



Minutes
Village of Glen Ellyn
Glen Ellyn Village Board
Regular Meeting
Monday, January 24, 2022
7:00 PM
Via Teleconference

A. Call to Order

B. Pledge of Allegiance

C. Roll Call

Roll Call by: Assistant Village Manager Rodman
Present: President Senak
Trustees: Christiansen, Gould, Kalinich, Thompson
Absent: Trustee Payne, Trustee Fasules

Also in attendance:
Village Manager Franz
Village Attorney Mathews
Assistant Village Manager Rodman
Finance Director Coyle
Public Works Director Buckley
Village Links Manager Vesevick
Community Development Director Springer
Police Chief Norton
Planning Manager Purvis
Engineer Daubert

D. Audience Participation

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 101-0640) 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 COVID-19. To participate in this meeting at the appointed date and time, please visit:
<https://us02web.zoom.us/j/84426318642?pwd=UTR4R1BDRUhEWSsyMXhVc3FVSjNBQT09>

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 be found at www.glenellyn.org/publiccomment. 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.

E. McAninch Arts Center Director Diana Martinez will provide an arts update

Director Martinez explained the ongoing partnership with a community including an art display in the pedway and the community wide event Chalk the Walk. The next project is the Talyor Street Underpass and potentially one other initiative. Director Martinez advised the Village Board to mark their calendars for March 19th @11a.m. for an announcement about a future summer exhibition coming Summer of 2023.

Trustee Kalinich expressed her thanks for Director Martinez's leadership, time, effort and enthusiasm and engaging the public in helping to select the art that is featured in the pedway.

President Senak stated his desire to see the partnership and focus on public art to continue.

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 \$2,207,448.39. These agenda 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) - \$2,207,448.39
- 2) June 28, 2021 Village Board Meeting Minutes
- 3) July 26, 2021 Village Board Meeting Minutes
- 4) December 13, 2021 Village Board Meeting Minutes
- 5) January 10, 2022 Village Board Meeting Minutes
- 6) Ordinance No. 6929 - VC, An Ordinance to Amend Section 9-5-7 (Schedule G; Parking Prohibited During Certain Hours) of the Village Code Regarding Parking on Duane Street Between Park Boulevard and Montclair Avenue (Police Chief Norton)
- 7) Pursuant to Section 1-10-7 of the Glen Ellyn Village Code, Adopt the Competitive Bidding Procedures of the Sourcewell Cooperative Purchasing Program in Lieu of the Provisions of Chapter 10 on Village Contracts and Approve the Purchase of (2) 2022 Toro Greensmaster eTriFlex 3360 Greensmowers from Reinders, Inc., of Mundelein, Illinois in the Amount of \$106,291.44, to be Expensed to Village Links/Reserve 22 Fund (General Manager Vesevick)

- 8) Pursuant to Section 1-10-7 of the Glen Ellyn Village Code, Adopt the Competitive Bidding Procedures of the State of Illinois Purchasing Program in Lieu of the Provisions of Chapter 10 on Village Contracts and Approve the Purchase of (1) 2021 Toro Groundsmaster 4000-D Rough Mower from Reinders, Inc., of Mundelein, Illinois, in the Amount of \$56,520.33, to be Expensed to Village Links/Reserve 22 Fund (General Manager Vesevick)
- 9) Pursuant to Section 1-10-2.E of the Glen Ellyn Village Code, Approve the Purchase of (1) 2022 Foley 653 Accu-Master Spin/Relief Grinder From Reinders, Inc., of Mundelein, Illinois, in the Amount of \$51,867.50 to be Expensed to the Village Links/Reserve 22 Fund (General Manager Vesevick)
- 10) Pursuant to Section 1-10-7 of the Glen Ellyn Village Code, Adopt the Competitive Bidding Procedures of the Sourcewell Cooperative Purchasing Program in Lieu of the Provisions of Chapter 10 on Village Contracts and Approve the Purchase of (1) 2022 John Deere 4066R Tractor with Loader from Revels Turf and Tractor, LLC of Elgin, Illinois, in the Amount of \$54,414.55, to be Expensed to Village Links/Reserve 22 Fund (General Manager Vesevick)
- 11) Authorize the Village Manager to Execute a contract with Beary Landscape Management, Inc., of Lockport, Illinois for Village Links Landscape Maintenance Service, in a Not-to-Exceed Amount of \$33,000.00, to be Expensed to the Village Links/Reserve 22 Fund (General Manager Vesevick)

