

**Minutes
Special Workshop Meeting
Glen Ellyn Village Board of Trustees
Monday, February 29, 2016**

Call to Order

President Demos called the meeting to order at 7:04 p.m.

Roll Call

Upon roll call by Village Clerk Galvin, President Demos and Trustees Clark, Kenwood, Ladesic, O'Shea and Senak answered "Present". Trustee Elliott was excused.

In Attendance: Village Clerk Galvin, Village Manager Franz, Assistant Village Manager Stonitsch, Village Attorney Mathews, Public Works Director Hansen, Fleet Manager Frasco, Director of Planning and Development Hulseberg, Police Chief Norton, Deputy Police Chief Acton, Village Planner Stegall, Glen Ellyn Volunteer Fire Company Chief Bodony and Assistant Chief Clark.

Pledge of Allegiance

President Demos asked Mr. Frank Frasco to lead the Pledge of Allegiance.

Agenda Item E. Proposed Vehicle Purchase for Police Department and Volunteer Fire Company: (Public Works Director Hansen and Fire Chief Bodony) (Discussion Only)

Public Works Director Julius Hansen and Fire Chief Jim Bodony presented information regarding the proposed purchase of vehicles for the Police Department and Volunteer Fire Company.

Annually, the Equipment Services Division evaluates the Fleet and determines which vehicles it will recommend for replacement. This decision is based on a number of factors including vehicle mileage, engine operating hours, mechanical condition, body condition, frame integrity, reliability, safety, operating cost, and the vehicle's ability to meet the needs of the community and the department. Equipment Services then works with the Police and Fire Departments to understand their needs and to determine which vehicles and emergency equipment will meet those needs in a fiscally responsible way.

Trustee Senak inquired about an analysis of the replacement vehicles. Manager Frasco responded there is an Inspection Report and a Repair Record. Manager Frasco also explained the vehicles have more idle time than drive time; 1 hour of idle time may be the equivalent of 25 miles.

Trustee Kenwood asked how many police vehicles are in the fleet. Manager Frasco responded 25; including the Chief's and Detectives. President Demos stated that he appreciates Manager Frasco's work in Public Works. Thanks to his efforts the Village gets a lot out of our vehicles and the Fire Company Is the best example of best use of our vehicles.

Agenda Item F. Proposed Enclaves of Glen Oak Subdivision: (Planning and Development Director Hulseberg) (Discussion Only)

Planning and Development Director Staci Hulseberg led the discussion on the proposed Enclaves of Glen Oak Subdivision.

Skar Development LLC, owner of property is requesting a number of approvals from the Village associated with their plans to annex the property to Glen Ellyn and construct a new 12-lot single-family home subdivision on the site. The subject property is located in unincorporated DuPage County, north of Country Club Lane between Whittier Avenue on the west and Cumnor Avenue on the east. The Illinois Prairie Path is located north of the site. As part of the project, the property would be annexed to Glen Ellyn and zoned R2 Residential district. A path connection between the site and Whittier Avenue to the west is proposed that would eventually lead to a Prairie Path connection one block to the west.

On November 24, 2014, the petitioner received approval of an Annexation and Development Agreement, Preliminary Plat of Subdivision, Subdivision Variations and Zoning Variations for an 8-lot subdivision. After the approvals were granted, the petitioner entered into a contract to purchase the additional properties and subsequently revised the plans to include 4 additional lots and reconfigure the access to the site. The changes to the plans were considered substantial changes and required the petitioner start the Village review process over.

Originally the Village would contribute \$35,000 for utilities; with the additional lots, they will not need to do so. The Plan Commission vote was 5-4; the concerns were the lot variations. The lots narrow in front but they widen in the back.

Mr. Nate Wynsma, Skar Development LLC stated they would need to increase capacity for the tributary area with the acquisition of the additional property. Trustee Senak asked if this would handle the stormwater. Mr. Wynsma responded it would be detained, restricted and then released. Director Hulseberg responded the Village Stormwater Engineer prefers this plan for stormwater and utilities.

Trustee O'Shea asked if the stormwater plan does not work; whose fault is it? Director Hulseberg responded the Village will never own the detention basin. Trustee Clark asked about lots 11 and 12. Mr. Wynsma responded they need the variances since the front is narrower.

