



Minutes  
Village of Glen Ellyn  
Glen Ellyn Village Board  
Regular Meeting  
Monday, September 27, 2021  
7:00 PM  
Glen Ellyn Civic Center, Galligan Board Room

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**A. Call to Order**

**B. Pledge of Allegiance**

Invocation provided by Pastor Shelly Satran, Senior Pastor, Faith Lutheran Church.

**C. Roll Call**

Roll Call by: Clerk Cosby

Present: President Senak

Trustees: Fasules, Gould, Kalinich, Payne, Thompson

Absent: Trustee Christiansen

Also in attendance:

Village Manager Franz

Village Attorney Mathews

Assistant Village Manager Rodman

Finance Director Coyle

Public Works Director Buckley

Community Development Director Springer

Police Chief Norton

Deputy Chief Vavra

Economic Development Coordinator Hannah

**D. Audience Participation**

*Robert Dobosz: Wanted to thank the Village for free speech.*

*Thanked Attorney Mathews for upholding the free speech amendment at the last meeting. Provided commentary about free speech and COVID related speech with relation to schools, children, and the mask agenda.*

*Stephanie Giancarli: District 41 Protests.*

*Wanted to thank the Village Board for allowing her to speak on behalf of the peaceful protesters. Provided comment about Village providing a message of being there for everyone; but not being able to peacefully protest. Gave examples of discourteous and threatening behavior made towards their group for providing a different opinion than the consensus, often in front of children. Questioned allowance of opposing parties to harass their group based on differing opinion.*

*Dr. Susie Warden: District 41 Protests.*

*Provided commentary on mask effectiveness, mask mandates and parental choice to mask (or not mask) based on constitutional rights. Gave examples of opposing parents being allowed to harass the group for their choices. Observed that Dr. Bruno gave comment that the children should be allowed to walk to school without disruption; to which she agrees. However, she alleges that Dr. Bruno called various news media to the District 41 building, creating a huge disruption, and creating unnecessary commotion. She feels that the invectives being directed at the peaceful protesters is what is creating a stressful and anxious situation for the children attending Forest Glen.*

## **E. 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 \$2,061,198.39. These agenda items have been reviewed by the Management Team & Village Attorney and are consistent with the Village's Purchasing Policy (Trustee Christiansen)

1. Total Expenditures (Payroll and Vouchers) - \$2,061,198.39
2. Approve the Recommendation of Village President Mark Senak that the following Appointments be made to the Community Relations Commission:  
  
Mari Luangrath-Ullrik, Commissioner, with a Term Ending July 31, 2022  
Mir Ali, Commissioner, with a Term Ending July 31, 2023  
Tauya Forst, Commissioner, with a Term Ending July 31, 2023  
Michelle Roman-Garcia, Commissioner, with a Term Ending July 31, 2023  
Kim Thomas, Commissioner, with a Term Ending July 31, 2024  
Sania Irwin, Commissioner, with a Term Ending July 31, 2024, to Serve as Chairperson with a Term Ending July 31, 2022
3. Pursuant to Section 1-10-7 of the Village Code, Authorize the Village Manager to Execute a Contract with F.H. Paschen, S.N. Nielsen & Associates LLC of Chicago, IL, for the Civic Center Elevator Modernization Project, in the Amount of \$122,623, to be Expensed to the Facilities Maintenance Reserve Fund (Assistant Manager Rodman)
4. Authorize the Village Manager to Execute a Contract with All American Exterior Solutions of Chicago, IL, for the Stacy's Tavern Roof Replacement, in the Amount of \$60,000, to be Expensed to the Facilities Maintenance Reserve Fund (Assistant Manager Rodman)
5. Authorize the Village Manager to Execute a Contract with Eco Clean Maintenance, Inc. of Elmhurst, IL, for the Civic Center Parking Garage Custodial Services, in the Amount of \$44,640, with an Option to Expand Services up to \$58,104, to be Expensed to the Parking Fund (Assistant Manager Rodman)