Trustee Fasules asked if it was okay to increase the scope to include Panfish Park. Village Manager Franz did advise that bids for Panfish Park were received from several vendors, but he is not sure if Beary submitted bids for Panfish Park and asked for clarification. Andrew Cross stated that the Links did not solicit bids for Panfish Park and advised that a separate bid can be solicited for Panfish Park. Village Manager Franz advised that this will be investigated further. Trustee Fasules recommended addressing this sooner rather than later based on the complaints Trustee Thompson had been receiving.

- 12) Authorize the Village Manager to Execute an Agreement with Illinois American Water Company of Woodridge, Illinois, for the Construction and Operation of an Emergency Water Interconnection (Professional Engineer Daubert)
- 13) Ordinance No. 6930, An Ordinance Directing the Application of Funds from Specified Sources to the Payment of Principal and Interest Upon General Obligation Bonds, Series 2010 (Village Links Golf Course Bonds) for the Fiscal Year 2022 in the amount of \$124,680 (Finance Director Coyle)
- 14) Ordinance No. 6931, An Ordinance Directing the Application of Funds from Specified Sources to the Payment of Principal and Interest Upon General Obligation Bonds, Series 2012 (Village Links Reserve 22 Clubhouse Bonds) for the Fiscal Year 2022 in the amount of \$214,200.00 (Finance Director Coyle)
- 15) Ordinance No. 6932, An Ordinance Directing the Application of Funds from Specified Sources to the Payment of Principal and Interest Upon General Obligation Bonds, Series 2015 (Police Station Bonds) for the Fiscal Year 2022 in the amount of \$818,543.76 (Finance Director Coyle)
- 16) Ordinance No. 6933, An Ordinance Directing the Application of Funds from Specified Sources to the Payment of Principal and Interest Upon Obligation Bonds, Series 2018

(Capital Projects Bonds) for the Fiscal Year 2022 in the amount of \$680,518.76 (Finance Director Coyle)

- 17) Ordinance No. 6934, An Ordinance Directing the Application of Funds from Specified Sources to the Payment of Principal and Interest Upon General Obligation Bonds, Series 2020 (Capital Projects Bonds) for the Fiscal Year 2022 in the amount of \$608,822.50 (Finance Director Coyle)
- 18) Ordinance No. 6935, An Ordinance Directing the Application of Funds from Specified Sources to the Payment of Principal and Interest Upon General Obligation Refunding Bonds, Series 2021A (2012 Refunding Bonds) for the Fiscal Year 2022 in the amount of \$90,300.00 (Finance Director Coyle)
- 19) Ordinance No. 6936, An Ordinance Directing the Application of Funds from Specified Sources to the Payment of Principal and Interest Upon General Obligation Refunding Bonds, Series 2021B (2015 Refunding Bonds) for the Fiscal Year 2022 in the amount of \$123,732.50 (Finance Director Coyle)

Result:	APPROVED [5 TO 0]
Mover:	Trustee Christiansen
Seconder:	Trustee Thompson
AYES:	Trustees: Christiansen, Fasules, Gould, Kalinich, Thompson
NAYS:	None
ABSENT:	Payne

G. Harding Glen Townhomes (Presented by Community Development Director Springer) (Trustee Thompson)

Director Springer highlighted the project and the variations associated with this project. Director Springer summarized that this is 23-unit Townhome development located south of Harding Avenue and west of Route 53 and advised that this project has been through three (3) pre-application planning meetings, as well as a Plan Commission public hearing during at which the project did receive approval. Director Springer highlighted the approvals being sought from the Village Board, which include preliminary and final PUD approval, zoning deviations associated with the PUD, preliminary and final major subdivision zoning approval, subdivision variations, zoning amendment map, exterior appearance and right-of-way vacation. Director Springer highlighted how this project falls within the Village's draft 2021 Comprehensive Plan for multi-dwelling homes for this area and noted that there are existing multi-unit homes nearby the planned project.

