



Minutes
Village of Glen Ellyn
Glen Ellyn Village Board
Regular Meeting
Monday, October 11, 2021
7:00 PM
Glen Ellyn Civic Center, Galligan Board Room

A. Call to Order

B. Pledge of Allegiance

Rev. Seth Carey of the First Congregation Church of Glen Ellyn began the Village Board meeting with an invocation.

C. Roll Call

Upon roll call by Assistant Village Manager Rodman, President Senak and Trustees Christiansen, Fasules, Gould, Kalinich, Payne and Thompson answered "Present". Trustee Fasules and Clerk Cosby were excused.

Also in attendance: Village Manager Franz, Assistant Village Manager Rodman, Village Attorney Mathews, Finance Director Coyle, Public Works Director Buckley, Community Development Director Springer and Deputy Police Chief Vavra.

D. Audience Participation

President Senak provided information to the public regarding the Local Government Distributive Fund (LGDF). President Senak spoke regarding the recent teen suicides in town and the Mental Health Task Force created to assist the residents of Glen Ellyn.

E. Presentation

1. President Senak read a proclamation recognizing HOPE Fair Housing Center and Hispanic Heritage Month.

Ms. Evelyn Sanguinetti, Executive Director of HOPE Fair Housing Center, spoke regarding the HOPE Fair Housing Center and the services they provide.

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 [5 TO 0]
MOVER:	Trustee Payne
SECONDER:	Trustee Kalinich
AYES:	Christiansen, Gould, Kalinich, Payne, Thompson
ABSENT:	Fasules

Motion to approve the following items including Payroll and Vouchers totaling \$2,580,134.71. These agenda items have been reviewed by the Management Team & Village Attorney and are consistent with the Village's Purchasing Policy (Payne)

1. Total Expenditure (Payroll and Vouchers) - \$2,580,134.71
2. Approve the Recommendation of Village President Mark Senak that the following Appointments be made to the Building Board of Appeals:

Robert Stahr, Commissioner, with a Term Ending July 31, 2024
Barrington Pope, Commissioner, with a Term Ending July 31, 2024

3. Approve a Retail Improvement Award in the Amount of \$26,250 to BB Glen Ellyn, LLC, for Bonita Bowl Located at 524 Crescent Boulevard, to be Expensed to the Central Business TIF Fund (Economic Development Coordinator Hannah)

Mr. Keith Kissane thanked the Village Board for their support and provided information regarding his business.

4. Approve a Retail Improvement Award in the Amount of \$8,750 to CXPM, Inc., for King Crab Located at 462 N. Park Boulevard, #120, to be Expensed to the Central Business TIF Fund (Economic Development Coordinator Hannah)

Mr. Paulo Mendez thanked the Village Board for their support and provided information regarding his business.

5. Ordinance No. 6907, An Ordinance Amending Ordinance No. 5758, Defining Meeting and Adopting Procedures for Remote Participation, to Expand the Use of Remote Participation to all Advisory Boards and Commissions (Village Attorney Mathews)
6. Authorize the Village Manager to Execute a Contract with Hampton, Lenzi and Renwick, Inc. (HLR), to Provide Civil Engineering Services to the Community Development Department through December 31, 2021, in an Amount Not-to-Exceed \$158,000, to be Expensed to the General Fund (Community Development Director Springer)
7. Authorize the Village Manager to Execute a Contract with Snow Systems, of Wheeling, IL, for the Civic Center Garage Snow and Ice Control 2021-22, in the Not-to-Exceed Amount of \$151,275 to be Expensed to the Parking and General Funds (Public Works Director Buckley)

Trustee Payne asked what the plan is to remove snow from the top level of the Civic Center. Public Works Director Buckley stated they will continue to monitor this situation to determine the most efficient way to remove the snow.

G. Zoning Variation Requests for the Property Located at 333 Indian Drive (Presented by Community Development Director Springer) (Trustee Gould)

1. Motion to Approve Ordinance No. 6908, An Ordinance Approving Three Construction Necessitated Zoning Variations from the Setback Requirements of the Glen Ellyn Zoning Code to Maintain A Building Addition on the Property Located at 333 Indian Drive

Community Development Director Springer presented information on the proposed construction necessitated zoning variations for the property located at 333 Indian Drive including details on the project history, property data, variation requests and the Zoning Board of Appeals recommendation.

Trustee Gould asked if the covered front porch grants the petitioner a larger lot coverage variance in the future. Community Development Director Springer stated this is not a lot coverage issue, and the petitioner is not close to the maximum lot coverage.

Trustee Gould asked why the house is described as a one-story building as it appears to have two usable stories. Community Development Director Springer stated the second story is another issue that was found during inspections. Community Development Director Springer stated that the approved plans indicated the second story was to be constructed as an attic, but during inspections, staff realized it appears the second story has been constructed to be a livable space. Community Development Director Springer stated this is a building code issue that will be addressed by staff.

