



Minutes  
Village of Glen Ellyn  
Regular Village Board Meeting  
Monday, September 26, 2022  
6:00 PM  
Glen Ellyn Civic Center, Galligan Board Room

**A. Call to Order – 6:07 PM; Adjourned to Closed Executive Session - 6:10 PM  
Reconvened - 7:10 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.” Trustee Fasules was absent.

Also in attendance: Village Manager Franz, Assistant Village Manager Rodman, Village Attorney Mathews, Finance Director Noller, Community Development Director Scott, Public Works Director Buckley, and Police Chief Norton.

**D. 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), to return to Open Session at approximately 7 pm.**

**E. Audience Participation**

- 1) There was no off-agenda audience participation.

**F. Presentation**

- 1) Alliance of Downtown Glen Ellyn Quarterly Presentation (Executive Director Carol White)

Executive Director White reviewed the Second Quarter for the Alliance, highlighting details of each event. She also reviewed the events scheduled for the Third Quarter. Executive Director White also discussed ideas to help businesses in conjunction with the 2023 Streetscape plans.

President Senak asked Executive Director White whether she thinks the US Bank property plans would affect Alliance events. She replied that she doesn’t feel it will drive sales like the current events but needs to explore the possibilities of it further.

President Senak asked for attendance counts for each event and Executive Director White replied that she would provide this.

**G. Consent Agenda - The following items are considered routine business by the Village Board and will be approved in a single vote in the form listed below:**

Motion to approve the following items including Payroll and Vouchers totaling \$2,882,091.37. These agenda items have been reviewed by the Management Team and Village Attorney and are consistent with the Village's purchasing policy. (Trustee Christiansen)

|                  |                                                       |
|------------------|-------------------------------------------------------|
| <b>RESULTS:</b>  | <b>APPROVED [5 to 0]</b>                              |
| <b>MOVER:</b>    | <b>Trustee Christiansen [Items 1 – 9; 11 - 14]</b>    |
| <b>SECONDER:</b> | <b>Trustee Kalinich</b>                               |
| <b>AYES:</b>     | <b>Christiansen, Kalinich, Gould, Thompson, Payne</b> |
| <b>NAYS:</b>     |                                                       |

- 1) Total Expenditures (Payroll and Vouchers) - \$2,882,091.37
- 2) Village Board Meeting Minutes September 12, 2022
- 3) Village Board Meeting Minutes October 25, 2021
- 4) Appointment of Adam Kreuzer to the Plan Commission, with a term end date of 7/31/2025
- 5) Approval of President Pro Tem - Trustee Payne (September - December 2022)
- 6) Motion to Approve Special Event "Wine Thing" hosted by Cabernet & Company on Sunday, October 16, 2022 (Rain Date October 23) (Communications Coordinator Paplauskas)

Trustee Payne had a question about the space being available with new tenant. Assistant Village Manager Rodman replied that access will still be available.

- 7) Motion to waive competitive based on Village Code 1-10-2 (E) as a single source material that is available from only one vendor but are deemed necessary to Village operations bidding and authorize the Village Manager to execute a contract with Corrective Asphalt Materials, LLC, of South Roxana, Illinois, for construction of the 2022 Asphalt Surface Rejuvenation Program in the not to exceed amount of \$60,000.00 to be expensed to the Capital Projects Fund (Public Works Director Buckley).

President Senak complimented Public Works Director Buckley on the proposal.

- 8) Motion to adopt, pursuant to Section 1-10-7 of the Glen Ellyn Village Code, the competitive bidding procedures of the State of Illinois Management Services Group in lieu of the provisions of Chapter 10 on Village Contracts and approve the purchase of three (3) 2023 Ford Police Utility vehicles and one (1) 2023 Ford Explorer Hybrid Utility vehicle from Sutton Ford of Matteson, Illinois, in the amount of \$178,233 to be expensed to the Equipment Services Fund (Public Works Director Buckley)

President Senak asked if the competitive bidding procedures have been followed. Public Works Director Buckley replied that this is the normal process they follow.

President Senak asked about the usual amount of time a vehicle is held for use and other usage questions. Public Works Director Buckley replied it depends on the vehicle and its use. President Senak asked about mileage and Public Works Director Buckley replied that it depends on the wear and tear that the vehicle has gone through, and that each vehicle is evaluated individually.

