



Minutes
Village of Glen Ellyn
Special Village Board Meeting
Monday, June 27, 2022
7:00 PM

Glen Ellyn Police Department Community Room
65 S. Park Blvd. Glen Ellyn, IL 60137

A. Call to Order – 7:05PM

B. Pledge of Allegiance

Invocation by Pastor Seth Carey

C. Roll Call

Upon roll call by Clerk Cosby, President Senak and Trustees Christiansen, Fasules, Kalinich, Payne, and Thompson answered "Present." Trustee Gould was absent.

Also in attendance: Village Manager Franz, Assistant Village Manager Rodman, Village Attorney Mathews, Public Works Director Buckley, Finance Director Noller, Assistant Finance Director Brankin, Building Official Witt, Economic Development Coordinator Hannah, HR Director Vonachen, Police Chief Norton, and Fire Chief Clark

D. Moment of Silence

- 1) Moment of Silence in Honor of Peter Nowick, our Police Department employee who passed away in May of 2022 (Police Chief Norton)

Chief Norton gave tribute to Peter Nowick, Police Department Records Clerk, and a moment of silence was observed.

E. Presentation

- 1) Proclamation for PRIDE Month

President Senak read the proclamation.

- 2) Presentation of 2021 Annual Historic Preservation Awards by HPC Chair Penn French

HPC Chair French announced and awarded 2021 winners.

- 3) 4th of July Committee update (Police Chief Norton)

Chief Norton introduced the 4th of July committee by name and then reviewed this year's theme and festivities. He also asked for volunteers to

contact the committee and took questions from the Board.

- 4) Request to fly POW/MIA flag daily on all Village of Glen Ellyn Flag poles as a tribute to U.S. troops who fought for our freedom and remain missing or unaccounted for

Mike Formento spoke to the significance and history of the POW/MIA flag while 2 veterans displayed the flag. Officially requested the flag be flown on all Village flag poles in honor of missing veterans. This request was granted.

Other Business

President Senak led a moment of silence for the Uvalde, Texas shooting victims. He then stated that he, the school districts, and the police department, would meet to discuss actions that could be taken to avoid such incidents from happening in the Village. President Senak stated that a gun lock program exists now in conjunction with the Police Department and that the program will continue and be further funded.

F. Audience Participation

Richard Meylander commented on the need for Affordable Housing.

Erica Nelson commented on the need for Affordable Housing.

Pastor Seth Carey, with First Congregational Church and DuPage United commented on Attainable Housing, specifically the issue of students and possible overcrowding of schools.

Roger Hughes with DuPage United, commented on the need for Attainable Housing and Full Circle Communities as a possible developer.

Pam Petersen commented on the need for Affordable Housing, specifically the young adults that need this type of housing to stay in the Village.

Daniel Conaway read a message from Father George Smith, St. Mark's Episcopal Church regarding the need for Affordable Housing, specifically addressing misinformation surrounding Affordable Housing.

Ellen Simsohn read a message from Rabbi Steven Bob, Congregation Etz Chaim of DuPage County regarding Assessable and Supportive Housing and how individuals can benefit from this type of living arrangement.

Jane Stroh, as a resident South of Roosevelt Road, and close to the Hotel development site, commented on the need for Affordable Housing

G. Consent Agenda

RESULT:	APPROVED [5 TO 0]
MOVER:	Trustee Kalinich Items 1-7; 9-15; 17
SECONDER:	Trustee Christiansen,
AYES:	Kalinich, Christiansen, Thompson, Fasules, Payne

