



Minutes
Village of Glen Ellyn
Regular Village Board Meeting
Monday, October 24, 2022
7:00 PM
Glen Ellyn Civic Center, Galligan Board Room

- A. Call to Order – 7:04 PM**
- B. Pledge of Allegiance**
- C. Roll Call**

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

Also in attendance: Village Manager Franz, Assistant Village Manager Rodman, Village Attorney Mathews, Public Works Director Buckley, Finance Director Noller, Community Development Director Scott, Economic Development Coordinator Hannah, Communications Coordinator Grant Paplauskas Accounts Manager Backhaus, Village Engineer Daubert, and Police Chief Norton.

- D. Audience Participation**

There was no off-agenda public comment.

- E. Presentation**

- 1) Designation of House at 567 Taylor Avenue as a Local Landmark (upon approval of Village Board) (HPC Chairperson Penn French)

HPC Chairperson French formally announced the committee’s decision to designate the above property as a Local Landmark. He then presented the property owners, the Petersons, with a plaque to mount on their home. Bill Peterson made remarks about the designation of his home.

Trustee Christiansen added her thanks for the renovation effort and that Landmark status is not only for residential properties.

- 2) Proclamation in honor of October 2022 as National Disability Employment Awareness Month

Julie Evans, a disabilities advocate, along with several people with disabilities who are employed within the Village, addressed the Board stating their appreciation of the Villages’ current and future efforts toward employing individuals with disabilities.

Village Manager Franz reviewed the Village's role in employing people with disabilities and the future plans to expand these efforts.

President Senak read the Proclamation.

3) Community Relations Commission Progress Report (Chairperson Sania Irwin)

Community Relations Commission Chairperson Irwin gave a progress report on the Commission's work during the past year.

Trustee Christiansen thanked Commissioner Irwin for her leadership. President Senak agreed and recognized the staff with their work in developing and advancing this Commission.

F. 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:

Trustee Thompson wanted to clarify that item numbers 16, 17, and 23, which call for 3-year contracts for services provided to the Village, are split up into yearly charges for budgeting purposes. Public Works Director Buckley followed up with why the contracts are done for 3 years instead of 1 year.

RESULTS:	APPROVED [5 to 0]
MOVER:	Trustee Fasules [Items 1 – 7; 9-12; 14-20; 23-24]
SECONDER:	Trustee Thompson
AYES:	Fasules, Thompson, Gould, Christiansen, Kalinich

Motion to approve the following items including Payroll and Vouchers totaling \$6,826,564.05. These agenda items have been reviewed by the Management Team and Village Attorney and are consistent with the Village's purchasing policy. (Trustee Fasules)

- 1) Total Expenditures (Payroll and Vouchers) - \$6,826,564.05
- 2) Village Board Special Workshop October 10, 2022 Minutes
- 3) Village Board Closed Executive Session October 10, 2022 Minutes
- 4) Village Board Workshop October 3, 2022 Minutes
- 5) Village Board Meeting September 26, 2022 Minutes
- 6) Village Board Closed Executive Session September 26, 2022 Minutes
- 7) Village Board Closed Executive Session July 18, 2022 Minutes
- 8) Village Board Closed Executive Session May 9, 2022 Minutes

This item was tabled for consideration at a future Consent Agenda.

RESULTS:	APPROVED TO TABLE [5 to 0]
MOVER:	Trustee Gould
SECONDER:	Trustee Christiansen
AYES:	Gould, Christiansen, Fasules, Thompson, Kalinich

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- 9) Motion to Approve Destruction of Executive Closed Session Audio Recordings of previously approved minutes.
- 10) Approval of the recommendation of Village Board President Senak for the following appointments for two Boards and Commissions:
 - o Orion Galey to the Capital Improvements Commission with a term ending date of 7/31/25
 - o Christiane McKnight to the Zoning Board of Appeals with a term ending date of 7/31/25

Approval to appoint Commissioner Chris Goodman to Vice Chair position on the Finance Commission

- 11) Ord. No 6983, An Ordinance Designating the House at 567 Taylor Avenue, Glen Ellyn, IL 60137 as a Local Landmark (HPC Chairperson Penn French)
- 12) Approve the Creation of a New Downtown Beautification Award Program Funded by the CBD TIF Fund (Economic Development Coordinator Hannah)

Trustee Christiansen thanked Economic Development Coordinator Hannah for her work and creativity on this program. She added her hope that the Roosevelt Road corridor will get the same consideration.

- 13) Approval of a Wind Enclosure License Agreement for A Toda Madre 499 N. Main Street (Economic Development Coordinator Hannah)

This item was pulled from the agenda for consideration.