6. Ordinance No. 6905, An Ordinance Approving a Construction Necessitated Zoning Variation to Allow a Driveway without an Impervious Surface Setback to Remain on the Property Located 480 Cottage Avenue (Community Development Director Springer)
7. Ordinance No. 6906 - VC, An Ordinance Amending the Capital Fire Services Fee and Create an Emergency Medical Service (EMS) Fee (Finance Director Coyle)
8. Pursuant to Section 1-10-2 (B) of the Village Code, Authorize the Village Manager to Execute a Four-Year Contract Amendment for a Software License Agreement with Dacra Tech LLC for a Total Contract Amount Not-to-Exceed \$85,200, to be Expensed to the General Fund (Police Chief Norton)
9. Pursuant to Section 1-10-2 (C) and (D) of the Village Code, Authorize the Village Manager to Approve the Purchase and Installation of a Chopper Pump at the South Park Lift Station from Flow-Technics, Inc. of Frankfort, IL for an Amount of \$35,346, Plus a 5% Contingency to Cover Any Unexpected Costs for a Total Not-To-Exceed Amount of \$37,100, to be Expensed to the Water & Sewer Fund (Public Works Director Buckley)

*Concerns were voiced about taking the elevator out of use at the Civic Center for six weeks; can Board Meetings be re-convened to another location that may be ADA accessible. Trustee Thompson proposed that the Board find an alternate site during the six week period that the elevator would not be in use or find alternative access to public Village meetings. Assistant Village Manager Rodman commented that the project would not start until all the materials were in stock as to not cause any additional delays; evaluation of ADA accessible options would be assessed.*

*Question was posed by Trustee Thompson as to whether the Eco Clean maintenance contract for the Civic Center Garage will be similarly provided to the Main Street Parking Garage. Village Manager Franz agreed that it would be, pending satisfactory service.*

|           |                                                    |
|-----------|----------------------------------------------------|
| Result:   | <b>APPROVED [ 5 TO 0 ]</b>                         |
| Mover:    | Trustee Payne                                      |
| Seconder: | Trustee Fasules                                    |
| AYES:     | Trustee: Fasules, Gould, Kalinich, Payne, Thompson |
| NAYS:     |                                                    |
| ABSENT:   | Trustee Christiansen                               |

## **Additional Audience Participation Heard at this Time**

*Jan Laskowicz, Lead Organizer of the District 41 Peaceful Protestors: District 41 Protests*  
*Provided information about the posters made and displayed; commented about parents and other parties who disputed the peaceful protestors by swearing, attacking the group whereby officers needed to be called into mediate, and remove the antagonist from the area. She spoke about community members assertively addressing the group to photograph them with their signage; other community members delivering off-topic diatribe to the group that was completely unrelated to their protest topic; and her history as a teacher (33 years) and working for the educational system. She commented at the last meeting no one from the Peaceful Protest group was represented to speak in defense of their message; felt that the District had representatives such as School Board President, Dr. Bruno, Superintendent Dr. Melissa Kaczkowski and others present to give negative commentary about their protest. She noted that the last person to speak at the meeting said that it seemed to have been a one-sided conversation and that the opposing party (peaceful protest) didn't have a chance to defend themselves. She expressed her disappointment that they were not notified of the meeting and given the opportunity to present.*

### **F. Roosevelt Road Hotel Properties (Presented by Assistant Manager Rodman) (Trustee Thompson)**

1. Motion to Authorize the Village Manager to Execute a Contract with Kon Savoy Consulting Group of Evanston, IL, for the Redevelopment of the Roosevelt Road Hotel Properties, in an Amount Not-to-Exceed \$59,430, to be Expensed to the Roosevelt Road TIF Fund

*Asst. Village Manager Rodman presented information on the Roosevelt Road Hotel Properties; Roosevelt Road to the North, Taft Avenue to the South, Exmore Avenue splits the property in the middle. Consists of 6 parcels (2.22 acres); 3 buildings: Budgetel Inn & Suites, America's Best Value Inn. Constructed in the 1950s. C3 Commercial Zoning, Roosevelt Road TIF, and is considered a catalyst site, once developed, has potential to redevelop and reinvest the remainder of the corridor.*

*Property is currently under contract and has not been closed on by the Village. Purchase and sale was approved by the Village Board on June 28, 2021. Closing will be completed once the properties have become entirely vacant (currently 5 tenants). Attorney Mathews clarified that these are guests of the hotel, not actual "tenants".*