- 1) Total Expenditures (Payroll and Vouchers) - \$5,649,669.52
- 2) May 16, 2022 Special Village Board Workshop Minutes
- 3) May 23, 2022 Village Board Meeting Minutes
- 4) June 6, 2022 Special Village Board Meeting Minutes
- 5) Recognition of Service for the following Board & Commission members who are stepping down:
 - Finance Commission: Lisa Cleaver, Michael Campagna, Brenton Peck
 - Historic Preservation Commission: Ian Hood
 - Plan Commission: Angela Fanella, Jamie Vondruska
 - Zoning Board of Appeals: Michelle Covington
- 6) Approval of the recommendation of Village President Mark Senak that the following appointments be made for various Boards & Commissions:
 - Building Board of Appeals: Thomas Bredfeldt, Chair with a term ending July 31, 2023; Chris Clark, Commissioner, with a term ending July 31, 2025; Matt Rooney, Commissioner, with a term ending July 31, 2025
 - Capital Improvements Commission: Adil Saeed, Commissioner with a term ending July 31, 2025; Steve Szymanski, Chair with a term ending July 31, 2023
 - Community Relations Commission: Sania Irwin, Chair, with a term ending July 31, 2023
 - Environmental Commission: Christy Truitt, Chair, with a term ending July 31, 2023
 - Finance Commission: Anne Arnold Andino, Commissioner, with a term ending July 31, 2023; Brian Niksa, Commissioner, with a term ending July 31, 2024; Mike Graham Commissioner, with a term ending July 31, 2024; Jeremy Van Ek, Chair, with a term ending July 31, 2023
 - Historic Preservation Commission: Penn French, Chair, with a term ending July 31, 2023
 - Plan Commission: Robert Wyatt, Commissioner, with a term ending July 31, 2025; Tim Loftus, Chair, with a term ending July 31, 2023
 - Police Pension Board: John Adduci, Trustee, with a term ending July 31, 2024
 - Recreation Commission: Mark Reinke, Chair, with a term ending July 31, 2023

- Zoning Board of Appeals: Gregory Constantino Chair with a term ending July 31, 2023

- 7) Ordinance No. 6963-VC, An Ordinance to Amend Section 6-2-2.16(B) (Possession and Use of Cannabis; Violations; Punishment) of the Village Code of the Village of Glen Ellyn, Illinois, Regarding Possession and Use of Cannabis Violations; Punishment (Police Chief Norton)
- 8) Ordinance No.6964-VC, An Ordinance to Amend Section 9-5-6 (Schedule F; parking prohibited at all times) of the Village Code of the Village of Glen Ellyn, Illinois Regarding Prohibited Parking on Oak St., within 50' of Pedestrian Crosswalks at Highland Avenue (Police Chief Norton)

Trustee Kalinich asked Chief Norton for a map of 50'. Police Chief Norton suggested that the area be marked so residents can see the actual area. Trustee Thompson asked for more clarification on specific concerns of residents.

Discussion concluded with motion to table until next Board meeting.

RESULT:	APPROVED TO TABLE [5 TO 0]
MOVER:	Trustee Kalinich Item 8 – tabled to next Board Meeting
SECONDER:	Trustee Christiansen,
AYES:	Kalinich, Christiansen, Payne, Thompson, Fasules

- 9) Resolution No. 22-07, A Resolution Designating an Authorized Agent to the Illinois Municipal Retirement Fund (Finance Director Noller)
- 10) Motion to Authorize the Village Manager to Execute an Amendment to a Contract with Houseal Lavigne and Associates, in the amount of \$31,850, to be expensed to the Corporate Reserve Fund (Interim Community Development Director/ AVM Rodman)
- 11) Ordinance No. 6965-VC, An Ordinance Amending Chapter Six of Title Seven (Solid Waste Collection and Disposal) of the Village Code, to update the Refuse Fee Structure (Interim Community Development Director/ AVM Rodman)
- 12) Authorize the Village Manager to Execute an Amendment to the Contract for the Exclusive Franchise for Residential Refuse Solid Waste Collection Services in the Village of Glen Ellyn (Interim Community Development Director/ AVM Rodman)
- 13) Resolution No. 22-08, A Resolution Designating Depositories and

Investment Institutions and Authorized Signers for the Village of Glen Ellyn (Finance Director Noller)

- 14) Pursuant to Section 1-10-7 of the Village Code, Authorize the Village Manager to Execute the Award of a Contract in Partnership with DuPage County Procurement Services to Morton Salt, Inc. of Chicago, for 1,360 to 2,210 Tons of Regular Delivery Bulk Rock Salt, as needed, in an Amount Not-to-Exceed \$167,700, and 340 Tons of Emergency Bulk Rock Salt, if Needed, in an Amount Not-to-Exceed \$29,200, All to be Expensed to the Motor Fuel Tax Fund (Assistant Public Works Director Hubsby)
- 15) Ordinance No. 6966, An Ordinance Approving Variations from the Zoning Code to Allow an Addition of a New Attached Garage and Elevated Rear Deck on a Single-Family Residence Resulting in a Lot Coverage Ratio of 22.5% and a Front Yard Setback of 36.7 Feet for the Property Located at 244 Cumnor Avenue (Interim Community Development Director / AVM Rodman)
- 16) Motion to accept the low bidder and authorize the purchase of (1) Heavy Rescue Squad from Marion Body Works, Marion, Wisconsin at a cost not to exceed \$724,527, to be expensed to the Fire Services Fund (Fire Chief Clark)

Trustee Christensen recused herself from this item due to potential conflict of interest.

