



Minutes
Village of Glen Ellyn
Glen Ellyn Village Board
Regular Meeting
Monday, June 7, 2021
7:00 PM
Via Teleconference

A. Call to Order

B. Pledge of Allegiance

C. Roll Call

Upon roll call by Village Clerk Cosby, President Senak and Trustees Christiansen, Gould, Kalinich 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 read the introduction regarding audience participation in the following statement: "The Illinois General Assembly passed Senate Bill 2135 on May 23, 2020, which was signed by the Governor on June 12, 2020. Senate Bill 2135 (now Public Act 1010640) amends the Open Meetings Act and allows the Village Board to participate electronically in Board meetings when it is not feasible due to a disaster such as COVID19. To participate in this meeting at the appointed date and time, please visit our website. In lieu of participating in the electronic meeting, the public may also complete a public comment form which will be read into the record during the meeting. This form can also be found at our website. Members of the public are welcome to speak or submit public comment forms on any item not specifically listed on tonight's agenda for up to (3) three minutes. For those items which are on tonight's agenda, the public may speak up to (3) three minutes on those items or may submit public comment forms which will be read into the record during that agenda item.

No audience participation.

E. Village Clerk Recognition

A proclamation in recognition of Pride Month was read by President Senak. Upon the declaration to recognize the month of June as Pride Month to promote the principles of equality and liberty for all residents and visitors, Trustee Thompson seconded the declaration and the trustees responded "Here, Here." Roll was called and the motion passed unanimously.

RESULT:	APPROVED [5 TO 0]
MOVER:	Trustee Christensen
SECONDER:	Trustee Thompson
AYES:	Christensen, Gould, Kalinich, Thompson

President Senak commented regarding vaccinations. He mentioned that Glen Ellyn has done very well in the community effort to help get residents vaccinated. President Senak guided residents to please reach out to the Village if they or anyone they know wants to receive the vaccination and assistance will be provided.

F. New Trustee Appointment

President Senak discussed the background behind the appointment. A vacancy was created upon his swearing in of Village President. Village Ordinance allows the President to choose his successor. The Ordinance also provides this be done with the advice and consent of the Village Board. Current and prior Board members were invited to nominate candidates to fill the vacancy. Eight candidates were brought forward. Three important components were considered: balance, diversity, and temperament. At the conclusion of this process, one candidate stood out in all categories. President Senak expressed his honor and privilege to nominate Bill Payne for the position of Trustee for the Village of Glen Ellyn.

Motion to approve the appointment by Village President Senak of Bill Payne as Village Board Trustee to fill the vacant Trustee position, with a term ending in 2023.

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

Newly appointed Trustee Bill Payne expressed his thanks to the Board and is looking forward to serving the Village. A formal swearing in of Trustee Payne with a small reception following will be scheduled.

G. Apex Construction Update

Building and Zoning Official Witt provided an update on the Apex 400 Construction project. He noted that as of about May 21st they have moved into a new phase of the project. The work erecting the precast of the building was completed. The concrete floor topping on the second-floor level is being poured and will provide strength to the floor system and offer an additional level of fire safety between the public and private garage.

Building and Zoning Official Witt delivered a Power Point presentation on the project's next phases. Precast metal wall panels and trusses will be delivered and hoisted to construct the third, fourth, and fifth floor levels of the residential portion of the building. Items discussed regarding this phase were crane placement, traffic conditions and options for managing traffic during this phase of construction. Staff's recommendation was to limit the flow of traffic to one way and to allow parking along the east side of Main Street.

The question was raised as to why this was the option Staff supported. Official Witt explained that it allows for a wider traffic lane increasing clearance for safety and to assist the local businesses with customer parking. It was also noted that Staff was able to converse with approximately ten to twelve businesses, with one raising concerns and the rest agreeing with this recommendation. This traffic pattern has been utilized in the past and has worked well from a traffic flow standpoint.

