



Minutes
Village of Glen Ellyn
Glen Ellyn Village Board
Board Meeting
Monday, January 10, 2022
7:00 PM

Glen Ellyn Civic Center, Galligan Board Room

- A. Call to Order 7:01 p.m.
- B. Pledge of Allegiance -
- C. Roll Call

Trustee Thompson motioned to allow Trustee Fasules to attend the meeting via video services due to COVID concerns.

RESULT:	Approved [6 TO 0]
MOVER:	Thompson
SECONDER:	Christiansen
AYES:	Thompson, Christiansen, Kalinich, Gould, Payne, Fasules
NAYS:	None

Also in attendance:

Village Manager Franz, Village Attorney Mathews, Assistant Village Manager, Emily Rodman, Finance Director Coyle, Public Works Director Dave Buckley, Community Development Director Springer, Police Chief Norton.

D. Presentation:

- 1) Village President Senak will hold a moment of silence in remembrance of former Village President Joe Wark.

E. Audience Participation:

None at this time

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:

Motion to approve the following items including Payroll and Vouchers totaling \$8,202,228.42 These items have been reviewed by the Management Team & Village Attorney and are consistent with the Village's Purchasing Policy (Trustee Payne)

- 1) Total Expenditures (Payroll and Vouchers) - \$8,202,228.42

Trustee Payne questioned one invoice for \$26,067 where the description states for the purchase of trees, yet the vendor's name is listed as West Central Municipal Conference.

Director Buckley explained that the West Central Municipal Conference is a consortium which the Village has been purchasing trees through.

- 2) June 7, 2021 Village Board Meeting Minutes
- 3) December 6, 2021 Special Village Board Meeting Minutes
- 4) Resolution No. 22-01, A Resolution to endorse the Legislative Action Program of the DuPage Mayors and Managers Conference for the 2022 Legislative Session (Village Manager Franz)
- 5) Ordinance No. 6927, An Ordinance Approving a Variation from the Supplementary Regulations of the Zoning Code to Allow the Reconstruction and Expansion of a Non-Conforming Detached Garage on the Property Located at 105 N. Main Street (Community Development Director Springer)
- 6) Authorize the Village Manager to execute a one-year contract extension of the 2022 Brush Removal Contract to D. Ryan Tree and Landscape of IL. in a not-to-exceed amount of \$129,000, expensed to the Residential Solid Waste Fund (Public Works Director Buckley)

Trustee Thompson asked Director Buckley what the plan was for the contract after the one-year extension.

Director Buckley stated that as this vendor was doing quality work and was not garnering complaints from the residents about the manner in which they were completing their work the decision to offer a one (1) year extension was made.

Director Buckley did state that at the end of the one-year extension, the work will go out to bid for 2023-2025.

- 7) Ordinance No. 6928, An Ordinance Approving a Contract for Billing Services Associated with Providing Emergency Medical Services (EMS) to the Community (Village Manager Franz)

Trustee Thompson inquired about the aggressive nature of the collection efforts by the third-party contractor as they seem overly aggressive. Manager Franz stated that on page 166 of the packet, the steps for collection are outlined and involve nine (9) steps, so those being billed have plenty of opportunities to for payment.

RESULT:	[6 TO 0]
MOVER:	Payne
SECONDER:	Christiansen
AYES:	Payne, Kalinich, Christiansen, Fasules, Gould, Thompson
NAYS:	None

G. Roosevelt Road Hotel Properties Redevelopment Process (Presented by Assistant Village Manager Rodman) (Discussion Only)

- 1) Assistant Village Manager Rodman will introduce Kon Savoy Consulting Group, which will brief the Village Board on the design charette process for the Roosevelt Road hotel properties and discuss with the Village Board the alternatives for public engagement.

Assistant Manager Rodman introduced Mr. Savoy from Kon Savoy Consulting Group who the Village will be using as consultants by assisting the Village develop plans for redevelopment of the hotel properties that the Village will be completing purchase of in the near future.

Mr. Savoy introduced members of his team who will be working with the Village. Mr. Savoy explained that the goal of the charette process is to be creative and provide effective communication between his company and the Village, by using a workshop process to assist the Village gather the best understanding of the property parameters and what will or will not work; all ideas will be fair game and then develop a short list of potential uses for further consideration.

Trustee Kalinich asked what the additional cost for the virtual services. Mr. Savoy stated approximately \$5,000. Trustee Kalinich asked how many people would participate. Mr. Savoy advised that the number of participants can vary depending on the project, some projects for other villages have had 200-300 participants.

