

**Minutes
Special Workshop Meeting
Glen Ellyn Village Board of Trustees
Monday, May 16, 2016**

Call to Order

President Demos called the meeting to order at 6:00 p.m.

Roll Call

Upon roll call by Acting Village Clerk Utterback, President Demos and Trustees Clark, Elliott (by remote phone call), Kenwood and O'Shea answered "Present." Trustee Senak arrived at 6:55 p.m. Trustee Ladesic was excused. Trustee Kenwood moved, seconded by Trustee O'Shea, to allow Trustee Elliott to participate electronically in this meeting. The motion carried with four (4) "yes" votes as follows: Trustees Kenwood, O'Shea and Clark and President Demos voted yes.

In Attendance: Acting Village Clerk Utterback, Village Manager Franz, Assistant Village Manager Stonitsch, Village Attorney Mathews, Finance Director Coyle, Public Works Director Hansen, Director of Planning and Development Hulseberg, Police Chief Norton and Civil Engineer Perrigo.

Pledge of Allegiance

Village Attorney Mathews led the Pledge of Allegiance.

Agenda Item E. Detectable Warning Panels

Public Works Director Julius Hansen and Civil Engineer Jeff Perrigo presented information regarding detectable warning panels. Director Hansen stated that based on their experience, Public Works recommends a certain panel which they feel is best suited for the Village. He stated he noticed when he first came to the Village almost ten years ago that there were differences in ADA materials so a standardized approach to those materials was taken.

Mr. Perrigo stated that regarding the detectable warning panels, staff focused on reliability, availability and value, and he displayed three samples of panels, two of which are currently not located in the Village. Mr. Perrigo then described each of the panels. He stated that he believes there are more pros than cons with the cast-in-place panels as they have had extremely good luck with them in the Village over the last six years and try to use them exclusively. He also stated that they are easy to install. President Demos stated that Trustee Ladesic stated that, per the manufacturer, that panel is their most popular municipally installed panel. President Demos also stated that Trustee Ladesic's recommendation has changed to

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the removable panel that is made of the same thickness and manufactured by the same manufacturer, and Director Hansen agreed with that recommendation.

Mr. Perrigo stated that the prices for the panels on display were \$90, \$120 and \$125 and added that the \$90 panel was not being considered.

Trustee O'Shea stated that regarding the sidewalks to be replaced, Public Works will have to get approval for the work, schedule the work and find someone to do the work whereas with the middle panel on display, Public Works should be able to do the work on their own schedule. Director Hansen responded that they did not feel that the structural method where it is anchored to the concrete is as good as using the other panel. He added that there has not been much testing done as they have only been in use for approximately ten years.

Trustee Clark stated that the difference in the two panels is only what is under the surface, and Mr. Perrigo agreed. Director Hansen also agreed, adding they have different ways of attaching the panels and that the method of attaching is in question. Mr. Perrigo also expressed a concern regarding water filtration. Trustee O'Shea stated that the cost of replacing the middle panel versus the one on the left is much less, and Director Hansen stated that cost would be five dollars. Trustee O'Shea stated that labor, cement and time costs would be included as well. He also stated that he would like to test those panels and get a report from Public Works in five years and added that they both provide the same service to the community. Village Manager Franz stated that we should select what we think might be better and not just take the middle panel. President Demos stated that the middle panel is a hybrid of both of them and that the panel to the right would not be a consideration. Mr. Perrigo responded that the cast-in-place panel has been in place for 6+ years and none have failed, however, there have been a series of panels that have failed. Mr. Perrigo agreed with Trustee Kenwood that the primary purpose of the panels is to alert people that the surface is changing and they are approaching an intersection.

Mr. Perrigo stated that Public Works goes out to bid every year for concrete work and also have workers in 2-3 times a year. Trustee Kenwood stated that with technology and materials changing all the time, the panel to the left would require to be ripped out if changes were necessary. Director Hansen stated he preferred the panel in the middle rather than the panel to the right. President Demos stated that thousands of the middle panels have been installed in the Village and cost was briefly discussed. Mr. Perrigo stated that when they bid on their concrete, it is per square foot and it does not matter if it is ADA or not. He added that the Village purchases the panels and gives them to the installers. President Demos stated that the

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Village purchasing and supplying them for the consistency in getting the specifications of the ramps occurs often throughout the Village.