RESULT:	APPROVED [4 TO 0]
MOVER:	Trustee Kalinich Item 16
SECONDER:	Trustee Payne
AYES:	Kalinich, Payne, Thompson, Fasules

- 17) Ordinance No. 6967, An Ordinance Approving a Renewed Cable Television Franchise Agreement Between the Village of Glen Ellyn, Illinois and Comcast of Illinois, Inc. (Village Attorney Mathews)

H. Presentation of the 2021 Annual Comprehensive Financial Report
(Assistant Finance Director Brankin)

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

- 1) Assistant Finance Director Brankin and Matt Beran from Lauterbach and Amen, LLP will present the December 31, 2021, Annual Comprehensive Financial report.

Assistant Finance Director Brankin introduced Matt Beran to explain the audit process for the Village. Mr. Beran also explained the audit documentation, specifically the Management Letter.

President Senak congratulated Assistant Finance Director Brankin and Lauterbach and Amen, LLP for their efforts.

- I. Taylor Avenue Pedestrian Tunnel Public Art Mural (Communications Coordinator Paplauskas) (Trustee Christiansen)

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

- 1) Taylor Avenue Pedestrian Tunnel Public Art Mural

Diana Martinez announced the winner of the latest mural vote – Juan De La Mora. The Village needs to have the protective coating removed before the mural can be started.

Ms. Martinez suggested that in order to use the grant money available, she could negotiate with artist Anna Yakimenko(second place) to create a mural similar to her tunnel design would be appropriate. A location will need to be decided on for this mural.

Trustee Thompson requested that before moving forward, the cost of removing the protective coating be reviewed and approved. Village Manager Franz agreed with this moving forward.

- J. Approve a Vendor Cart License for Izzie's Garden, LLC (Economic Development Coordinator Hannah) (Trustee Thompson)

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

- 1) Motion to Approve a Vendor Cart License for Izzie's Garden, LLC

Trustee Thompson asked if this would be approved yearly. Economic Development Director Hannah replied yes, if things go well and we modify the code for next year.

- K. 727 N Park Boulevard (Interim Community Development Director/ AVM Rodman) (Trustee Gould)
- 1) Ordinance No. 6968, An Ordinance Approving Variations from the Zoning Code to Allow the Installation of HVAC equipment in the Required Side Yard Setback for the Property Located at 727 Park Boulevard

RESULT:	APPROVED [4 TO 0]
MOVER:	Trustee Thompson
SECONDER:	Trust Christiansen
AYES:	Thompson, Christiansen, Fasules, Payne

Trustee Kalinich recused herself from this item due to conflict of interest. Interim Community Development Director/ AVM Rodman presented the request.

Trustee Christiansen asked if there was a reason to switch the location of the HVAC units. Interim Community Development Director/ AVM Rodman replied.

Trustee Thompson asked if neighbors were notified. Trustee Payne asked if there was written comment from neighbor in support. Interim Community Development Director/ AVM Rodman replied.

- L. 436 Longfellow CNV (Presented by Interim Community Development Director/ AVM Rodman) (Trustee Gould)

- 1) Ordinance No. 6969, An Ordinance Approving Construction necessitated Zoning Variations to Allow Existing Impervious Surface that Exceeds 50 Percent of Rear Yard Coverage and an Existing Patio Encroaching into the Required Side Yard Setback to Remain on the Property Located at 436 Longfellow Avenue

RESULT:	APPROVED [4 TO 1]
MOVER:	Trustee Thompson
SECONDER:	Trustee Fasules
AYES:	Thompson, Fasules, Kalinich, Payne
NAYS:	Christiansen

Interim Community Development Director/Assistant Village Manager Rodman presented the request.

Trustee Kalinich asked if this property had been previously on the agenda.

Trustee Thompson asked how we get homeowners to know how critical storm water issues are and the impact long term. Interim Community Development Director/AVM Rodman started that the Board has the ultimate authority to not approve construction necessitated variances.