RESULTS:	APPROVED TO TABLE [5 to 0]
MOVER:	Trustee Fasules
SECONDER:	Trustee Thompson
AYES:	Fasules, Thompson, Christiansen, Kalinich
NAYES:	Gould

Trustee Gould asked who owns the character of the CBD and if wind enclosures take away from the vibe of the CBD. She wondered if the issue could be solved by using indoor space instead.

Economic Development Coordinator Hannah replied with reasoning behind allowing the wind enclosures when inside space is restricted.

Community Development Director Scott added that many communities allow them and businesses must comply with regulations.

Trustee Kalinich agreed that the esthetics are a concern to her as well but since it is temporary, it's the best alternative.

Trustee Thompson added that they are ubiquitous and can get beat up so merchants should keep them clean and in good repair and that he's not enthusiastic about them but understands why they are needed.

Trustee Gould asked if the AAC or HPC would comment on such structures in the CBD. Community Development Director Scott replied that to his knowledge there is not a requirement.

Trustee Christiansen asked if there might be a standardization for the structures.

Trustee Thompson asked if there is a time limit for installation. Economic Development Coordinator Hannah replied yes and gave details.

Trustee Fasules was concerned that reviewing everything in committee might be troublesome in over-regulation.

President Senak added that this is a license agreement and that protects the Village if the agreement is not followed.

- 14) Motion to Approve Special Event "Mini Recycling Event" hosted by Glen Ellyn Environmental Commission on November 5, 2022 (Communications Coordinator Paplauskas)
- 15) Receive the Police Pension Board's Municipal Compliance Report for the Fiscal Year Ended December 31, 2021 (Finance Director Noller)
- 16) Authorize the Village Manager to execute a 3-year contract with Beary Landscape Management of Lockport, IL in the not to exceed amount of \$214,500 to be expensed to the General Fund (Public Works Director Buckley)
- 17) Authorize the Village Manager to execute a 3-year contract with D. Ryan Tree and Landscape LLC of Dekalb, IL in the not to exceed amount of \$232,480.00 to be expensed to the General Fund (Public Works Director Buckley)
- 18) Motion to adopt, pursuant to Section 1-10-7 of the Glen Ellyn Village Code, the competitive bidding procedures of the Suburban Purchasing Coop in lieu of the provisions of Chapter 10 on Village Contracts and approve the purchase of three (3) 2023 Ford Police Utility vehicles from Currie Motors Inc. of Frankfort, Illinois,

in the amount of \$132,837. to be expensed to the Equipment Services Fund. (Public Works Director Buckley)

- 19) Ord. No. 6984, Ordinance Granting Approval of a Special Use Permit to Allow a Church to Operate at 796 Prairie Avenue, Glen Ellyn, IL 60137 (Community Development Director Scott)
- 20) Ord. No. 6985, An Ordinance Approving a Variation from the Zoning Code to Allow a Detached Garage to Occupy 31.92 Percent of the Required Rear Yard, Where a Maximum of 30 Percent of a Required Rear Yard or 1,000 Square Feet, Whichever is Less, is Allowed to be Covered by All Freestanding Accessory Structures on the Zoning Lot for the Property Located at 364 Lorraine Road, Glen Ellyn, 60137 (Community Development Director Scott)
- 21) Ord. No. 6986, An Ordinance Granting Approval of a Special Use Permit to Allow a Church at 501 Hill Avenue, Glen Ellyn, IL 60137 (Community Development Director Scott)

This item was pulled from the agenda for further consideration.

RESULTS:	APPROVED [4 to 1]
MOVER:	Trustee Fasules
SECONDER:	Trustee Thompson
AYES:	Fasules, Thompson, Gould, Kalinich
NAYES:	Christiansen

Trustee Gould asked about improvement that would be made to the Rec Center. Garrett Black, Pastor of Access Church, replied.

Trustee Gould asked what the time horizon was. Pastor Black replied that this was not a long-term solution, but a starting point.

Trustee Christiansen was concerned about traffic and wanted to know how this would affect traffic. Community Development Director Scott replied. Trustee Christiansen suggested looking at the traffic flow closer.

President Senak suggested that since this is a public safety issue that Police Chief Norton should add his comments and replied he cannot at this time.

Trustee Christiansen concluded that without a traffic study, she is unable to support this Special Use Permit.

Trustee Kalinich added that the Village does have several churches in residential areas and that the traffic is not an issue.

Trustee Fasules suggested that the Park District should be involved and to be wary of the church/state issue when asking for a traffic study.

Assistant Village Manager Rodman provided context for this Park District facility and how the church use affects permitting.

Discussion between the Board, staff, and the petitioner continued regarding the parking and traffic situation at the location and possible limits to the permit.