*RFP to solicit services for developer recruitment package underway; Parameters include: Phase I: Establish feasibility, Vision and Design, Conceptual Site Plans, Public Meetings with the Plan Commission and the Village Board and a draft development RFP and formal presentation; and Phase II: RFP Solicitation and Distribution, Results Summary/Presentation, Evaluation, Interviews with top respondents, Interview summaries, and Presentation Recommendations.*

*Five firms were contacted; three responded with proposals: S.B. Friedman, Camiros, and Kon Savoy Consulting. Proposals were reviewed, revisions were requested. Camiros and Kon Savoy were interviewed based on their competitive rates. Recommendation is being made to proceed with Kon Savoy Consulting Group based on their experience and familiarity with subject matter. Kon Savoy will be partnering with Kretchmer & Assoc. and Egret & OX Planning LLC totaling over 40 years of experience in the planning and development market. They also bring*

*graphic design and data visualization teams to assist with media for the public sector. Additionally, they recently completed a market study for Roosevelt Road in Wheaton, assessing office, retail and affordable housing in Wheaton. Detailed proposal information was provided, with a NTE of \$59,430.00. Next steps include data gathering/ analysis, concept design and developer recruitment RFP.*

*Questions posed by Trustee Payne:*

*What is the ETA on the guests to remain at the property? Attorney Mathews countered that the information is not available; however, it should be less than 30 days. Until the property is closed on, they do have the opportunity to take in overnight stays; and presently the longest stay that will be accommodated is three nights. Clarification was made as to overnight versus extended stay guests, which has been in place at the property, and which are being worked out to be concluded prior to the sale. Information has been provided from the County to assist guests in finding alternative locations, however it is the responsibility of the current owner to vacate the property prior to closing.*

*Trustee Payne posed the question about the consultant.*

*Will they be interviewing and talking with neighboring businesses and residents for input? Asst. Village Manager Rodman countered that the consultants would be looking at existing data as well as talking with local residential and commercial real estate brokers. She also mentioned putting them in touch with members of the Glen Ellyn business community as well.*

*President Senak also interjected about the hotel guests and that the Village has tried to encourage the property owner to take all steps necessary to avoid eviction as an alternative. DuPage United and other community groups have been very helpful in providing information and assistance to property owner for the guests for relocation.*

*Trustee Kalinich stressed transparency and consideration as to how the property is going to be used so that when recommendations are made by the consultant, recommendations were not pre-ordained. Asst. Village Manager Rodman detailed the processes and discussions put to the consultant and what might be expected at the final property build assessment when provided for the Boards' review. The consultants will provide the Village Board with data supporting their conclusions. She also mentioned that two additional public meetings were included in the proposal; the proposal is structured to include five public meetings, four presenting to the Village Board, and one for the Planning Commission. The additional meetings are included at no additional cost.*

*Trustee Thompson commented that the Board is interested in seeing the property utilized as affordable housing and would like confirmation that the consultant is aware of that goal. Assistant Village Manager Rodman replied that specific discussions were engaged to that end, or the potential of the installation of affordable housing or commercial market rate housing on the site. An additional reason they were chosen, is that they have extensive experience with affordable housing and lender and federal guidelines for funding; so, they should be able to assess the site for feasibility of tax credits, etc. They are experts in this area, and she feels that they can bring a greater wealth of information to provide the Board in the decision making process.*

*Trustee Thompson inquired whether Full Circle Outreach, who developed an affordable housing district in Elgin might be part of the outreach group that Kon Savoy would be working with, since the Board was intrigued by the property development and its evolution. Assistant Village Manager Rodman countered that the information could be shared with Kon Savoy.*

*Trustee Payne remarked that he would also like to see other commercially developed options in addition to affordable housing. Trustee Kalinich countered that this may be a fairly large expenditure, but really likes the process that is outlined to be implemented. She feels that due to the size of the property and its prominent location, that steps be taken to do this correctly.*

