



MINUTES
Village of Glen Ellyn
Village Board Special Workshop
Monday, October 10, 2022
7:00 PM
Glen Ellyn Civic Center, Room 301

- A. **Call to Order – 7:00 PM**
- B. **Pledge of Allegiance**
- C. **Roll Call**

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

Also in attendance: Village Manager Franz, Village Attorney Mathews, Public Works Director Buckley, Finance Director Noller, Economic Development Coordinator Hannah, HR Director Vonachen, Village Engineer Daubert.

- D. **Audience Participation**

No audience participation.

- E. **Discussion**

- 1) **Central Business District Streetscape and Utility Improvements - Crescent/Main Intersection Treatment Options** (Village Engineer Daubert)

Village Engineer Daubert reviewed the progression of available treatment options for the intersection of Main and Crescent in the Streetscape project and presented new options and the cost for each.

Kristin Kalitowski from Civil Tech Engineering was also part of the presentation of the new options and was available to answer questions about the Streetscape project as well.

Diana Martinez congratulated the staff on the job they have done on communication about the streetscape and shared community-submitted comments from her Facebook page about the streetscape. One comment was that the traffic needs to be slowed down and she felt it was already there. Another comment was that the planters in front of Nobel House are a little large. Also, there was a suggestion to move the bike racks out from the center of town to outer blocks as an effort to keep bikes out of the core area. Parking was another concern. And there was a comment that the black granite planters, in some places, because of their length, make it obvious that the streets are not level.

Mike Miley, a resident and representative of Churchill Condominiums reminded the Board that the Condo Association would like to work with the Village on the operational side of the streetscape renovation. One point was that they need notice on parking lot closures to accommodate people using the lot. Also, the condo residents need to know about utility outages and felt that more notice is

better than less notice. Mike also reiterated that the residents are looking forward to the renovations and understand that the inconvenience will be well worth it.

Trustee Kalinich asked about the examination of the Main and Crescent intersection and if there is anything the Village can do about signifying this as the center of town. Village Engineer Daubert replied yes. Trustee Kalinich had concerns about the maintenance of the brick crosswalks and roadway. Her suggestion was that perhaps the horse trough area could be emphasized, in lieu of the entire street, and matching the crosswalks. Village Engineer Daubert replied that the concern was that people may think that pavers around the horse trough would encourage people to walk into that area when this is not desirable. Engineering Consultant Kalitowski elaborated on the process that led to the recommended options presented.

Trustee Christiansen favored option C for the safety and cost benefits. She suggested that perhaps the horse trough area could be stamped concrete to separate it from the brick walkways.

Trustee Payne favored option C for the safety and cost benefits, and Trustee Thompson agreed with this approach as well.

Trustee Gould also agreed that Option C is best. She raised concerns about landscaping being kept at a safe height for maximum visibility. Village Engineer Daubert replied that visibility issues are being taken into consideration due to safety concerns.

President Senak suggested that perhaps lighting and/or a water feature could be used at the horse trough to draw attention to the area.

Public Works Director Buckley asked about the details of the water feature idea. President Senak replied that details would need to be developed.

Trustee Christiansen wanted to be sure that a water feature would not turn into a “coin in a fountain” opportunity, which could cause safety issue.

Trustee Thompson expressed interest in the lighting as well. Trustee Christiansen commented that the lighting should consider night sky pollution issues.

2) **Central Business District Streetscape and Utility Improvements Project - Construction Staging** (Village Engineer Daubert)

Village Engineer Daubert reviewed plans for the next two phases of the Streetscape project. He presented how the Village is staging the project over the next two years.

Engineering Consultant Kalitowski went through the Streetscape construction staging in more detail.

Trustee Kalinich asked if traffic is open on Glenwood or is it just construction traffic. Engineering Consultant Kalitowski and Village Engineer Daubert replied with details on the traffic flow.

Trustee Kalinich asked for clarification for the traffic impact on Churchill Condominiums. Engineering Consultant Kalitowski replied that one lane will always be open so the residents will have access.

Trustee Thompson expressed concern about access for merchants in relation to Phase 1. He was wondering if there was an effort to compact the construction time and if the contractor has been, or could be, given incentives to finish quicker. Village Engineer Daubert replied that this could be explored and would need to be logically executed. Village Engineer Daubert added that the sidewalks will be open and untouched while the streetscape is being renovated to give access to businesses.

