Inc., of Mokena, Illinois, for the 2014 Asphalt Joint and Crack Filling Program (Year 2), in a total amount of $40,000, to be expensed to the Capital Fund.

14. Approve the award of a contract to Murphy & Miller, of Chicago, Illinois, to furnish and install a replacement HVAC unit at Fire Station No. 1, in the amount of $48,380.00, plus a two (2) percent project contingency of $967.60, for a total amount not to exceed $49,347.60, to be expensed to the Facilities Maintenance Reserve Fund.

Trustee Clark inquired about Agenda Item 7. He asked where they apply and why is the Board receiving retroactive approval for annual events. Assistant Manager Stonitsch responded the requests are retroactive if they are not received within a 60 day timeline. They try to take a customer friendly approach. Sometimes the event is already advertised.

Trustee Clark responded they should already know the timeline if it is an annual event. Trustee Senak asked if the system is working properly. Assistant Manager Stonitsch responded if it is a new or expanding event they sit and meet with the applicant. Trustee Kenwood responded he has used the system in the past and believes that it works well.

Trustee Ladesic inquired about items 8 and 9. He asked if they have paid for HVAC before and if it is allowed. Director of Economic Development Hannah responded that HVAC is in the program and allowable. Structural improvements made by the property owner are allowable; the owner is still partnering with the Village.

Trustee Senak asked about unused budgeted money. Finance Director Coyle responded that awards not paid carry over with a budget amendment, unused money goes into reserves.

A motion was made by Trustee Clark and seconded by Trustee Kenwood to approve the Consent Agenda Items 1-9 and 11-14 including Payroll and Vouchers totaling $982,359.58.

Upon roll call, Trustees Clark, Elliott, Kenwood, Ladesic, O'Shea and Senak voted "Aye." Motion carried.

Consent Agenda Item #10 was removed for additional discussion. Ordinance No. 6354, An Ordinance Granting Approval of a Special Use Permit for Commonwealth Edison to Allow an Antenna Support Structure that Exceeds the Maximum Height Permitted to be Located at 260 Pennsylvania Avenue.

Commonwealth Edison (ComEd), owner of property located at 260 Pennsylvania Avenue is requesting approval of a Special Use Permit in accordance with Section 10-4-11(B) of the Glen Ellyn Zoning Code to allow an antenna support structure that exceeds the maximum height allowed in the zoning district. The subject property is landlocked and generally located northwest of the Kenilworth Avenue and Pennsylvania Avenue intersection in the R-4 Multi Family Residential zoning district. ComEd currently maintains a substation on the site. The proposed antenna support structure would be a monopole tower and would have two antennas, 12 inches by 12 inches in size and cream in color. The pole would be 85 feet tall and would be constructed of galvanized steel.

The proposed monopole will allow ComEd to wirelessly communicate with the substation on the site. This will allow ComEd to maintain electric service throughout the area after removal of an outdated copper wiring system.

Trustee Ladesic commented that the neighbors expressed concerns about an egress agreement and coming in from Kenilworth and not Pennsylvania. As a result there was property damage. A representative from Com Ed responded there is a sign on Pennsylvania that no trucks are allowed. They have reached a settlement with the property owner. Trustee Elliott suggested that there shall be no other used without going to process. The Com Ed representative responded they have no objection.

A motion was made by Trustee Clark and seconded by Trustee Kenwood to approve Ordinance No. 6354, An Ordinance Granting Approval of a Special Use Permit for Commonwealth Edison to Allow an Antenna Support Structure that Exceeds the Maximum Height Permitted to be Located at 260 Pennsylvania Avenue.

Upon roll call, Trustees Clark, Elliott, Kenwood, Ladesic, O'Shea and Senak voted "Aye." Motion carried.

Agenda Item G. - DeSitter Flooring, Inc. Proposed Redevelopment Agreement: (Presented by Economic Development Coordinator Hannah)

DeSitter Flooring, Inc., has been in business since 1920, providing quality flooring and carpeting in the Chicago area. Recently, the owners of DeSitter, Steve DeSitter and Tom Cunningham, approached the Village about their opportunity to locate a store in the former Bendes, at 444 Roosevelt Road, Glen Ellyn.

They want to locate a retail operation on Roosevelt Road in Glen Ellyn or Wheaton where a significant majority of their clients reside. They have chosen the former Bende's Grocery Store as their preferred option for new business home. The 6,900 sq. ft. building allows for the expansion of their business to showcase tile and stone. It will also provide for the creation of 3 new full-time jobs. DeSitter also projects an increase in sales for this site due to the high traffic area as well as improved merchandise from $700,000 to $5,000,000.

