



Minutes
Village of Glen Ellyn
Glen Ellyn Village Board
Regular Meeting
Monday, November 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 Cosby, President Senak and Trustees Christiansen, Fasules, Gould, Kalinich, Payne and Thompson answered "Present".

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

D. Audience Participation

President Senak comments seen social media comments regarding the Village not celebrating Veteran's Day. He noted the Village is celebrating Veteran's Day as it does every year with a ceremony at Lake Ellyn.

E. Presentation

1. President Tim McGrath and Executive Director Deanna Filkins will provide an update regarding the Glen Ellyn Youth & Family Counseling Service.

Tim McGrath, President of GEYFCS provided a presentation on the history of GEYFCS and the services they provide. Mr. McGrath noted the agency repeatedly receives referrals from community partners for counseling services. The agency provides services to those who otherwise would not receive services due to financial constraints. Through April 30, 2021, 76% of individuals who received services had incomes at 200% or below the Federal poverty level; 42% of clients represented minority populations; 81% of clients were children 18 years and under and families. Individuals are not turned away due to inability to pay.

Mr. McGrath summarized some recent trends in the mental health of adolescents and how the agency has modified and expanded its services in order to meet the increased demand for health services. He also outline GEYFCS goals, including hiring additional counselors and extending community outreach efforts.

During public comment, Deborah DeVair spoke regarding a recent Glenbard Youth Survey and shared some of the statistical responses. Ms. DeVair shared additional information regarding her

experience in working and interacting with students. She encouraged the Village to continue to support the GEYFCS organization.

2. Sheriff Mendrick will provide information regarding the JUST program.

This presentation was postponed as Sheriff Mendrick was not in attendance.

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:	Trustee Gould
SECONDER:	Trustee Christiansen
AYES:	Christiansen, Fasules, Gould, Kalinich, Payne, Thompson

Motion to approve the following items including Payroll and Vouchers totaling \$1,641,193.58. These agenda items have been reviewed by the Management Team & Village Attorney and are consistent with the Village's Purchasing Policy

1. Total Expenditure (Payroll and Vouchers) - \$1,641,193.58
2. Ordinance No. 6911-VC, An Ordinance to Amend the Liquor License Control Code Chapter 19 of Title 3, Section 12 (Restriction on Number of Licenses) to Increase the Number of Permitted Class B-1 Liquor Licenses (Village Attorney Mathews)
3. Pursuant to Section 1-10-2(B) of the Village Code, Approve Payment of an Annual Maintenance Fee, a Sole Source Purchase, with Tyler Technologies, Inc. of Plano, Texas, for MUNIS Software Support and Licensing in the Amount of \$95,382.67, to be Expensed to the General and Water & Sewer Funds (IT Director Chiappetta)
4. Approve and Amend the Memorandum of Understanding Between the Village of Glen Ellyn and the Glen Ellyn Park District Related to a Winter Pop-up Plaza and Synthetic Ice Rink (Village Manager Franz)
5. Resolution No. 21-13, A Resolution Directing Staff to Work with Commuter Rail Division of the Regional Transportation Authority, (METRA), to Develop an Intergovernmental Agreement Concerning the Train Station (Village Attorney Mathews)
6. Ordinance No. 6912, An Ordinance to Approve a Landmark Designation for the Property Located at 615 Riford Road (Community Development Director Springer)

Community Development Director Staci Springer provided a presentation summarizing the history and architectural features of the home located at 615 Riford Road. She noted the

petitioner believe they meet 5 of the 10 criteria for Landmark Status as outlined in the Village Code. The HPC recommended 4-0 the property receive Landmark Designation Status.

Penn French, the Chair of the Historic Preservation Commission commented that this is the 45th landmarked home in the Village. He further noted that approximately 300 homes have been plaqued by the Historical Society as homes with historical significance. Mr. French stated that a number of people are drawn to the Village of Glen Ellyn due to the historical homes in the community and thus it is important to continue to support these types of programs.