- 9) Motion to Approve Ordinance No. 6978, An Ordinance Approving a Variation from the Zoning Code to Allow an Addition of a Rear 1-Story Sunroom on a Single-Family Residence Resulting in a Lot Coverage Ratio of 24.07% for the Property Located at 509 Carleton Avenue (Community Development Director Scott)
- 10) Motion to Approve Ordinance No. 6979, An Ordinance Approving Three Construction Necessitated Zoning Variations to Allow Existing Deck Expansion and Trampoline to Remain on the Property Located at 645 Forest Avenue (Community Development Director Scott)

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|------------------|-----------------------------------------|
| <b>RESULTS:</b>  | <b>APPROVED [4 to 1]</b>                |
| <b>MOVER:</b>    | <b>Trustee Kalinich</b>                 |
| <b>SECONDER:</b> | <b>Trustee Thompson</b>                 |
| <b>AYES:</b>     | <b>Kalinich, Thompson, Gould, Payne</b> |
| <b>NAYS:</b>     | <b>Christiansen</b>                     |

Trustee Christiansen wanted clarification on the hardship involved. Community Development Director Scott gave background of the 3 variances requested. Community Development Director Scott also explained the Zoning Board's process in reviewing the variance requests.

Trustee Christiansen asked about the inspection reports. Assistant Village Manager Rodman replied that the reports showed that the inspector did not give approval and asked for as-builds.

Trustee Gould asked for clarification of the deck permit and what was actually built, and was it function before the work was done. Assistant Village Manager Rodman and Community Development Director Scott elaborated.

Trustee Kalinich referred back to the hardship issue and felt the topography could be an issue. Community Development Director Scott replied.

Trustee Christiansen asked for further clarification regarding the "hardships." Assistant Village Manager Rodman explained all three hardships, and only one was related to the deck.

The petitioner spoke to clarify the history of the project and the timeline that events occurred, explaining the hardships involved in tearing out the deck. He said that they were not hiding anything, delaying or dragging their feet on this whatsoever. He also added that no one from the Village told him they could submit a variance, he was just told they had to tear off the deck. He also added that the neighbors are alright with the property as is.

Attorney Mathews asked staff if the deck extension issue is because it is over 1% coverage. Staff replied that this was correct, with the issue being the height of the deck. The staff added that as-builds were required and re-inspection paperwork and that it was signed by the petitioner.

Debate continued over the communication with the petitioner during the inspecting process, and if there had been actions that could have been taken prior to project completion if there had been better communication.

Trustee Thompson asked the petitioner further questions about the management of the permit and building process. The petitioner explained the timeline further.

Trustee Thompson stressed that code needs to be followed and that contractors should stop telling homeowners that variances are not required for additional or change in issued permits.

President Senak agreed and would like suggestions on how to make contractors responsible for their actions. He added that perhaps contractors need to be licensed to work in the Village.

Trustee Christiansen agreed with the contractor problem and added that it bothers her that no one in the process thought that the permit should be re-submitted.

Trustee Thompson would like a letter to go to the contractor and architect to let them know they are on the Village's "radar." He added that his approval is only based on this letter going out to both parties.

Trustee Gould asked if the 1% would be adjusted and Trustee Thompson said, yes. Trustee Gould asked if the cost should be the contractor's responsibility, and President Senak replied that at this point it is not possible.

Trustee Gould asked about all the building that has been done on this lot and that it all contributed to the deck's 1% problem.

Trustee Gould added that the Zoning Board is down a person and perhaps, going forward, there needs to be better training for the Zoning Board members.

- 11) Motion to Approve Ordinance No. 6980, An Ordinance Approving Variations to Allow Construction of a Two-Story Sunroom Addition on the Property Located at 103 Grove Avenue (Community Development Director Scott)
- 12) Authorize the Village Manager to execute a 1-year contract with B&B Holiday Decorating LLC of Des Plaines, IL for Seasonal Decorations in a not to exceed amount of \$88,993 to be expensed to the General Fund (Public Works Director Buckley)
- 13) Approve a Facade Improvement Award in the Amount of \$20,000, a Retail Interior Improvement Award in the Amount of \$12,500, and a Fire Prevention Award in the Amount of \$7,500 to Trans Holding Corp at 507 Pennsylvania Avenue, to be expensed to the Central Business District TIF Fund (Economic Development Coordinator Hannah)
- 14) Motion to Authorize the Village Manager to Execute an Engagement Letter for Audit Services with Lauterbach and Amen, LLP for the Village's Fiscal Year 2022 and 2023 Audits in the Amount of \$82,015, to be Expensed to the General Fund,

Central Business District TIF Fund, Roosevelt Road TIF Fund, and Police Pension Fund (Finance Director Noller)

Trustee Thompson wanted to know how long Lauterbach and Amen has been doing the audit. Finance Director Noller replied for 7 years. Trustee Thompson asked if the Village should rotate auditors. Finance Director Noller replied and that perhaps going out for bid could happen in the future based on a 2-year cycle. President Senak agreed.

