



Minutes
Village of Glen Ellyn
Glen Ellyn Village Board
Workshop Meeting
Monday, September 20, 2021
7:00 PM

Glen Ellyn Civic Center, Galligan Board Room

TIME: 2:34:14 (Audio only/ difficult to hear and cut off several times)

A. Call to Order – the meeting was called to order at 7:02 p.m.

B. Pledge of Allegiance

C. Roll Call

Upon roll call by Clerk Cosby, President Senak and Trustees Christiansen, Fasules, Gould, Kalinich, Payne and Thompson answered “Present”.

Also in attendance: Village Manager Franz, Assistant Village Manager Rodman, Finance Director Coyle, Public Works Director Buckley, Community Development Director Springer, Police Chief Norton, and Village Engineers Tom Topor and Rich Dauber

D. Public Comment (Non-Agenda related) – Erica Nelson of Wheaton wrote in to thank the Board for addressing the issues occurring at District 41 and allowing the discussion at the September 13, 2021, Board Meeting. Kimberly and Tim Meinhart wrote in thanking the Board for voting for the moratorium on allowing Cannabis Dispensaries in Glen Ellyn. (** please note the vote was not for an extension of the moratorium, but rather a motion to Approve Ordinance No. 6903VC, An Ordinance Amending the Zoning Code of the Village of Glen Ellyn to Prohibit Cannabis Business Establishments*)

Trustee Fasules made a Point of Order regarding the final vote on the above motion to make sure the minutes reflect the proper vote as there was some confusion. The September 13, 2021 minutes correctly state the vote.

E. US Bank Site Update (Presented by Community Development Director Springer) (Discussion Only)

Community Development Director Springer will provide an update to the Village Board and solicit feedback on the concept plans for the proposed 4-story residential development on the US Bank site.

RESULT:	Discussion Only
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As there was no Staff presentation, Manager Franz introduced Warren James, Principal of Reva Development Partners who introduced his team. Mr. James gave a short historical review of their recently completed project in Glen Ellyn, a multi-family development called Avere. The team presented the evolution of the current plan for the US Bank. This included the various aspects of the property that they

studied, such as the history and future of the neighborhood and the unique characteristics of the property. The team further discussed the project including an overall description including architecture, unit mix, building height, setbacks, lot coverage, access and circulation, parking, retail and additional amenities including the park.

Reva Development Partners requested the Village Board provide feedback on the concept plans submitted for the property to assist the developers in designing formal plans for Village review.

Public Comment: Karin Daly requested the Village Board engage environmental leadership and assure that any decisions regarding development requests by Reva Development Partners be considered from a sustainability perspective. Lee Marks of the Historical Society approached the Board to voice his disappointment over the architectural design of the building. Jack Wilson of Crescent Boulevard wrote in to suggest that a computer-generated preview of the building showing size, mass and scale would be helpful to see how it relates to the neighborhood. He also asked if a planning analysis had been done.

Trustees provided feedback on the height, mass, and parking, as well as the use of synthetic turf, loading zone, and dog run, courtyard, sound barriers, entrances and exits, TIF requests, etc., and overall site plan. They encouraged Reva Development Partners to contact the Environmental Commission and Historic Preservation Commission for feedback. They were also encouraged to incorporate more aspects of the LEAD program. A 3D rendering was also requested. It was noted that the 3D rendering is required for this commercial plan. Manager Franz was asked to clarify the process for a project this large. He and Director Springer conveyed the steps to completion. The Board thanked Reva Development Partners for considering the feedback from the Board, staff, and the community.

F. Improvements (Presented by Senior Civil Engineer Topor) (Discussion Only)

Senior Civil Engineer Topor will lead a discussion regarding design options for Hillside Avenue, traffic study at Main and Crescent, and intersection geometry at Main and Duane for the Central Business District Streetscape and Utility of Improvement project.

RESULT:	Discussion Only
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Engineer Topor discussed the need for a future discussion on the request for contract amendment to the Phase II Engineering Design Services / Second Phase for Civiltech Engineering. He also detailed the various options for Hillside Ave on-street parking and the approach to existing overhead utility lines and requested the Board's feedback on a preferred option. The majority of the Board favored option 3 (noted in the memo) with interest in looking into funding opportunities or a rider to bury the lines. He then gave an update that they are moving forward with the Supplemental Traffic Study at Main and Crescent. Additionally, Engineer Topor discussed the supplemental review of proposed intersection geometry at Main and Duane which includes a test closure for the right turn lane.

G. Other Business - None

H. Motion to adjourn to Executive Session for the discussion concerning collective negotiation matters of deliberations on salary schedules for one or more classes of employees pursuant to 5 ILCS 120/2 (c)(2) and for the discussion regarding the recruitment, credentialing, discipline or formal peer review of physicians or other health care professionals for hospital, or other institution providing medical care, that is operated by the public body pursuant to 5 ILCS 120/2 (c)(17), without returning to open session thereafter.

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

Respectfully submitted by Sandy Bakalich, Recording Secretary