7. Motion to Approve the Conversion of a Previously Approved Four-Year Lease to Obtain 95 Golf Cars From Harris Golf Cars of Sugar Grove, IL to a Cash Purchase, in the Amount of \$213,750, to be Expensed to the Village Links/Reserve 22 Fund (General Manager Vesevick)

G. Apex 400 Deviation (Presented by Community Development Director Springer) (Trustee Thompson)

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

Director Springer provided a presentation summarizing the request of the applicant. The applicant is requesting an additional three foot, six inch (3' 6") height deviation from the approved PUD. The deviation is requested to accommodate three HVAC units and two black iron ducts in order allow for a potential restaurant to occupy the first floor of the building (up to 8,800 SF). Director Springer shared visual renderings that illustrated the HVAC units and iron ducts would not be visible from Glenwood, Hillside or Main Street. Language will be included in the approval ordinance that requires screening of the equipment should it be visible from the street once installed.

President Senak asked if anyone in the audience wished to comment on the proposed amendment.

Kathy Cornell asked why the Village didn't know the HVAC units would be placed on the building at the time the building was reviewed/approved. Was the view of the units from Hawthorn northbound considered? Ms. Cornell also expressed concern over an additional deviation being considered at this point in time.

Clerk Cosby noted that she received a public comment submitted by Zac Wilson via email. Mr. Wilson was inquiring if the roof has been engineered to hold the mechanical equipment.

Trustee Thompson asked Mr. Wilson's question regarding the design of the roof. Director Springer stated yes, the building was designed to support the mechanics. Trustee Thompson then asked if a 3D model was generated for the building which illustrates the impacts of the rooftop units. Director Springer stated the Village has a 3D model but it does not include the rooftop units as they were not contemplated at the time the model was generated. Trustee Thompson asked about who made the determination as to what option would be best for installation of these units. Director Springer noted the applicant's architect/engineers proposed the design and staff reviewed and concurred this placement is the most appropriate location.

Director Springer added that the reason the Village didn't anticipate the rooftop units is that at the time the project was reviewed, staff didn't think to ask about what was on the roof. The developer didn't think to ask about building height, as typically HVAC units aren't counted toward building height in many communities. Currently, the HVAC units for the common corridors are planned to be located on the pool deck. As there is no additional space on the pool deck, the additional HVAC units that will be needed must be located elsewhere.

Trustee Christensen asked if any of the units would be visible from the buildings across the street or higher points in the community. Director Springer stated she could not be certain, but the Village Code only requires that the mechanicals be screened from street level. Christensen asked if we could require screening if the units are visible from other vantage points Director Springer stated that would be treating them differently.

Trustee Kalinich asked if alternative locations were explored for locating the mechanical units. Director Springer stated that depending on the size of the restaurant, design, occupancy, etc. there may be an option to locate a smaller unit on the second floor of the parking garage. Planning Manager Purvis stated that while the HVAC units could potentially be relocated, the black iron ducts cannot be relocated and must be vented to the roof.

Trustee Payne asked if the Village received any complaints about Fire and Wine's rooftop units, which are clearly visible. Director Springer explained the circumstances under which the Village can require modifications to the building.

Trustee Christiansen inquired as to how many deviations have been granted for Apex since the Final PUD was approved in 2017. Planning Manager Purvis stated none.

Trustee Gould asked if there was ground area available for the units so they could be mounted on the ground. Director Springer stated that in some cases these units are mounted on the ground but she cannot confirm if that would work in this case. Trustee Gould suggested the developer consider purchasing the lot to the west of the building in order to gain space to locate the units. Trustee Gould asked for clarification on the height deviation needed for the black iron ducts. Director Springer confirmed that the black iron ducts only need one foot, one- and one-half inch (1' 1.5"), while the HVAC units need a greater deviation. Trustee Gould noted that the maximum height of all other buildings on the block is forty-five feet (45').