Trustee Kalinich stated she is troubled by the fact the name and contact information of the concrete contractor is unavailable and not recalled by the homeowners. Trustee Kalinich asked if contractors are required to be registered with the Village. Community Development Director Springer stated a property owner is allowed to be their own general contractor, which this petitioner did. Community Development Director Springer stated on the building permit application, the petitioner had listed himself as the general contractor, concrete contractor and HVAC contractor. Community Development Director Springer stated it is her understanding after the permit was issued, the petitioner hired a concrete contractor and did not update the Village with the information.

Trustee Kalinich stated a Zoning Board of Appeals member stated the plat of survey may have been completed incorrectly. Trustee Kalinich asked if there has been any follow up regarding the plat of survey. Community Development Director Springer stated this was a discussion at the Zoning Board of Appeals meeting but noted staff cannot challenge a survey completed by a licensed professional.

Trustee Kalinich asked if there have been circumstances in the past where staff realized that a plat of survey was incorrect. Community Development Director Springer stated there have been inconsistencies with plat of surveys in the past, which typically occur regarding lot lines. Community Development Director Springer noted incorrect surveys are only received once or twice a year.

Trustee Thompson stated this was a very elongated construction process and asked how typical that is. Community Development Director Springer stated the Village does offer permit extensions, for a fee, which are somewhat typical. Community Development Director Springer stated it is unusual for a project to last this long.

Trustee Thompson asked if having a construction process that lasts this long creates issues for staff. Community Development Director Springer stated it can create issues for staff as it is hard to keep track of permits that are active for this long. Community Development Director Springer also noted building and zoning codes can be changed during a construction process that has lasted this long.

Trustee Christiansen noted the foundation inspected was passed in February of 2021. Trustee Christiansen asked if that type of inspection is to check location of the work or just the quality of work. Community Development Director Springer stated the inspection is to ensure the work meets the minimum safety codes.

Trustee Kalinich asked the petitioner, Mr. Gatalo, when the concrete work was completed. Mr. Gatalo stated the work was complete in 2015.

Trustee Kalinich asked why Mr. Gatalo is not able to get in contact with the concrete contractor. Mr. Gatalo stated he has tried to call the contractor that was used, and he is unable to get in touch. Mr. Gatalo also noted he does not remember the name of the concrete contractor.

Trustee Kalinich asked how Mr. Gatalo found this contractor. Mr. Gatalo stated he has worked with the contractor in the past.

Trustee Kalinich asked if staff is able to look up the contractor if they have completed work with the Village in the past. Community Development Director Springer stated they can search for the contractor but noted there is no proof that contractor completed work.

Trustee Christiansen asked Mr. Gatalo how he paid for the work. Mr. Gatalo stated he paid in cash.

Trustee Christiansen asked if Mr. Gatalo can explain how the work unfolded, and what work he completed himself. Mr. Gatalo stated he hired the concrete contractor to complete the work.

Trustee Thompson stated he is in favor of approving this request as it is a minimal variation request. Trustee Thompson stated he believes the petitioner is providing the Village with all the information he has.

Trustee Kalinich stated she is troubled with the lack of clarity regarding who the contractor was. Trustee Kalinich stated she is bothered by the fact the petitioner is not able to provide information for the contractor that completed the work.

Trustee Christiansen stated she agrees with Trustee Kalinich. Trustee Christiansen also noted construction necessitated zoning variation requests have gotten out of hand. Trustee Christiansen stated she feels she does not have enough information to grant a variation.

Trustee Kalinich moved, seconded by Trustee Gould, to remand this matter back to the Zoning Board of Appeals for reconsideration for a time when all seven Zoning Board of Appeal members are present at the meeting.

RESULT:	APPROVED [5 TO 0]
MOVER:	Trustee Kalinich
SECONDER:	Trustee Gould
AYES:	Christiansen, Gould, Kalinich, Payne, Thompson
ABSENT:	Fasules

H. Reminders

1. A Village Board Workshop is tentatively scheduled for Monday, October 18, 2021 at 7:00 p.m.
2. A Special Village Board Meeting is tentatively scheduled for Thursday, October 21, 2021 at 5:30 p.m.
3. A Special Village Board Budget Workshop is tentatively scheduled for Thursday, October 21, 2021 at 7:00 p.m.
4. A Special Village Board Budget Workshop is scheduled for Monday, October 25, 2021 at 5:30 p.m.
5. A Village Board Meeting is scheduled for Monday, October 25, 2021 at 7:00 p.m.
6. A Special Village Board Budget Workshop is scheduled for Thursday, October 28, 2021 at 7:00 p.m.

H. Other Business

J. Motion to Adjourn

RESULT:	APPROVED [5 TO 0]
MOVER:	Kelli Christiansen, Village Trustee
SECONDER:	Anne Gould, Village Trustee
AYES:	Christiansen, Gould, Kalinich, Payne, Thompson
ABSENT:	Fasules

Respectfully Submitted, Emily Rodman, Assistant Village Manager