Marv Ritter, petitioner, has been working with the owner of the property for some time to develop this site and has considered a variety of proposals for the project, and expressed his appreciation to the staff and Board. Mr. Ritter stated that they would like to leave the two utility poles on the North edge of the property which was \$150,000 for both poles plus \$18,000/each from two cable providers to bury the lines totaling \$186,000.

President expressed his appreciation to Mr. Ritter and Ms. White on working for so long on the project, as well as the Village staff for their patience and efforts to bring this project to this point.

Trustee Christiansen expressed her appreciation for the design and is pleased with the landscaping, but concerned about the number of variances and code changes. Director Springer noted that while the number is significant, Manager Purvis worked diligently to reduce the number of variances which are mainly due to the odd size of the parcels, shared driveways that exceed the maximum driveway widths.

Mr. Ritter stated that the cost of developing property is very expensive and the costs incurred to purchase additional parcels to accommodate the Village's requests. Mr. Ritter stated that inflation is impacting costs, especially lumber.

Trustee Gould asked if there would be the potential to convert the emergency access road to an actual ingress and egress. Mr. Ritter noted that when the studies were done three years ago, the traffic is now lower than it was back then and the cost to make that an option was approximately \$400,000.

Trustee Gould asked about the on-street parking. Purvis noted that the parking is cut-out spaces and not street parallel parking.

Trustee Kalinich asked about reference to the internal architecture review process, were there any recommendations not incorporated. Director Springer noted that the staff advisors made a lot of suggestions and the developer did all most, if not all, of the major recommendations. Manager Purvis noted that the village asked for a significant amount of landscaping and everything was incorporated.

Trustee Kalinich asked if the residents who commented on the project had opportunities to provide feedback to address any changes that were made. Manager Purvis noted that they reached out to those who commented and there had been no feedback, the main concerns were traffic and storm water run-off, but all of the concerns were addressed. Utility lines be buried and the installation of the sidewalk along Route 53, which has gone back and forth with the developer, with staff agreeing to not have the sidewalk along 53 as the Village would attempt to incorporate sidewalk in the future through a larger capital project that can be better aligned.

Trustee Thompson asked about the storm water run-off into Panfish Park, as to whether or not there is a fee that a developer pays to the Village is that \$192,000. Director Springer stated that there is a fee per acre foot in lieu based at permit issuance funds used to maintain the stormwater facility for the future. 1.35 acres, so approximately \$170-\$180K.

1) Ordinance No. 6937, An Ordinance Granting Approval of a Special Use Permit for Preliminary and Final Planned Unit Development Plans, Preliminary and Final Major Subdivision Plats, A Zoning Map Amendment, A Right-of-Way Vacation, and the Exterior Appearance of an Attached Single-Family Residential Development to be Known as Harding Glen Townhomes and to be Located at 787 Harding Avenue, 138 IL State Route 53 and Vacant Parcels Glen Ellyn, IL 60137

Result:	APPROVED [5 TO 0]
Mover:	Trustee Thompson
Seconder:	Trustee Kalinich
AYES:	Trustee: Christiansen, Fasules, Gould, Kalinich, Thompson
NAYS:	None
ABSENT:	Payne

Attorney Mathews asked if the burying of the utilities is a plan commission recommendation. Staff indicated it was not. The owners, Mark and Diane White, stated that they would like to see the project approved and not delay based on the undergrounding, but would like to have the discussion with the Village Board in the future regarding undergrounding the utilities. Attorney Mathews noted that the topic of the funding for the undergrounding is not something that is on the agenda this evening and needs to be voted on later.

President Senak asked if it was clear to have discussions on the undergrounding of the utilities. Trustee Thompson asked for the approximate costs. President Senak stated \$186,000 is the approximate costs and asked Mr. Ritter what the project is looking for from the Village. Mr. Ritter stated he is looking for some sort of financial assistance.