Mr. Larry Debb, the developer, stated that they placed flags on the roof of the building illustrating the proposed height of the HVAC unit. He shared several images taken from eight varying locations illustrating that you will not be able to view the HVAC units on the building.

During public comment, Eleanor Saliamones stated that she would like to see a 3D model of the development as it was not shared with the public. She noted that at the Plan Commission meeting there were 10 objections to the deviation presented. Ms. Saliamones stated she feels granting this variance sets a poor precedence for the Village and that she believes there must be an alternative option that could be explored.

Trustee Kalinich suggested the Village Board consider approving the black iron ducts as they are absolutely necessary, but not approving the HVAC units since there is an alternative.

Trustee Gould stated that while we may not be able to see the units on the roof of the building, that is not the point, but rather that the Village Code was specifically designed to cover these specific situations. Therefore, she is inclined to support the deviation for the black iron ducts, but not for the HVAC units as there seems to be an alternative.

Trustee Christiansen expressed interest in seeing what other feasible alternatives exist. She noted that she understands the frustration with the development thus far, but that she feels denying the variation is short sighted. She further stated that food and beverage is a large growing sector of our local economy and it would be short-sighted to not allow them to move forward in this space.

Trustee Thompson state that he agreed with Trustee Christiansen. Trustee Thompson stated the Village has revised its process to prevent these types of requests in the future. He suggested the Village should look forward and allow for the improvement to the building to position it better for the future.

Trustee Gould stated this feels like a construction necessitated variation because the developer is coming forward with the request after the building is built.

Trustee Fasules noted that while many people would like the building to be only four stories, that battle is over. At this point in time, he believes this deviation is in the best interest of the Village.

Trustee Payne noted the building will be here a long time and its important to provide for as much flexibility as possible for future tenants.

Trustee Kalinich stated she's not satisfied that there aren't other alternatives and that we need to do our due diligence to make sure there aren't other locations.

Trustee Thompson stated that at the Plan Commission meeting, they discussed various alternatives, but none of them were desirable. He noted that he doesn't wanted to restrict future tenants of the building by not putting these units in the best location.

Trustee Kalinich asked if Trustee Thompson was satisfied that all options have been explored. Trustee Thompson stated that yes, he is confident that this proposal is the optimal location for this equipment.

Trustee Christiansen inquire as to how many parking spaces would be taken up by placing the HVAC in the garage. Director Springer stated she didn't know, and she's not certain that placing the units in the garage is a viable option due to venting requirements.

Mr. Deb stated he and Village staff reviewed a variety of locations for the equipment including the garage, which would take up one parking space. He noted an additional alternative is to place the equipment on the pool deck, which he states is aesthetically undesirable. Without the additional units, the first floor spaces would be restricted to retail space only. Mr. Deb noted that at the time he proposed the original project, he did not realize that mechanical units would be counted toward to the overall building height. He apologized for not having recognized that earlier.

President Senak requested to see the 3D model of the development. Planning Manager Purvis shared the 3D model with the Village Board and audience. She noted that the model is designed to scale and takes into account the topography of Glen Ellyn.

RESULT:	APPROVED [4 TO 2]
MOVER:	Trustee Thompson
SECONDER:	Trustee Payne
AYES:	Christiansen, Fasules, Payne, Thompson
NAYS:	Gould, Kalinich

H. 2022 Permit Parking Rates (Presented by Finance Director Coyle) (Trustee Kalinich)

Ordinance No. 6910-VC, An Ordinance to Amend Section 9-2-12(E) Regarding Fees for Municipal Permit Parking Lots

Finance Director Coyle presented the 2022 Permit Parking Rates. She noted the Village Board has two options before them. The first is to approve a continued reduction of twenty-five percent (25%) in the parking rate. The second is to approve the return to the full parking rate. Trustee Kalinich stated she is in favor of returning to the full parking rate. Trustee Thompson stated he concurred with Trustee Kalinich.