**H. Glen Estates Subdivision (Assistant Village Manager Rodman) (Trustee Thompson)**

- 1) Ordinance No. 6981, An Ordinance Granting Approval of Preliminary and Final Major Subdivision Plats, Subdivision Code Variations and Zoning Code Variations for a Detached Single-Family Residential Development to be Known as Glen Estates Subdivision and to be Located at 982-994 Hill Avenue (Currently 982-992 Hill Avenue)

|                  |                                                                                                                           |
|------------------|---------------------------------------------------------------------------------------------------------------------------|
| <b>RESULTS:</b>  | <b>APPROVED [4 to 1] with addition of a tree preservation plan - subject to admission, approval, and attorney review.</b> |
| <b>MOVER:</b>    | <b>Trustee Kalinich</b>                                                                                                   |
| <b>SECONDER:</b> | <b>Trustee Thompson</b>                                                                                                   |
| <b>AYES:</b>     | <b>Kalinich, Thompson, Christiansen, Payne</b>                                                                            |
| <b>NAYS:</b>     | <b>Gould</b>                                                                                                              |

Assistant Village Manager Rodman presented the proposal for the 7-lot subdivision, including changes throughout the process.

Trustee Christiansen asked about clearing the trees from the lots and if any were heritage trees. Assistant Village Manager Rodman explained the plan to save as many trees as possible. Trustee Christiansen wanted to know why the trees need to be cleared if this is still in the planning stage.

Trustee Thompson pointed out that there is not a survey of the trees in the plans. Assistant Village Manager Rodman replied that this is correct.

Trustee Thompson wanted to know if there was a traffic study because it was not in the packet, and that he had not seen the Hill Avenue redesign for review. Assistant Village Manager Rodman replied that the staff has reviewed this and approved. And that the driveways will be finalized as the project goes forward.

Trustee Thompson wanted to know why the “alleyway” concept is not included, as it had been in the past. Assistant Village Manager Rodman replied that it was previously a different property owner.

Trustee Thompson asked about the landscaping plans. Assistant Village Manager Rodman replied.

Trustee Kalinich voiced concern with the 6 driveways on Hill Avenue and that it could be a safety issue. She added that the alley concept might be a good idea to reincorporate into the plans.

John Green, with Engineering Resources Associates, spoke to the Board about their concerns with the project, and highlighted a few of them. He went into detail regarding the project in general, particularly the tree and Hill Avenue improvement issues.

Trustee Thompson asked about pages of the packet previously approved by another Board, that shows the alley plan being part of this project. He added that a condition has been made that the resident access must stay off Hill Avenue. Assistant Village Manager Rodman explained that the drawing shows a drainage easement, not an alley. More discussion ensued on this matter.

Trustee Kalinich asked about safety in regard to the east side of the intersection, which also has a steep grade. Mr. Green replied.

Trustee Christiansen stated that she doesn't see anything about saving the trees as a stipulation. Assistant Village Manager Rodman said that if it is missing, it can be added.

Trustee Gould voiced her concerns over the current plans and the lot coverages being high to begin with, and what will happen if potential buyers want any variances.

Trustee Christiansen agreed that we are starting at a point that could lead to problems. Mr. Green replied.

Trustee Gould asked, in regard to safety, if there had been consideration for a light at the intersection. Mr. Green replied. Village Manager Franz said he believes that this intersection would not need a warrant to install a light. Discussion continued on this issue.

President Senak asked that if the Board decided that a stop sign could be added, could it be? Police Chief Norton replied in regard to adding stop signs. President Senak wanted to know if it adds liability to the Village. Police Chief Norton replied. Assistant Village Manager Rodman pointed out that Village Engineer Daubert has looked at this and approves of it and has no issue with it.

Trustee Thompson reiterated that the plan tonight, as written, includes that the trees could all be cut. Mr. Green replied and explained the agreement with the Plan Commission not to do so. President Senak suggested an amendment to include tree preservation.

Trustee Thompson asked about how the road is to be regraded for safety concerns. Mr. Green spoke to what the regrading design achieves.

Trustee Thompson pointed out that the storm water reports max out this property and asked Mr. Green to explain the storm water issues and how this went from 6 units to 7 units for the development. Mr. Green did so.

Trustee Kalinich asked how deep the retention pond would be and if there would be a fence. Mr. Green replied.

Trustee Thompson pointed out that most of the homes in this area are much larger. He also asked about the pricing of these homes.

Trustee Thompson wanted to know about the subdivision code and what it means. Assistant Village Manager Rodman explained how that relates to this subdivision.

Trustee Gould asked about the size of the parcel hardship and if this drives what type of housing might be appropriate for this property. Mr. Green replied that the property is not zoned that way. Assistant Village Manager Rodman confirmed. Discussion went back and forth between Trustees.

Trustee Thompson asked if having an alley driveway would detract from buyer's desire to own at this location. Mr. Green replied and outlined the detriments this approach would cause.