Trustee O'Shea asked if the panels would fade and Mr. Perrigo stated he felt they would be of high quality. Mr. Perrigo responded to Trustee O'Shea that regarding manufacturer accessibility, the cast-in-place cons are eliminated. Mr. Perrigo responded to Trustee O'Shea that he has seen no failures in eight years in the cast-in-place panels in town. Trustee O'Shea asked why the screw-in panels had been allowed, and Director Hansen responded that an experimental process was in place with those panels.

Ray Campbell, 460 Raintree Court, Glen Ellyn, Illinois who is visually impaired, appeared before the Village Board. Mr. Campbell stated he travels quite a bit throughout the Village and his overwhelming preference is the cast-in-place panel. He stated that panel has proven to be a good panel for those in the Village as it is reliable and will be there when you come to an intersection. He stated that the panel to the far right did not sound like a good choice but that he could live with the panel in the middle. He stated that the bottom line is a panel that is safe. He stated the Village has not had a long period of time with these panels and he would like to do some research on his own.

President Demos stated that Trustee Ladesic has requested the manufacturer to send research regarding the panels.

President Demos responded to Village Manager Franz that he is comfortable with the middle panel although the Board members would like some time to think about these options.

Agenda Item F. Proposed Liquor License Classification for The Beer Cellar

Economic Development Coordinator Meredith Hannah stated that David Hawley, owner of The Beer Cellar, has been in downtown Glen Ellyn for approximately two years. She stated that the Village had created a C-4 liquor classification for his craft beer store and he would now like to expand his business to a larger space at 488 Crescent Boulevard which has been vacant for several months. Ms. Hannah added that Mr. Hawley wanted to receive feedback from the Village Board prior to finalizing negotiations for the subject space.

Ms. Hannah distributed some renderings and stated that Mr. Hawley would like to increase his floor space to allow for more specialty craft beers and a tap room for consumption on site. Ms. Hannah stated that requirements for the liquor license have been reviewed by Police Chief

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Norton and Village Attorney Mathews that include requiring food on the premises and allowing customers to bring food in from other area restaurants, and Village Attorney Mathews stated he is comfortable with the language in the license. Mr. Hawley stated they would keep the 90 percent craft beer and 10 percent liquor sales at their new location, and Village Attorney Mathews added that 50 percent of the total space must be devoted to package retail sales.

The consensus by the Village Board was for the petitioner to continue to move forward.

Agenda Item G. Sidewalk Dining Platform Proposed at 504 Crescent Boulevard

Economic Development Coordinator Meredith Hannah stated that Patrick Gibellina, owner of Enza Sicilian Osteria at 504 Crescent Boulevard, has requested a sidewalk extension or dining platform outdoors to increase outdoor dining space. Ms. Hannah stated this type of dining is in the Village's Downtown Master Plan (Portable Outdoor Dining) and is a new concept for the Village.

Ms. Hannah stated that drawings of the plan were reviewed by staff who had some concerns regarding public safety and structure and met with Mr. Gibellina on site. Ms. Hannah stated that staff has requested that Mr. Gibellina include five (5) long planters on site that would protect diners from cars on the street. She added that staff also asked Mr. Gibellina to shift the dining platform to take up a bit more of the sidewalk which would keep it within the perimeter of the parking space. She added that with the dining platform coming in a bit more, it will be shifted down a bit, and Police and Public Works personnel indicated that there will be enough room to shift the existing parking spaces back at that location to make room for the dining platform. Ms. Hannah also stated that staff and the owner would like to know if the Village Board is comfortable with this type of seating before spending more time trying to make it work. She also asked if the Village Board would want to charge a fee for use of the parking space as per some communities and added that a fee is already charged for outdoor seating in the Village. She also stated that liability insurance would also be required for this type of seating. She suggested that this type of seating could perhaps be a pilot program this summer and be evaluated at the end of the season.