Trustee Kalinich asked about differences in patio surfaces. Interim Community Development Director/AVM Rodman replied.

Trustee Thompson asked if residents with stormwater issues created by variances have legal recourse. Village Attorney Mathews replied.

Pete Ladesic, builder, responded to question as to how much of the permeable paver surface would need to be removed to be in compliance with the zoning rules.

Trustee Kalinich asked what the history of this part of the project was. The petitioner replied. Interim Community Development Director/AVM Rodman confirmed the notification history.

M. **Glenwood Station (Presented by Interim Community Development Director/AVM Rodman) (Trustee Thompson)**

Interim Community Development Director/AVM Rodman summarized the various changes to the PUD.

Drew Mitchell of Holladay Properties, reviewed changes to the plan that will make the project financially feasible and allow the project to continue.

The Trustees asked representatives of Holladay questions to clarify some of the details of the redesign.

- 1) Motion to Approve Ordinance No. 6970, Approving an Amendment to Ordinance No. 6834 Granting Approval of a Special Use Permit for a Preliminary Planned Unit Development Plan with Deviations, a Final Planned Unit Development, A Special Use Permit and the Exterior Appearance for a Mixed Use Development to be Known as Glenwood Station and to be Located at 464 Glenwood Avenue

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

- 2) Motion to Approve Ordinance No. 6972, An Ordinance Authorizing the Adoption of a Permanent Easement Agreement 464 Glenwood Avenue necessary for the Glenwood Station Development

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

- 3) Motion to Approve Ordinance No. 6973, An Ordinance Approving a First Amendment to the Redevelopment Agreement Between the Village of Glen Ellyn and HP Glenwood Station, LLC Concerning 464 Glenwood Avenue

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

- N. Apex 400 Amended Exterior Appearance Approval (Building Official Witt) (Trustee Thompson)

- 1) Ordinance No. 6971, An Ordinance Granting Amended Exterior Appearance Approval for a Mixed-Use Project Known as Apex 400 Located at 400 & 418-424 N. Main Street

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

Trustee Thompson requested clarification on the design change.

Trustee Christiansen requested clarification on the design options and the width of the overhang. Building and Zoning Official Witt replied and explained the evolution.

Developer contributed to the discussion to help clarify the coloring and materials and reviewed 4 options. The Trustees voiced their opinions on the design options.

P. Reminders

- Village Board Workshop July 18
- Village Board Meeting July 25
- Voting Day tomorrow, June 28, 2022

Q. Adjourn – 10:25PM

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

FOR RECORD



FULL CIRCLE
communities

June 27, 2022

The Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137

Dear Village Board and Staff:

Full Circle Communities, Inc. would like to express interest in acquiring a portion of the site at Exmoor Avenue and Roosevelt Road site. We have a proven track record of working collaboratively with municipalities and community stakeholders to create developments that not only benefit our residents but the community as a whole. We have experience working with municipally owned property, TIF, planned unit developments, and site plan development responsive to a neighboring commercial use. Full Circle looks forward to the potential of putting that experience to use in Glen Ellyn.

Full Circle Communities (FCC) was born from the belief that housing provides the foundation for core aspects of our lives - health, education, family and social relationships, and employment. Our mission is to expand access to quality affordable housing through preservation and development, thoughtful design, and the provision of significant and targeted supportive services to our residents and the surrounding communities.

Since our founding in 1999 as a 501c3 non-profit, our buildings have been thoughtfully designed to meet the goals of our residents and the local community. We are equally committed to funding and coordinating on-site supportive services and connections to relevant community resources so that residents can thrive.

FCC currently owns and manages over 1300 units of housing in Illinois, Michigan, and Iowa. Each of our developments is unique and the services provided by our local partners are tailored to meet the individual needs of our residents and communities.

Building from Full Circle Communities' work in Elgin at 1212 Larkin, FCC in close relationship with DuPage United, hopes to propose a development that makes a small dent in the need for more accessible and supportive housing throughout DuPage County.

We look forward to your feedback and would welcome a discussion with the Village.

Sincerely,

Lindsey Haines
Senior Vice President, Real Estate Development
Full Circle Communities, Inc.