Trustee Senak noted that he likes the sidewalks; why are they only on one side of the street? Mr. Wynsma responded there is a 16 ft. landscape barrier because of the homes on Whittier. Director Hulseberg responded there are homes on only one side of the street.

Trustee Clark asked if there are any safety concerns. Fire Chief Bodony responded this plan is preferable and added that these homes will have sprinklers.

Mr. Tim Connors, 520 Country Club Lane and a member of the Glen Oak Homeowners Association expressed concerns about Cumnor at Hill. Who will eventually pay for the betterment of Cumnor? Mr. Connors also expressed concerns with lots 11 and 12; they do not fit the neighborhood. He also expressed

concerns with sidewalk safety at the curve; there is a sidewalk length of 1 lot and then it stops. However, the neighbors know this plan will relieve stormwater.

Ms. Molly Webb, 498 Country Club Lane and a 20 year resident expressed concerns about lots 11 and 12. The curve is a blind curve and it is unsafe. These roads are not well maintained and there are concerns for drivers and pedestrians.

Ms. Patti Lauer, 0N201 Cumnor asked about the timing of the project. Mr. Wynsma responded the final plat should be done in May/June and they hope to start in July/August. This will be a 2 year project. Ms. Lauer asked when the residents will have information on tying into utilities. Mr. Wynsma responded in June/July.

Trustee Clark commented that he does not think the sidewalk on the west side of the cul-de-sac is useful but he does like this plan. Trustee Clark agrees with the comments regarding the sidewalk on the east side of Lot 11.

Trustee Senak asked about a more comprehensive assessment of value for the annexation. Annexations have a lot of cost associated with them. In future reports Trustee Senak would like to see an economic report; he is looking for a business case for the Village to annex.

Trustee Kenwood would like reassurances they are safe with the stormwater recommendations.

Mr. Dennis Lawson, 87 Country Club Lane and a 26 year resident expressed concerns with stormwater and commented that there is nowhere for the water to go.

A short break was taken from 8:05 pm to 8:19 pm.

Agenda Item G. Police Facility Update: (Police Chief Norton) (Discussion Only)

Police Chief Phil Norton provided an update on the Police Facility

Manager Franz introduced Leigh McMillen, Vice-President Leopardo Construction and Mr. Brian Meade, Design Director, Dewberry. On February 24 and 25, the Architecture Review Board and Plan Commission met to discuss the preliminary design plans for this project.

Mr., Meade provided an update on the curb cuts at Wilson and Pershing. There is a 30 ft. setback but most of the path at Panfish Park will remain the same. The project includes the construction of a new approximately 29,000 square foot, 2-story Police Station with a total of 110 parking spaces, 41 of which would be shared public spaces serving the Police Station and Panfish Park. The first floor is 20,000 sq. ft. and the second floor is less than 10,000 sq. ft.

The design of the building has been inspired by a nature theme intended to compliment the adjacent park setting. Vertical fiber cement siding is planned for the second floor with a yet to be determined masonry-

like cladding planned for the first floor west elevation facing Park Boulevard and the south building elevation near the main building entrance. A contrasting color of fiber cement siding is planned for the first floor facing Panfish Park and the north side building elevation. An earth-tone color scheme is currently contemplated as encouraged by the Appearance Review Guidelines with bronze colored trim accents being discussed in some select locations.

The final material selection will ultimately be made by the Village Board with the project budget likely contributing to the decision. Section 1.2 of the Appearance Review Guidelines states that *“Brick and stone with natural and earth tone colors are preferred wall materials for their durability and quality. Materials and finishes not recommended include: rustic-finished wood; aluminum siding, trim or panel systems; exposed aggregate concrete wall panels; EIFS, Dryvit; glass storefront wall systems which extend the ground; plastic trim elements and mirrored or reflective glass. Ease of maintenance should also be considered.”*

A large 2-story glass curtain wall is proposed on the south elevation leading into the public lobby and providing a readily identifiable entrance as encouraged by Section 1.6 of the Appearance Review Guidelines. Pattern glazed window systems would be used on the east and west elevations in the areas of the fitness room and rear staff entrance. A glazed window system is called out in this area.