Ms. Hannah responded to Trustee Clark that the building to the east of the subject restaurant is Sunshine Dance. Mr. Gibellina also responded to Trustee Clark that the seating platform extends beyond the lot line toward that building, however, does not extend to the entrance of their building, and Mr. Gibellina responded that those owners have not had a problem with tables in front of their windows in the past. Mr. Gibellina responded to Trustee Clark that canopies or umbrellas would look nice at the dining platform as they would like the table(s) to

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look as aesthetically pleasing as possible. Mr. Gibellina responded to Trustee Clark that they plan to have one 4-top table in the corner with room for an umbrella and two to three smaller Bistro tables outdoors. Ms. Hannah responded to Trustee Clark that the outdoor seating would be available from May 1 through November 1. Ms. Hannah responded to President Demos that the building next to Enza has two different owners, and Mr. Gibellina responded to President Demos that he has not spoken to the current owners regarding the location of the seating platform that extends toward that building. Mr. Gibellina added that the plan originally was for the platform to extend about 20 feet from the alley east, however, because of the planters being installed, they would be required to move the platform that was originally planned to go out 8 feet back to 5-1/2 feet. He added that they would then extend the platform from 20 feet to 27 feet which would give them enough room to move the parking stalls down ½ space east. Village Manager Franz stated that Mr. Gibellina will be encouraged to talk to the businesses next door regarding the platform and President Demos agreed that those businesses should definitely be contacted.

President Demos stated he likes this concept and believes there is tremendous value to a pilot program. He stated that without umbrellas, the availability will be limited over several months. Trustee Clark stated he was very much in favor of the outdoor seating platform being requested. Trustee Kenwood also stated he likes this concept, however, wants to be sure that the appropriate space is available for people to enjoy and to walk by the site. Police Chief Norton stated that they are interested in the weight of the planters to prevent the errant driver from hitting people who are eating in the street. Ms. Hannah responded to Trustee Senak that Planning and Development extensively researched this use and the associated fees in numerous cities across the country and added that the Village is in the process of looking at the current outdoor dining fees. Trustee Senak also stated that he is in favor of the outdoor seating platform.

Ms. Hannah responded to Trustee Clark that the platform will be removed during cold weather. President Demos stated that there are decorative jersey blocks that hold planters on the top and are easy to move and place. Trustee O'Shea asked Mr. Gibellina if he is picking up square footage with the new design, and Mr. Gibellina replied only a few feet. Trustee Senak asked Mr. Gibellina if he plans on keeping the revenue generated from the outdoors separate, and Mr. Gibellina replied yes. Village Attorney Mathews stated that he needs the dimensions of the passable pedestrian sidewalk and the traffic plan to deliver food, etc., out of the front of the restaurant and through passengers on the sidewalk. Mr. Gibellina stated they have a host stand just inside the door that can be staffed during the times when the outdoor seating platform is in use.

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Agenda Item H. Shock's Park Proposed Consolidated Refuse Enclosure

Planning and Development Director Staci Hulseberg displayed an area map that showed Shock's Park and the area of the proposed consolidated refuse enclosure. She stated that the benefit regarding the refuse enclosure is there are 15 businesses that have 30-plus containers currently on private property surrounding Village owned property. Director Hulseberg indicated Lot 13 which is Village-owned property and stated there is land outside Village property where there are many garbage enclosures or dumpsters.

Director Hulseberg displayed several photos and stated the proposed refuse enclosure would consolidate all of the refuse enclosures/dumpsters into one enclosure at one location. She stated that the proposed refuse enclosure has been modeled after a Naperville refuse enclosure. She also stated that Waste Management has provided an estimate of \$850 per month for the consolidated compactor after installation as compared to the previous \$1,800 per month for the existing haulers. She added that the collective aggregate business savings would be approximately \$1,000 per month and added that there is no cost to the Village other than the construction of the enclosure which would be approximately \$25,000. She also stated that the low-bid hauler would provide the dumpsters, the billing and the hauling. Director Hulseberg stated that the Village would prefer a brick enclosure as that would meet the Zoning Code requirements, would be more durable and aesthetically pleasing and would match the brick planters in the downtown and the building that it is serving. She added that Naperville's program is that each time trash is dumped into a container, a pad code is pushed and 50 cents is charged to the business which is reimbursed to the Village quarterly for the enclosure. She stated that funds are available in the downtown TIF and in the parking fund for the subject refuse enclosure. Director Hulseberg stated that, if approved, the next steps for the consolidated refuse enclosure would be meeting with the affected businesses to explain the program, getting quotes from haulers, entering into a contract with a hauler and adopting a Village amendment regarding this program.