Concerns regarding emergency vehicle access and delivery trucks were addressed. It was suggested that contact be made with delivery companies and follow up with businesses be provided to gauge the proficiency of the plan.

Additional questions were addressed regarding the parking spaces to be turned over to the Village, the timing of the turnover, and concerns about traffic entering the surrounding neighborhood streets to skirt the detour. The Board requested that Staff notice the neighbors to make them aware of the change in the traffic pattern during construction.

President Senak asked for confirmation that emergency vehicles can proceed northbound on Mainstreet if needed. Building Official Witt confirmed that due to the wider lane configuration this can be confirmed.

Public Comment:

Julie Spiller, Shop Owner voiced her concern over the traffic pattern and commented on the need to discuss with FedEx, UPS, and other delivery drivers. She made the Board aware of her observations regarding traffic on a daily basis.

Rick Scheck, commended the Village and Staff with the planning and coordination with businesses on this large scale project. Mr. Scheck's wife owns a business on the north side and he noted that the diversion of traffic may be a potential opportunity to increase business and is seen as a plus by some shop owners on the north side of the tracks.

H. Comprehensive Plan (Presented by Community Development Director Springer)

President Senak requested Community Development Director Springer provide a background on the Comprehensive Plan. She explained that a Comprehensive Plan is a vision of what a community would like itself to look like in a certain number of years. They are typically valid for about ten years and because either the recommendations outlined in the plan have come to fruition or there has been enough change to necessitate an update. She provided that the plan is a guiding document. The draft Plan has been developed with the help of consulting firm, Houseal Lavigne Associates (HLA), Staff, and a great degree of public input. The Plan has been reviewed by the Plan Commission which has recommended approval. The Plan is at the final stage and is ready for the Village Board's review to determine that the Plan is consistent with the vision for the future of Glen Ellyn.

John Houseal, Project Manager Brandon Nolan, and Planning Manager Kelly Purvis presented an overview of the planning process for the Comprehensive Plan. The various ways community input was gathered was outlined. Online surveys, in person stakeholder meetings, informational meetings, and open houses, Board Workshops were utilized for information gathering. HLA detailed what has been completed to date. An overview of the vision statement and goals/objectives were also covered.

HLA stated that policy direction is needed on a few items in the Plan in order to bring it to completion. Based on feedback at previous meetings, examples were given of conflicting ideas regarding diversity of housing

as well as height of buildings in downtown. HLA consultants were seeking clarity of direction from the Board on these items. John Houseal requested that any items in the Plan that differ from the direction they were given for the Plan should be brought forward by the Board with specifics on what the Board would like to see and why.

It was requested that a redline version, highlighted, or summary change memo be provided with any further updates or changes to the Plan. Clarity regarding building height, housing mix, number of apartments and catalyst sites was also requested. At the end of the discussion, it was noted that the Board will provide their feedback and questions regarding the Draft Plan as well as collectively identifying priorities.

Public Comment:

Rick Scheck commended all on the extensive involvement in the drafting of the Comprehensive Plan over the last few years and for looking out for the best interest of the residents. He reiterated the expense of revisiting aspects of the Plan that have already been provided for in terms of legal fees, staff hours, etc. He also voiced his concerns regarding height allowance for new structures. He again thanked all.

I. Reminders

- 1) A Special Village Board Workshop is scheduled for Monday, June 14, 2021 at 6:00 p.m.
- 2) A Special Village Board Meeting is scheduled for June 14, 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. Motion to Adjourn to Executive Session for the discussion of the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body or legal counsel for the public body, pursuant to 5 ILCS 120/2 (C)(1) and, discussion for the selection of a person to fill a public office, including a vacancy in public office, pursuant to 5 ILCS 120/2(C)(3), without returning to open session thereafter. Special Village Board Meeting is scheduled for June 14, 2021 at 7:00 p.m.

A motion was made at 9:15 p.m.

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

Respectfully submitted, Sandy Bakalich, Recording Secretary

Reviewed and approved, Emily Rodman, Assistant Village Manager/Deputy Clerk