With the purchase, remodel and move into the new building DeSitter is undertaking a substantial financial investment. Desitter has contracted with IDG of Glen Ellyn to design improvements to the property including interior remodeling to accommodate their business as well as improved entry access to the business itself. Their business will increase sales tax revenue generated from the site from the previous business. Comparison data for provided by the state for other "specialty" grocery store demonstrate that the site has been underutilized and the new business will help the property reach its revenue potential.

Considering the improvements and the increased sales tax revenue to be generated for Glen Ellyn DeSitter is asking the Village Board for financial assistance in the form of a sales tax rebate.

After multiple discussions with staff, Staff has proposed and DeSitter has agreed to a request of $100,000.00 in sales tax rebates over an eight (8) year period. Request: an Economic Development Incentive of 1/2% of total sales for eight years, or $100,000, whichever occurs first.

Trustee Ladesic thanked the petitioner. He stated this will help the property reach it's potential. Director of Economic Development Director Hannah thanked the petitioner as well and remarked that this is a third generation owner.

A motion was made by Trustee Ladesic and seconded by Trustee Clark to approve Resolution No. 15-11, A Resolution to Establish a Redevelopment and Sales Tax Rebate Incentive Agreement with DeSitter Flooring, Inc.

Upon roll call, Trustees Clark, Elliott, Ladesic, Kenwood, O'Shea and Senak voted "Aye." Motion carried.

Agenda Item H. - 2015 Parking Lot and Prairie Path Paving Program: (Presented by Public Works Director Hansen)

This year's paving program consists of resurfacing the Civic Center Parking Lot, Forest/Duane Parking Lot, Main/Penn Parking Lot (patching), History Center Parking Lot and the Illinois Prairie Path from the Duane/Lorraine Parking Lot to Park Boulevard. The areas identified include parking lots that are in need of substantial improvements and a full resurfacing is the best course of action at this time.

This year's paving program is an aggregation of work that spans three different funding sources with a total available budget of approximately $178,000.

At this time, a construction contract award to Schroeder Asphalt Services with project funding in the amount of $168,000 is recommended. The additional funds requested at this time is a result of the very favorable bid prices. With the prices received, we would like to increase the original scope of pavement replacement performed in the Main/Penn Parking Lot from minor patching to a full resurfacing. The requested increase in contract value is within the overall budget in the Parking Fund.

President Demos asked about the bidding process. Engineer Minix responded this is reasonable for the scope of work for the time of year and they did not know before this they would get such favorable bid results. They are trying to take advantage of the low prices.

Trustee Ladesic asked if this could be tabled. He asked why are we paving the Prairie Path and can we extend the life of the parking lot. Engineer Minix responded that the request for the History Center came from Facilities Maintenance. The Village is responsible for that portion of the Prairie Path. The needs are there and they are trying to respond to those needs.

Trustee Kenwood commented that he does not understand those needs. Engineer Minix responded that they have a long term plan for parking lots and this is consistent with the plan. President Demos responded the lot at the History Center is in dire need. Trustee Elliott responded he shares some of the same concerns; rather than table he would like to award the contract as bid.

Trustee Senak stated he read on the internet that asphalt can last 30 years and asked Engineer Minix if he agreed. Engineer Minix responded no, it depends on the environment.

A motion was made by Trustee O'Shea and seconded by Trustee Kenwood to approve the award of a construction contract to Schroeder Asphalt Services, of Huntley, Illinois, for the 2015 Parking Lot and Prairie Path Paving Program, in a total amount of $112,700, to be expensed to the 2015 Capital, Parking, and Facilities Maintenance Reserve Funds.

Upon roll call, Trustees Clark, Elliott, Kenwood, O'Shea and Senak voted "Aye."

Trustee Ladesic voted "Nay". Motion carried.

Reminders

1. A Village Board Meeting is scheduled for Monday, October 12, 2015 at 7:00PM in the Galligan Board Room of the Glen Ellyn Civic Center.

2. A Village Board Workshop is scheduled for Monday, October 19, 2015 at 7:00PM in Room 301 of the Glen Ellyn Civic Center.

Adjournment

At 8:05 p.m. a motion was made by Trustee Elliott and seconded by Trustee Clark to adjourn, motion carried.

Respectfully submitted,

Catherine Galvin,
Village Clerk