Trustee O'Shea asked if the Village can require businesses to participate in this program, and Director Hulseberg replied yes. Village Attorney Mathews added that would involve lining up a contract with a waste hauler to provide the service in that area. He stated that the Environmental Commission has been interested in accomplishing this type of a program and that he will have to review information regarding the five providers who would no longer serve these businesses. Ms. Hulseberg stated that using the consolidated refuse enclosures could be voluntary but felt that the affected businesses would be in favor of participating in this program because of the financial benefit. Ms. Hulseberg responded to President Demos that there currently is an ordinance stating that trash must be contained in a dumpster enclosure. She

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also stated that there is a Village code which states that commercial businesses must provide dumpster accommodations or garbage collection. President Demos was supportive of the enclosure, however, was unsure about the necessity of building a brick structure, suggesting perhaps a higher grade fenced enclosure until such time as it was determined that the proposed enclosure would work out. Trustee Kenwood stated the enclosure would be on an angle so there could probably be just a break on the side. Trustee O'Shea added that the Park District built an enclosure for trash at the lake but felt it is early for a brick enclosure at this new location and preferred a wood enclosure. He also expressed concern that the business owners would think that the Village was trying to profit from this program with the 50 cent push. President Demos felt that a nice enclosure on a concrete slab without a push fee would work well. Director Hulseberg indicated for Trustee Clark the proposed location of the dumpster as compared to the existing dumpsters. Trustee Elliott offered some positive comments via the telephone. Director Hulseberg responded to Trustee O'Shea that the space will be squared off with the use of two parking spaces. Trustee Kenwood felt that the dumpster enclosure is a great idea but expressed concern regarding how the business owners will feel about it as it is a major change regarding how they deal with their trash. Director Hulseberg added that the street appearance will also be improved with this new process.

Patrick Neary of A Toda Madre stated that he is part owner of a restaurant in Geneva and they have a garbage corral that is a landlord facility. He stated that the garbage corral works very well in that area and he is very positive about the proposed opportunity. Mr. Neary stated that some cautions would be that the capacity is sufficient for an ever-expanding restaurant community and that it is clear who to call for maintenance if there is an issue. He also stated that there are economic benefits to having a garbage corral and that he would not be opposed to having a push button to charge fees when trash is put into the dumpster.

Liz Mager stated she is in a building located across the street from the proposed dumpster area. She stated she is in favor of eliminating dumpsters as they are not very appealing. She stated that from a building owner perspective, future owners will have the benefit of not having to put structures around their trash areas with the proposed dumpster enclosures. She added that the proposed dumpster enclosures will be a win-win for everyone.

Trustee Senak asked what percentage of the total available TIF funds would be needed to construct this trash structure. Director Hulseberg responded that the cost would be \$6,000-\$7,000 to build a wood fence structure and between \$22,000 and \$28,000 to build a brick structure. Village Manager Franz added that there currently is \$100,000 in TIF funds.

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President Demos stated that the consensus is to move forward.

No members of the public were in the audience at this time.

Agenda Item I. Annexation Policy and Priorities

President Demos stated that the memo as presented by Administration has captured all of the priority and policy themes over the entire time he has been on the Village Board. He asked Director Hulseberg to start by advising what direction she is looking for at this point.

Planning and Development Director Staci Hulseberg stated that there are only two items for which they are looking for direction.