Trustee Payne wanted to know the length of time Main Street will be closed for Phase 1. Engineering Consultant Kalitowski replied 3 months for the underground infrastructure if the weather cooperates.

Trustee Gould asked how we are going to support the North Side businesses during the construction of the Streetscape. She suggested that the Board pay for delivery service. She also thought that website support might be possible. Economic Development Coordinator Hannah replied that they are working on the details from the Downtown Alliance.

Village Manager Franz added that parking is a big component and that using a valet service is being considered. He added that parking options are being investigated on the North side to help during the Streetscape construction.

Village Manager Franz said that locations for events need to be explored as well, since the Streetscape construction will inhibit events being held on Main Street or in the Crescent parking lot.

Trustee Gould asked if businesses could survive construction up to 2027. Village Engineer Daubert replied that the intense construction is just in 2023 and 2024 and pressure on the businesses won't be as disruptive in 2025-27.

Village Engineer Daubert stressed that the utility work will take about 2 months and is very comprehensive in an effort to avoid working on the street infrastructure again in the future.

Village Engineer Daubert emphasized that they are bidding out 2 years of work to minimize the disruption to the businesses.

Trustee Kalinich commended Village Engineer Daubert and the team for the above and beyond attention they have given to the South Side Streetscape.

3) **Glen Ellyn Metra Station and Multimodal Access Improvements Project - Phase II Engineering** (Village Engineer Daubert)

Village Engineer Daubert gave an update on the process; they have sent documents and continue with Phase 1. The process needs three years to get through Phase 2 and should get started on that Phase 2 engineering now.

Village Engineer Daubert suggested engaging CDM Smith to work on the design, based on their experience with train stations and the details involved.

Village Engineer Daubert said that project cost should be available later this week, and that further federal funds are being pursued.

President Senak asked if current grants consider inflation. Village Engineer Daubert replied that it does make additional funds available and explained the considerations.

Trustee Gould wanted to know if the train station project is being reviewed and evaluated regarding Metra's expectations. Village Engineer Daubert replied with more about the process.

President Senak asked if the new depot would have a vendor space. Village Engineer Daubert replied that it will have a consideration for retail.

Trustee Thompson stated that the Village will always have a train station and that we need to invest in making it more appealing and functional.

Trustee Gould would like to see numbers from Finance Director Noller on the estimated cost of the depot project.

Trustee Thompson suggested that grant writing needs to be a major focus, and Trustee Christiansen agreed with this suggestion.

The Board approved proceeding with CDM Smith as a partner for moving forward with Phase 2 planning.

4) **Budget Amendments for ARPA, Property Purchases and Capital Projects Funding** (Finance Director Noller)

Finance Director Noller presented proposed budget amendments.

Trustee Christiansen asked for clarification on the Corporate Reserve Fund.

President Senak asked for clarification on the General Fund and Capital Funds.

Trustee Gould commented on using TIF funds for building owners to develop their properties to add value to the CBD. Village Manager Franz replied, citing Two Hound Red as an example of what's possible.

Trustee Christiansen wanted to know why the Village needs to use TIF funds for the US Bank property. Village Manager Franz explained to advantage to using TIF funds over other funding options.

The conversation circled around TIF funds and how they can be used and the interest and ability of businesses to use the money.

F. Reminders

- Village Board Workshop October 17, 2022
- Village Board Meeting October 24, 2022

G. Other Business

Trustee Kalinich suggested scheduling a special meeting focusing on Board evaluation. It would be a one-time meeting to identify agreements in doing the Village's business. Trustee Kalinich said it should be a separate meeting. President Senak thought it was a good idea, but elections are coming up soon and perhaps have Board turnover. It would need to be decided if this is done in Closed or Open Session.

Trustee Christiansen suggested that Trustee Kalinich submit an Agenda to be discussed, which she agreed to do.

President Senak was in favor of adding this to the Agenda, but only in Open Session.

H. Motion to Adjourn to Closed Executive Session to discuss the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body or legal counsel for the public body (5 ILCS 120/2 (c)(1))

Attorney Mathews amended the above motion to discuss the collective negotiations matter between the public body and its employees or their representatives, or deliberations concerning salary schedules for one or more classes of employees, from **(5 ILCS 120/2 (c)(1))** to **(5 ILCS 120/2 (c)(2))**

Adjourn - 9:04 PM

Mover: Trustee Thompson; Second: Trustee Kalinich. Unanimous vote to adjourn.