President Senak asked what are the advantages of undergrounding the utilities. Director Springer noted that this has been an ongoing movement as it improves the appearance and livability of the residents and the reliability of the electrical services as the overhead wire are subject to power loss more often than the underground utilities. Director Springer noted that some business in the TIF district were supported by the Village, while businesses in downtown have not received support from the Village to bury power lines.

Trustee Kalinich stated that the undergrounding project is what helped her vote for the project; however, she would like to have updated costs from ComEd. Mr. Ritter proposed an option that up to \$186,000, the costs would be split 50/50 and if it exceeded the \$186,000, the developer would absorb 100% of the excess. These two specific poles are very expensive because they carry Comcast and AT&T cables. Mr. Ritter advised that the other poles surrounding the property are either no longer "live" or are only feeding the house to the west. Trustee Thompson asked Mr. Ritter who would be doing the work. Mr. Ritter stated that ComEd would be doing the work and he would be contracting with ComEd and Comcast, while AT&T would sub out to ComEd. Trustee Thompson noted that he is in support of cost sharing the expenses.

Trustee Christiansen expressed a concern that due to the difficulty in getting cost estimates would it cause a delay. Mr. Ritter noted that he feels that ComEd does not want to spend time estimating the costs for a project that has not yet been approved. Mr. Ritter made clear that he is not asking for a blank check, but wants to work with the Village.

Trustee Gould asked if this is going to be an ongoing situation with future projects.

President Senak made the suggestion that the developer take the next 30 days to secure cost estimates from ComEd and ask staff to poll surrounding villages if they offer funding to underground utilities and what circumstances, etc. The Village Board agreed with this suggested and directed staff accordingly.

H. Pension Funding Policy (Presented by Finance Director Coyle) (Trustee Payne)

Director Coyle introduced Finance Committee members Scott Greeno and Jeremy VanEk. The Finance Commission is recommending this proposal. The village has an amortization to be paid by 2040 to change to a 15-year open period, to reduce peaks and valleys. This would be a continually rolling 15-year period and provides a steadier plan of action.

Director Coyle stated that this proposal was reviewed by the Police Pension Board was amenable to making the change as well as the Finance Commission. Mr. VanEk stated that the political environment around pensions in the state is ever changing and is already being extended to 55 years and this plan allows for a steady way to fund Police pensions. Mr. VanEk did state that a negative would be if the law were to change for some reason.

Mr. Greeno, stated he was in support of the plan as it is a reasonable method and much better than the statutory method which only requires 90% funding, while the Village requires 100% and will not have to be changed on the whim of state laws.

President Senak asked Chief Norton if the rank and file of the VGE police department had any concerns. Chief Norton stated that he had not heard anything.

1) Motion to Approve the Revised Pension Funding Policy for the Glen Ellyn Police

Result:	APPROVED [5 TO 0]
Mover:	Trustee Christiansen
Second:	Trustee Kalinich
AYES:	Trustee: Christiansen, Fasules, Gould, Kalinich, Thompson
NAYS:	None
ABSENT:	Payne

I. Reminders

- 1) There is a Village Board Meeting on Monday, February 14, 2022

J. Other Business

President Senak expressed his appreciation to the IT staff for making sure the technology is working for residents and Village Board members to attend meetings.

President Senak stated that he received a large number of comments regarding the proposals for the hotel properties. He is going to establish a Housing Task Force to gather as many ideas as possible for use for the location. President Senak encouraged residents to fill out an application for the Housing Task Force.

Trustee Thompson stated that “we are hearing the residents loud and clear” on the topic and want to encourage everyone to continue to communicate to the Board via email so it can be documented.

Trustee Kalinich commended Director Buckley and the PW Department on the work they have been doing with the snow removal.

Trustee Christiansen wanted to remind everyone that there is a critical blood shortage, especially type O, so check the website for sites.

K. Adjourn

Result:	APPROVED [5 TO 0]
Mover:	Trustee Christiansen
Second:	Trustee Thompson
AYES:	Trustee: Christiansen, Fasules, Gould, Kalinich, Thompson
NAYS:	None
ABSENT:	Payne

Respectfully Submitted, Gayle Lendabarker, Interim Recording Secretary
Reviewed and Approved by Emily Rodman, Assistant Village Manager/Deputy Clerk