*President Senak agreed and posed two questions:*

*Timeline? What is envisioned for the completion of the consultation process?*

*Assistant Village Manager Rodman replied that the consultant planned for a six month period, however, feels that they overestimate their time, so it may be shorter. Much will depend on meeting schedules and if they use our standard Village Board schedule, or if special meetings will be added, etc. Village Manager Franz countered that this was all predicated on the property closing, which is undefined. President Senak inquired as to whether the Village was going to hold the consultation process until the closing, to which Village Manager Franz replied that they were on parallel tracks and would be dependent on full accessibility after the closing.*

*President Senak also made concern for the impact on the community in the developed area and reiterated that the consulting process includes the Village Board and Planning Commission's involvement, but he would like to be assured to have resident involvement, in particular the residents of the Roosevelt Road corridor. The school district also needs included, since it will be impacted. Accommodations need to be made for a Board Meeting in the southern corridor offering discussion about the development project, so that the residents are given ample opportunity to comment. He would like a significant amount of outreach provided to the area residents, so they are fully aware of the developments and have occasion to comment when they see fit. Assistant Village Manager Rodman assured that this information would be directed to the consultants and that it would be highly considered throughout the process.*

*Trustee Thompson also wanted to commend Assistant Village Manager Rodman on her work with the Panfish Park group as well. This group has become active in making recommendations on improvements for Panfish Park and may be able to provide insight for this development as well.*

*Trustee Gould inquired as to what might be the best way to reach the residents about the development. With regard to Kretchmar & Assoc., there was some push-back about the zoning on Roosevelt Road in Wheaton. She was unsure as to how the Village addressed this and feels that the Village of Glen Ellyn might experience similar issues. There was initial consideration of changing the zoning before the project even comes to the Village, to which she expressed concern with its transparency with relation to a Public Hearing and coverage.*

*Stephanie Giancarli commented: She expressed concern that the Fannie Mae store would be closed and that they would not want Fannie Mae to disappear. She also inquired about the abandoned buildings adjacent to Fannie Mae. President Senak replied that they are happy to listen to commentary, however, cannot answer any questions about the properties at this time.*

Trustee Thompson moved to authorize the Village Manager to Execute a Contract with Kon Savoy Consulting Group of Evanston, IL, for the Redevelopment of the Roosevelt Road Hotel Properties, in an Amount Not-to-Exceed \$59,430, to be Expensed to the Roosevelt Road TIF Fund.

|         |                                                    |
|---------|----------------------------------------------------|
| Result: | <b>APPROVED [ 5 TO 0 ]</b>                         |
| Mover:  | Trustee Thompson                                   |
| Second: | Trustee Gould                                      |
| AYES:   | Trustee: Fasules, Gould, Kalinich, Payne, Thompson |
| NAYS:   |                                                    |
| ABSENT: | Trustee Christiansen                               |

#### **G. Reminders**

1. A Regular Village Board Meeting is scheduled for Monday, October 11, 2021 at 7:00 p.m.
2. A Special Village Board Meeting is scheduled for Thursday, October 14, 2021 at 7:00 p.m.

#### **H. Other Business**

*Village Manager Franz:*

*Concerns about how the Village is enforcing the mask policy based on Governor Pritzker's August 30<sup>th</sup> mandate regarding publicly held meetings at the Civic Center. The mandate went into effect on August 30, 2021. We have signs throughout the building notifying visitors. Staff will prepare a statement to read before each meeting; with regard to enforcement, staff liaisons will monitor the meetings for compliance.*

*Trustee Fasules:*

*We just had a community recycling event at College of DuPage hosted by the Environmental Committee. Certain items recycled required a nominal fee, and which may not have amounted to much. He would like to consider a donation to the Environmental Committee to allow this to become a completely cost-free event for the residents. President Senak countered that during the budget discussions this would be an favorable consideration.*

## I. Adjourn

|           |                                                    |
|-----------|----------------------------------------------------|
| Result:   | <b>APPROVED [5 TO 0]</b>                           |
| Mover:    | Trustee Kalinich                                   |
| Seconder: | Trustee Payne                                      |
| AYES:     | Trustee: Fasules, Gould, Kalinich, Payne, Thompson |
| NAYS:     |                                                    |
| ABSENT:   | Trustee Christiansen                               |

Respectfully Submitted, Maureen Draganowski, Executive Assistant

Reviewed and Approved by Emily Rodman, Assistant Village Manager/Deputy Village Clerk