Priority Area 5 – Park and Butterfield. Director Hulseberg stated that the last time this item was brought before the Village Board, it was decided to move forward with annexing the property in yellow on the map and to not annex the school administration building because if that property is annexed, it requires the Village to take in the entire intersection which has a very high accident volume and because that property is tax exempt, the Village receives no revenue from it. Director Hulseberg stated that since that discussion, the Village has annexed a 300-foot wide strip of land at Glenbard South and the Church of God property which is where the Memory Care facility will be located. Director Hulseberg displayed a chart showing what the revenues would be if the three remaining properties in that area are annexed. She added that there is a state law that is very beneficial to fire protection districts that basically states if one is taking a property out of a fire protection district by annexing it and putting it into their own fire department, the fire protection district that is losing the tax revenue has the ability to come back to the municipality and request three years of lost property taxes for those three parcels to be paid over five years at decreasing percentage rates. She stated that Lisle Woodridge Fire Protection District has asked for fees back on properties that have been annexed in Aboretum Estates East. Director Hulseberg stated that the benefit of the Aboretum Estates East annexation agreement is that if the fire district asks for that money, the property owner would need to reimburse the Village. She added that these annexation agreements all pre-date that state law and, therefore, there is no ability to recapture that money for these three properties.

Director Hulseberg stated that the Village will need to pay back approximately \$41,000 for one of the properties. She stated that the Village can wait until the agreement expires in 2019 and then renegotiate a new annexation agreement with a provision added and whereby they will continue to get water. Director Hulseberg stated that the problem with waiting until the annexation agreement expires is that the homeowners can get water through Illinois American

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in the Butterfield Road right-of-way. Director Hulseberg stated that Bob Minix, Professional Engineer with the Village Public Works Department, thinks that the price it would cost them to connect to Illinois American is approximately equivalent to the \$41,000 they have to pay back to the Village and, therefore, they may opt to stay out of the Village. Director Hulseberg stated it is recommended that the Village move forward now with connection and she displayed a chart that indicates that the Village earns a gain in year 4 which continues to go up to approximately \$7,000 per year. Director Hulseberg responded to Trustee Senak that that amount will level off at \$7,000. Director Hulseberg stated that the Church of God property is as far as the Village limits go. Trustee O'Shea stated he would prefer to roll the dice to 2019, let it expire, try to renegotiate and see what happens. President Demos asked if we could negotiate with the petitioner now and split the fee and Director Hulseberg responded yes. Director Hulseberg responded to Trustee Clark that their water is from the Village and that they have a pre-annexation agreement with the Village. President Demos asked if the petitioners can annex currently. Director Hulseberg stated that grants are awarded two ways and that the Church of God required the Village to annex upon contiguity, however, she does not know what the subject pre-annexation agreement states. President Demos stated he also would be fine with waiting but that the agreement may dictate whether they decide to annex or not and he would like to split the fees if possible. Trustee Senak asked if anyone has determined whether the statute that requires the reimbursement applies to existing contracts or prospective contracts only. Attorney Mathews responded that he will research that item. Trustee Senak also asked if there is any plan to cross over Butterfield Road in annexation, and Village Manager Franz responded no.

Possible Annexation Area. Director Hulseberg displayed a map and described areas outside of the Village that include the Great Western Trail and the ice arena. She indicated the location of the residential property in that area that is interested in annexing to the Village. She stated that this property is outside the Village's planning jurisdiction on the zoning map, however, that is based on a boundary line agreement with Glendale Heights that expired several years ago. She also stated that she had contact with the Village of Glendale Heights who has stated they are not interested in extending the boundary line agreement. She added that they have encroached over the boundary line close to North Avenue; therefore, there is no boundary line agreement. Director Hulseberg stated that if there was a boundary line agreement in effect, this area would not be available to the Village of Glen Ellyn.

Director Hulseberg stated that there is a party interested in developing a very unusual subdivision with 35-foot wide lots with a circle drive and detention pond in the middle. She stated that this an alternative to townhome development and there will be 6 feet between each of the homes that they are proposing. Director Hulseberg stated that the petitioner has

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said they would rather work with Glen Ellyn than Glendale Heights or DuPage County. She displayed a photo of the type of development they are proposing and added that they are willing to go up to 40-foot wide lots. She stated that they will probably build townhomes as well and added that there is a great demand for townhomes in the Village.