RESULT:	APPROVED [6 TO 0]
MOVER:	Trustee Kalinich
SECONDER:	Trustee Thompson
AYES:	Christiansen, Fasules, Gould, Kalinich, Payne, Thompson

I. Public Hearing and First Reading of the Proposed Fiscal Year 2022 Budget (Presented by Finance Director Coyle) (Trustee Payne)

1. Motion to open a public hearing to receive comment on the proposed annual budget for the Village of Glen Ellyn in the net amount of \$71,989,023 for the fiscal year beginning January 1, 2022 and ending December 31, 2022

Finance Director Coyle reviewed the budget process and timeline. She then provided a highlights of the proposed budget.

Trustee Thompson inquired about the change in snow removal costs associated with the Police Department. Director Coyle noted the Village is proposing to shift snow removal at the Police Department from in-house by Public Works to an independent contractor. Village Manager Franz provided some additional context for this change. Trustee Thompson asked who will manage the contract. Public Works Director Buckley noted that the Police Department will oversee the contract with assistance from Public Works as needed.

President Senak asked if the contract for snow removal was for per occurrence or a flat rate. Director Buckley confirmed the contract was a per occurrence contract.

Trustee Payne asked about the mid-year check in. Director Coyle said the goal is to review trends and revenue performance and identify any changes or adjustments need to be made in projections going forward.

The Trustees thanked Director Coyle for her work on the budget.

RESULT:	APPROVED [6 TO 0]
MOVER:	Trustee Payne
SECONDER:	Trustee Kalinich
AYES:	Christiansen, Fasules, Gould, Kalinich, Payne, Thompson

2. Motion to close a public hearing to receive comment on the proposed annual budget for the Village of Glen Ellyn in the net amount of \$71,989,023 for the fiscal year beginning January 1, 2022 and ending December 31, 2022

RESULT:	APPROVED [6 TO 0]
MOVER:	Trustee Payne
SECONDER:	Trustee Christiansen
AYES:	Christiansen, Fasules, Gould, Kalinich, Payne, Thompson

3. Motion to approve on first reading of an Ordinance adopting the annual Village of Glen Ellyn expenditure budget in the net amount of \$71,989,023, including the compensation plan, for the fiscal year beginning January 1, 2022 and ending December 31, 2022.

President Senak called for discussion on the proposed budget. Trustee Thompson stated he views the proposed budget with having a strong focus on public safety both in the Police Department, EMS service and Glen Ellyn Youth and Family Services. He expressed concern that we are not increasing property taxes sufficiently to keep up with our budgeting, because we've not been following CPI. He suggested that a tax increase is needed and he hopes the Trustees would support that. Trustee Kalinich stated that she supports that. Trustee Christiansen stated she also supports it to a degree. Trustee Fasules also expressed support for raising taxes in order to support community needs. Trustee Payne indicated he is not in support of levying taxes using CPI at this time, but suggested he may be open to considering it in future years.

President Senak stated that he has made it known that he has serious concerns about this budget. He is concerned about using ARPA funds to balance the budget because as proposed, the budget creates a structural deficit. President Senak again appealed to the Village Board to consider additional reductions in the budget. He stated that if the Village Board does not address the structure deficit he will exercise his power and veto the budget.

Trustee Gould made a request that staff revisit the proposed staffing increasing to see if we can defer the increase and also consider eliminating some of the additional projects that are currently on staff's plate. Trustee Gould asked for additional details on the ARPA funds. Director Coyle noted that we still have revenues that are underperforming, unknowns related to COVID-19 and interest rates, changes in sales tax laws, etc. This makes it difficult to project the structural deficit for 2023. She described the 2022

budget as a “bridge” budget, which with ARPA funds, allows us to move forward as we wait for things to stabilize.