Trustee Christiansen asked if there is any way to prevent the comments from delving into negative or inappropriate comments. Mr. Savoy stated that there will be some monitoring and the deletion of any inappropriate content.

Trustee Gould asked if the software had any checks to make sure the participants are actual people and not someone using alias. Mr. Savoy advised that he has not seen this in the past and it would be hard to do.

Trustee Gould inquired about the cost to host the meetings in person. Mr. Savoy stated that it would be very costly and with the COVID situation, probably not the best approach.

Trustee Payne asked it would be best to have the Plan Commission involved. Assistant Manager Rodman stated that discussions were held about including Planning staff in the meeting, but the decision was reached that it would probably be best to bring the Plan Commission in once the final five (5) ideas are ready for presentation.

Trustee Thompson asked if a change order would be necessary. Mr. Franz stated that it would be a cost that he would have the ability to approve the additional funds.

Trustee Fasules stated that he has concerns that the original motivation for purchasing the processing is being left out of the charette process and the groups wanting to work with Village are going to lose out on grant opportunities.

President Senak stated that the original goal of purchasing the property was to provide affordable housing, but he is not opposed to reviewing all opportunities. Prescient Senak added that deadline for February 2022 funding has already been passed and the goal was for funding 2023.

Assistant Manager Rodman clarified that typically this process only garners two or three concept plans, but the Village did stress that they want five (5) options to specifically include affordable housing and that this particular consultant is experienced with affordable housing.

Attorney Mathews stated that he has been approached by the Glen Ellyn Animal Hospital regarding purchasing some of the property on the west end of the lot to extend their parking for an additional 25 parking spots. While they have not come forward with a specific offer.

President Senak asked the Village Attorney should be directed to develop an agreement with the Animal hospital for the 25 parking spots they are currently using.

Trustee Thompson asked if the buildings will be demolished prior to development. Rodman stated that the first step would be to secure the perimeter of the property and evaluate the need and costs associated.

Trustee Thompson asked if the fencing would prohibit the hospital from parking in the spots. Assistant Manager Rodman stated that each property would have to be fenced separately and if an agreement for the temporary parking spots is in place, the fence line would be adjusted accordingly.

Trustee Kalinich stated she would like to see costs associated with fencing the full perimeter and with adjustment for the potentially leased parking spots.

The following residences submitted electronic messages in support of the property being used for affordable housing:

Michelle Thorsell President of the League of Women Voters

Kim Reed

Rev. Seth Carey – 1st Congregation Church of Glen Ellyn

Roger Hughes

Clara Hughes

Amanda Reilly-Sokoli – DuPage United Senior Organizer

Ida Hagman

Julie Evans – Parent Advocate for Adults with Intellectual disabilities emailed support of the plans including housing for Adults with Special needs to support their desire for independent living

Trustee Thompson stated he is in support of the social pinpoint feature of the charrette process so more input can be received, as well as supporting the need for affordable housing but a definition of what that looks like is needed.

Trustee Kalinich concurred with adding the social pinpoint feature to the scope of the work as it is vital to include as many people as possible. Trustee Kalinich agrees that the time table needs to be respected.

Trustee Christiansen concurred and agrees with not pigeon-holing the project to just one idea.

Trustee Gould concurred and feels that not involving the community earlier on in the process via face-to-face process is repeating the same mistakes.

Trustee Payne agrees with Trustees Gould and Christiansen that other opportunities besides affordable housing need to be evaluated and feels that public needs to be involved sooner.

Trustee Fasules stated that it would be a disservice to the one group who pushed the Village to purchase the property, if the outcome is something that is not in the benefit of the Village, but to that of the Developers.

President Senak stated that he feels that there are other interests in the property and in order to make the best decision all options need to be thoroughly evaluated.

H. Reminders

- 1) There is a Village Board Workshop Tuesday, January 18 at 7:00 p.m.
- 2) There is a Village Board Meeting scheduled for Monday, January 24 at 7:00 p.m.

I. Other Business

Trustee Christiansen expressed her appreciation to all Village Employees for this hard work throughout 2021.

Trustee Fasules' expressed his sympathies to the family of Mr. Wark.

J. Adjourn

RESULT:	APPROVED [6 TO 0]
MOVER:	Kalinich
SECONDER:	Thompson
AYES:	Kalinich, Thompson, Christiansen, Fasules, Gould, Payne
NAYS:	None

Respectfully submitted,

Gayle Lendabarker
Interim Recording Secretary

Reviewed and approved, Caren Cosby Village Clerk