Director Hulseberg asked if the Village Board was supportive of the Village moving into the subject area. She stated that although the Comprehensive Plan indicates the Village should move into this area, it was never discussed with any Village Boards because it was on the other side of the boundary line agreement and the Village did not have anyone interested in incorporating into the Village until now. Director Hulseberg stated that the Prairie Path and the Great Western Trail are considered to be rights-of-way so we annex to the far side of those, there is one other right-of-way there and utility rights-of-way can be jumped over. She added that there is one property that is needed to be annexed for this project to move forward and if the Village is favorable to this project, conversations with that property owner will be had to see if they would be willing to incorporate. Director Hulseberg responded to Trustee O'Shea that the properties would have County well water supported through pipes as Village water is not close. President Demos stated he did not oppose this project but felt the developer should be the one to contact the property owner regarding annexation. Director Hulseberg responded to Trustee Clark that the interested party has not developed a site plan for an eastern portion of the property. President Demos suggested speaking with the Village of Glendale Heights to see if they would be interested in allowing that to happen perhaps in a cooperative trade. Trustee Clark stated that the development to the west is considered part of Glendale Heights. Director Hulseberg responded to Village Manager Franz that the Village tried to talk to the printing company building about annexing when it was for sale, however, nothing happened.

Trustee Clark asked how 35-foot lots factor in with our regulations. Director Hulseberg stated the project would be a very alternative planned unit development. President Demos stated that there has been talk about allowing smaller lots for starter homes to be developed in this community. Trustee O'Shea asked if there has been any type of development that would allow seniors to not be required to pay property taxes to schools, and Trustee Clark responded no. President Demos responded to Director Hulseberg that he felt 40-foot lots would be the minimum allowed for this development and that 35-foot lots for townhomes would be allowed. Trustee Senak asked if the 35-foot lots could be regulated to certain areas, and Village Attorney Mathews responded that perhaps a zoning district or a planned unit development could be created. President Demos asked Director Hulseberg to find out the location of a community that is similar to the proposed project, and she responded that Airhart Construction has built some. President Demos stated that the Village would consider the subject project.

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General Questions from the Board of Trustees

Trustee O'Shea asked about the status of the Village with the southeast area towards Walmart. Director Hulseberg pointed out several properties in that area that would need to be annexed before Walmart could be annexed. She also added that Walmart has stated that their policy is not to annex. Village Manager Franz added that perhaps a deal could be made regarding water with those homeowners who have annexation agreements. President Demos stated that the advantage of annexing Walmart is if the incentive is near or exceeds the derivative, stressing our police for service on the other side of Butterfield would be a big discussion to have. He stated that we should continue to move forward toward annexation.

At Village Manager Franz' request, Director Hulseberg displayed Phase 3 of the GWA area for Trustee O'Shea. Director Hulseberg stated that the Village is not taking a certain piece of property right away because Lombard needs it for connectivity to the Western Acres Golf Course. She showed the area that the Village will annex per prior agreements and once that is done, we can take in another area because we will be wholly surrounding them. In response to Trustee O'Shea, Director Hulseberg indicated a lot needed in order to completely surround several lots and then take them in. She added that can be done by wholly bounding and if we had one other lot, we could wholly bound that area. She stated, however, there is another provision of state statute that says one can use a river to wholly bound and she displayed a map showing the river that would attach the area that is unincorporated. Director Hulseberg responded to Village Manager Franz that part of the property is owned by the tollways. She added that there is a provision in the statute that states one cannot use toll property to wholly bound. Director Hulseberg also stated that property under 60 acres can be annexed. She responded to Village Manager Franz that GWA would be annexed in 2017. Director Hulseberg responded to President Demos that she will check regarding whether or not the river would allow the toll property to be annexed.

Adjournment

The meeting was adjourned at 8:20 p.m.

Respectfully submitted,
Barbara Utterback
Recording Secretary