Trustee Thompson wanted to know if a 6-unit development would allow all lots to adhere to the zoning regulations. Mr. Green replied "no."

Trustee Thompson wanted to know what the building materials would be, and if the homes will be built one at a time. He also wanted to know what the look would be. Mr. Green replied. Trustee Thompson is concerned that the Village has no control over what these units will look like.

Public Works Director Buckley clarified the Forester's involvement with development. Trustee Thompson asked if a property owner could cut any trees they want. Public Works Director Buckley replied yes and elaborated.

Robert Margetts, resident, asked about the impact to the Prairie Path and crossing on Hill. Mr. Green replied that there is a plan for detours during construction.

John Pope, resident, asked about the project design as far as driveways and the entrance to the golf club. Mr. Green replied that the Glen Oak entrance is not affected.

Trustee Thompson expressed his concern that the developers keep their promises for this property and hopes he doesn't regret his vote.

Trustee Payne added that a 7-home subdivision will impact the appearance of this area and that he is concerned that the builder will sticks to plan.

- 2) Motion to Open a Public Hearing to Receive Comments on an Amendment to an Annexation Agreement for 982-992 Hill Avenue (Proposed Address 982-994 Hill Avenue)

|                  |                                                       |
|------------------|-------------------------------------------------------|
| <b>RESULTS:</b>  | <b>APPROVED [5 to 0]</b>                              |
| <b>MOVER:</b>    | <b>Trustee Kalinich</b>                               |
| <b>SECONDER:</b> | <b>Trustee Thompson</b>                               |
| <b>AYES:</b>     | <b>Kalinich, Thompson, Gould, Christiansen, Payne</b> |
| <b>NAYS:</b>     |                                                       |

Assistant Village Manager Rodman presented the Amendment. Discussion of the Amendment to the Annexation Agreement ensued with Assistant Village Manager Rodman answering questions and adding clarification.

Trustee Christiansen wanted to know why the share amount changed. Trustee Thompson wanted to know what a typical share amount is. Village Manager Franz replied and explained the 10-year journey to get to this point.

John Green, with Engineering Resources Associates, was sworn in and then spoke to the cost-share aspect of the project and what it includes and does not include. He also spoke to why this project warrants the larger cost-share. He also discussed the safety aspects of the improvements.

President Senak asked what the projected property tax revenue would be on an individual home. The reply was that it will depend on the price of the custom homes.

Trustee Payne asked if this is part of the capital improvement plan. Village Manager Franz replied yes and that the area as a whole is in the plan.

Terry Lind, a neighbor to the development on Golf, commented on the condition of Golf Road and that it needs attention. The question was raised as to who is responsible for its upkeep.

Trustee Gould asked where the money will come from. Village Manager Franz replied that it will come from the Capital Plan.

- 3) Motion to Close a Public Hearing to Receive Comments on an Amendment to Annexation Agreement for 982-992 Hill Avenue (Proposed Address 982-994 Hill Avenue)

|                  |                                                       |
|------------------|-------------------------------------------------------|
| <b>RESULTS:</b>  | <b>APPROVED [5 to 0]</b>                              |
| <b>MOVER:</b>    | <b>Trustee Christiansen</b>                           |
| <b>SECONDER:</b> | <b>Trustee Kalinich</b>                               |
| <b>AYES:</b>     | <b>Christiansen, Kalinich, Gould, Thompson, Payne</b> |
| <b>NAYS:</b>     |                                                       |

- 4) Ordinance No. 6982, An Ordinance Approving a First Amendment to the Annexation and Development Agreement for Glen Estates Subdivision at 982-992 Hill Avenue (Proposed Address 982-994 Hill Avenue)

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|------------------|----------------------------------------------------------------------------|
| <b>RESULTS:</b>  | <b>APPROVED [6 to 0]</b>                                                   |
| <b>MOVER:</b>    | <b>Trustee Thompson</b>                                                    |
| <b>SECONDER:</b> | <b>Trustee Kalinich</b>                                                    |
| <b>AYES:</b>     | <b>Thompson, Kalinich, Gould, Christiansen, Payne,<br/>President Senak</b> |
| <b>NAYS:</b>     |                                                                            |

Assistant Village Manager Rodman clarified the purpose of the ordinance.

Trustee Thompson wished that the Board had more information on the cost-sharing.

Trustee Christiansen wanted clarification on the \$550,000 limit. Assistant Village Manager Rodman confirmed and clarified the limit.

President Senak added that the taxes realized, plus the general improvements, may seem like a lot right now, but over time the Village will reap benefits from this agreement.

**I. Reminders**

- 1) Village Board Special Workshop October 3, 2022
- 2) Village Board Special Workshop October 10, 2022

**J. Other Business**

There was no other business.

**K. Adjourn – 10:43 PM**