Rabbi Steven Bob
474 Stagecoach Run Glen Ellyn
simchabob@aol.com

For RECORD

To the Members of the Village Board:

I am the Rabbi Emeritus Steven Bob at Congregation Etz Chaim, serving almost 500 families including 57 who live in Glen Ellyn. Congregation Etz Chaim is a member of DuPage United an organization of institutions working together to make DuPage County better for everyone.

As leaders of this village, we can bring meaning to our lives by participating in projects to strengthen the weave of the fabric of our community. The Village of Glen Ellyn has the opportunity to partner with community organizations and a respected not for profit developer, to build Affordable Accessible Supportive Housing between Roosevelt and Taft. The congregations of DuPage United, who support this housing development effort, represent hundreds of Glen Ellyn households. Full Circle Communities has a track record of successfully building, maintaining and managing housing developments with a supportive component to help residents with special needs. I know that some of you have visited 1212 Larkin in Elgin to see a completed operating Full Circle Communities affordable, accessible and supportive housing development.

Over the years I have met many people who have had a hard time finding their place in the world. These individuals would greatly benefit from supportive housing. Their lives would be much more stable, if they could live in a building with a social services professional onsite to guide them. We know people who need attainable housing. The Roosevelt/Taft location will provide the residents with access to groceries and other shopping without needing a car.

Affordable Accessible Supportive Housing in Glen Ellyn will bring stability and hope to those who will live in these units. We are not talking about people from a galaxy far away. We are talking about people we know. We are talking about people who grew up in Glen Ellyn. We are talking about people who work in Glen Ellyn. Affordable Accessible Supportive Housing will help make Glen Ellyn a home for them.

Rabbi Steven Bob
Congregation Etz Chaim

Dear President Senak and Village Trustees,

My name is George Smith and I serve as the rector of St. Mark's Episcopal Church in Glen Ellyn. St. Mark's is a member of DuPage United, an organization that represents the voices of faith-based institutions and organizations in the county. A primary initiative for DuPage United is supporting the development of high-quality, well-managed affordable, accessible, and supportive housing. We are advocating for such a development to be built by the nonprofit developer Full Circle Communities in the Village of Glen Ellyn at the hotel site on Taft Road. This housing would be a significant step toward enabling Glen Ellyn's essential and frontline workers, seniors, and adults with disabilities to live, work, volunteer, and shop in our community.

So often affordable housing conjures up negative and unwarranted stereotypes--that the housing will include too many units in a large, multi-storied, unattractive building, that it will invite crime, and that it will reduce the property values of nearby homes. These stereotypes often accompany comments like "not-in-my-backyard" and others that imply a negative racial-bias and classism.

Let me address some of those fears and negative stereotypes:

- 1) **Property Values**—Most studies show that affordable housing has little effect on property values and in fact, that property values of nearby homes and properties can actually go up with an attractive low density, well-built and well-run development. Affordable housing can bring new life and opportunities the area near it. The development proposed by Full Circle Communities is relatively small at only 40 to 60 units.
- 2) **Crime**—the Ad Hoc committee heard at the last listening session from Police Chief Phil Norton that there is not any more crime at affordable housing developments in Glen Ellyn than any other development of similar density or size. Crime is proportional to the number of housing units, whether located in multifamily housing or in a single home development, regardless of affordability. In fact, according to the GEPD statistics, we may be able to anticipate a 75% reduction in police calls compared to what the police department had when the hotel was in operation.
- 3) **Attractiveness**—Full Circle Communities is committed to building an attractive, well-designed, and well-built housing development no more than 3 stories high, a development similar to what they built in Elgin (1212 Larkin) but designed specifically for Glen Ellyn. This would also include quality landscaping and permanent onsite management.

I ask you to imagine an attractive, thoughtfully landscaped, low-density housing development across from Panfish Park where teachers, firefighters, police officers, village employees, retired

seniors, and adults with disabilities—those who would otherwise be priced out of Glen Ellyn's housing market--could afford to live, work, shop, volunteer, and be valued members of our Village.

When it comes time for you to make a decision on what happens to the hotel site, please vote for the affordable housing that DuPage United is proposing. Not only will it be an asset to our community, it could be a model for the county and the region. It will reduce homelessness, it will help lift people out of poverty, it will improve health outcomes for children and adults. This is an opportunity to strengthen our commitment to being a more diverse, equitable, and inclusive community, showing that we value all who work, live, or want to live in Glen Ellyn.

Thank you.