Trustee Payne asked President Senak what specifically he’s looking for from the Village Board. President Senak confirmed that he’s asking the Village Board to eliminate the full \$450,000 structural deficit. He stated his preference is to find the savings, do the quarterly check-in, and if revenues are over performing, then we can add items back in.

Trustee Fasules stated he views the budget as a guide for the Village moving forward.

Trustee Thompson stated that in order to eliminate the \$450,000 that would need to come from the Police Department personnel and body cams. President Senak responded that you can’t have everything and that you may need to eliminate other positions instead.

Trustee Kalinich recommended the Village Board asked Village staff to come up with the budget reductions. Trustee Christiansen concurred with this proposal.

RESULT:	APPROVED [6 TO 0]
MOVER:	Trustee Payne
SECONDER:	Trustee Thompson
AYES:	Christiansen, Fasules, Gould, Kalinich, Payne, Thompson

J. Public Hearing and First Reading of the Proposed 2021 Property Tax Levy for the Village of Glen Ellyn and the Glen Ellyn Public Library (Presented by Finance Director Coyle) (Trustee Payne)

1. Motion to open the public hearing to receive comment on the proposed 2021 property tax levy for the Village of Glen Ellyn and the Glen Ellyn Public Library

Director Coyle provided a brief presentation outlining the property tax cycle and reviewed sample tax bill illustrating the Village of Glen is 6.7% of the property tax bill and the library is 4% of the total tax bill. Director Coyle presented the 2021 property tax levy. President Senak asked for an explanation of the property tax levy abatement and Director Coyle explained how it works. She noted the Village levy is split nearly 50/ 50 between operating expenses and capital expenses. The proposed levy being considered only includes new growth and not CPI (at 1.4%). President Senak confirmed that if the Village levied the CPI it would only generated an additional \$52,000.

Trustee Thompson asked for a point of order regarding proposing adding CPI to the levy. Manager Franz stated that it would be appropriate to discuss this at the upcoming workshop on November 15th. Trustee Christiansen concurred.

RESULT:	APPROVED [6 TO 0]
MOVER:	Trustee Payne
SECONDER:	Trustee Christiansen
AYES:	Christiansen, Fasules, Gould, Kalinich, Payne, Thompson

2. Motion to close a public hearing to receive comment on the proposed 2021 property tax levy for the Village of Glen Ellyn and the Glen Ellyn Public Library

RESULT:	APPROVED [6 TO 0]
MOVER:	Trustee Payne
SECONDER:	Trustee Kalinich
AYES:	Christiansen, Fasules, Gould, Kalinich, Payne, Thompson

3. Motion to approve the first reading of an Ordinance for the levy and assessment of taxes in the amount of \$15,201,558 for the fiscal year beginning January 1, 2022 and ending December 31, 2022, of the Village of Glen Ellyn and the Glen Ellyn Public Library.

RESULT:	APPROVED [6 TO 0]
MOVER:	Trustee Payne
SECONDER:	Trustee Gould
AYES:	Christiansen, Fasules, Gould, Kalinich, Payne, Thompson

K. Reminders

1. A Special Village Board Workshop is scheduled for Monday, November 15, 2021 at 7:00 p.m.
2. A Special Village Board Meeting is scheduled for Monday, December 6, 2021 at 7:00 p.m.
3. A Regular Village Board Meeting is scheduled for Monday, December 13, 2021 at 7:00 p.m.

L. Other Business

Trustee Kalinich asked about when we will be discussing the status of the McKee House. Manager Franz said its tentatively scheduled for the November 15th workshop. He noted we are awaiting a response from the Forest Preserve District since the Village notified them that we approved the amended agreement.

M. Adjourn – 9:45 p.m.

RESULT:	APPROVED [6 TO 0]
MOVER:	Trustee Thompson
SECONDER:	Trustee Kalinich
AYES:	Christiansen, Fasules, Gould, Kalinich, Payne, Thompson

Respectfully submitted, Emily Rodman, Assistant Village Manager

Reviewed and approved, Caren Cosby Village Clerk