President Demos stated he would like the Board to respect the recommendations of the Architectural Review Commission (ARC) and the Plan Commission.

Trustee Clark asked about the security fence. Mr. Mead responded the plans currently show a fence west and north of the staff parking lot. A fence in this area could either provide visual separation between the Station and Panfish Park allowing the rear side of the building and associated functions to be screened or allow direct views to the rear of the building from Panfish Park. The Commission may therefore wish to inquire about the anticipated height and style of fencing but the fence currently proposed is 6 ft. tall.

Trustee Senak asked about the green aspects of the project. Mr. Meade responded they would use some recycled material, use low voc paint and the light would mostly be LED. The parking lot would utilize LED lighting. The plumbing would consist of low flow fixtures. The glazing would focus on the best available.

Trustee Senak asked about LEEDS certification. Ms. McMillen responded there is a cost associated with the construction and design as well as the cost for application. The cost is incremental and may add \$20,000 - \$100,000 to the cost or approximately 5-10%. The scale goes up per level of certification. The \$20,000 fees are for documentation costs only.

Trustee Kenwood asked about vehicle inspection in this building. Mr. Meade responded there is 1,000 sq. ft. for vehicle processing. There are still areas considered in the plan to accommodate future expansion. There is one 800 sq. ft. block off of the evidence area and another off of the patrol area. Ms. McMillen responded the area's most likely to require future expansion are: Patrol, Investigation and Evidence.

Trustee Senak inquired about cameras. Mr. Meade responded they removed 10-20 cameras. They are currently working to avoid any blind spots but they need more cameras in the interview rooms. Attorney Mathews responded he would like to see the plan for external cameras and provide some input.

Trustee Senak stated he would like to see a breakdown of priorities. Chief Norton responded it will depend on how much money becomes available.

President Demos stated they are looking to go out to bid. He is looking for \$100,000 contingency but would prefer \$125,000 due to soil stabilization concerns.

Trustee O'Shea asked about the next steps. Manager Franz responded that the Plan Commission and ARC and Village Board will have another review of this project. Trustee Kenwood asked if the glass will end up costing more in the long run. Mr. Meade responded we want to follow the nationwide trend of making public safety facilities more inviting to the public. They will focus on the quality of the glass with a low EA coating.

President Demos asked for a consensus of the Board to greenlight the project as presented with an additional \$125,000 added for the purpose of soil remediation. Mr. Meade presented samples of some of the proposed materials for Board review.

Ms. Cam Page, 206 Hill Ave., Glen Ellyn approached the Board to express concerns about the green roof and roof drains. If they are considering a lower quality will it cost more to maintain in the long run?

Mr. Jim Page, 206 Hill Ave., Glen Ellyn suggested they not remove access from Taft and that they do not eliminate an elevator in the detention area.

Mr. Mark Wilson, 636 Harding Ave., Glen Ellyn and 19 year resident approached the Board to express concerns about the parking. There are 7 parking stalls he would like to see shifted or eliminated over concerns they would look into his house. Most people walk to the park from the neighborhood although if the lake is dredged more people may use the park. He would also not like a traffic signal and had noise concerns with a generator. Mr. Wilson hopes his concerns are addressed.

Mr. Mike Collins, 640 Harding Ave., Glen Ellyn and 19 year resident approached the Board to thank them for taking the neighbors' concerns into consideration so far.

The Board reached a consensus to add \$125,000 to the project for soil remediation. Trustee O'Shea remarked he has no problem since it is needed. Trustee Ladesic commented it is impressive how they plan to remove the soil. Trustee Kenwood stated he would like to do the right thing and expressed surprise the boring had not been done before. He would like reassurances there will not be problems later. Ms. McMillen responded the Village chose this site before Leopardo was involved in the project; this has been reviewed by a geotechnical engineer. The additional funds will be treated as an allowance.

Trustee Ladesic asked if the public could make donations to this project. President Demos responded they are looking into forming a Foundation.

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Manager Franz remarked that with regards to site selection we knew there were some issues, we understood that.

Adjournment

At 9:43 p.m. a motion was made by Trustee Kenwood and seconded by Trustee O'Shea to adjourn.
Motion carried.

Respectfully submitted,

Catherine Galvin,
Village Clerk