- 22) Ord. No. 6987, An Ordinance Granting Approval of a Special Use Permit to Allow a Health Spa at 507 Duane Street, Glen Ellyn, IL 60137 (Community Development Director Scott)

This item was pulled from the agenda for further consideration.

RESULTS:	APPROVED [4 to 1]
MOVER:	Trustee Fasules
SECONDER:	Trustee Thompson
AYES:	Fasules, Thompson, Christiansen, Kalinich
NAYES:	Gould

Barb Lemme, representing the Alliance of Downtown Glen Ellyn, addressed the Board with a concern about granting another Special Use Permit in the CBD, specifically the amount of retail in the district. Economic Development Coordinator Hannah and Community Development Director Scott replied to her concerns.

The petitioner, Ashley, spoke about her proposed medical spa, including the amount of retail business that is involved in the operation of the business.

Trustee Gould voiced her concern about allowing another special use permit in the core retail district, and particularly directed this concern to the Village staff. Assistant Village Manager Rodman replied with logistics of the permit process and parking requirements.

Trustee Gould continued by saying that this type of retail does not increase foot traffic for the CBD, and those foot traffic type retail businesses strengthen the downtown. Her concern is that there will be an overabundance of service businesses in the district.

President Senak asked to stay focused on the permit up for approval and perhaps the process can be clarified by the Board at future date.

Trustee Fasules asked for clarification on why this permit is a special use and if the zoning code allows this type of business. Assistant Village Manager Rodman replied with details.

Trustee Thompson added that part of the special use designation had to do with potential medical waste generated by the business. The petitioner replied.

Trustee Gould reiterated that C5A's purpose is retail, not service.

President Senak asked if the concern about this type of business a revenue or aesthetic one. Trustee Gould replied that her primary concern is the strengthening of the retailers, and to not turn the district into a wall of services and restaurants. Ms. Lemme was asked to comment on this point of revenue versus aesthetic and how it affects the retailers.

Trustee Christiansen shared the concerns voiced but wondered if an empty storefront is preferred. Trustee Fasules added his thoughts. Ms. Lemme pointed out that if the storefronts are full of services, retailers will not have the option of moving into the Village.

Trustee Kalinich contributed to the conversation with her point-of-view and the likelihood of this type of business generating foot traffic.

President Senak asked if there are zones where this business would not need special use. Economic Development Coordinator Hannah replied, yes and elaborated on the property in question for this permit. The petitioner gave her reasons for wanting this space over others in the downtown area.

Trustee Thompson clarified his views on this topic, stating that he wants more retail for the downtown but that this is an appropriate use of the space.

- 23) Authorize the Village Manager to Execute a 3 Year Contract with Snow Systems, of Wheeling, IL, for the Snow Removal and Ice Control of the Civic Center Parking Garage and Municipal Grounds 2022/23 thru 2024/25 in the Not-to-Exceed Amount of \$313,155 to be Expensed to the Parking and General Funds (Public Works Director Buckley)
- 24) Motion to authorize the issuance of a reimbursement check to Milton Township Highway Department for resurfacing of Village portions of Township Roads in the amount of \$42,141.10 to be expensed to the Capital Projects Fund.
- 25) Ord. No. 6988, An Ordinance Amending the Budget of the Village of Glen Ellyn for the Fiscal Year Ending December 31, 2022 (Finance Director Noller)

This item was pulled from the agenda for further consideration.

RESULTS:	APPROVED [4 to 1]
MOVER:	Trustee Fasules
SECONDER:	Trustee Thompson
AYES:	Fasules, Thompson, Christiansen, Kalinich
NAYES:	Gould

Trustee Gould asked about allocation ARPA funds to the General Fund. Finance Director Noller replied with clarification of what the budget amendment involves. Trustee Gould expressed her concerns with this budget allocation plan. Village Manager Franz replied that it is a one-time expense. Trustee Gould responded to which Village Manager Franz countered.

The Board continued to discuss the allocation with Finance Director Noller replying to their comments.

Trustee Gould then asked about the TIF fund being used. Finance Director Noller replied. Trustee Gould expressed her concerns. Village Manager Franz replied. President Senak added his thoughts.

G. Downtown Parking Modification Update (Finance Director Noller) (Trustee Payne)

This item (parts 1 and 2) was tabled for consideration at a future meeting.

RESULTS:	APPROVED TO TABLE [5 to 0]
MOVER:	Trustee Fasules
SECONDER:	Trustee Thompson
AYES:	Fasules, Thompson, Christiansen, Kalinich, Gould

Trustee Kalinich asked what tabling would do to the budget. Village Manager Franz replied.

- 1) Motion to Approve Ordinance No. 6989-VC, An Ordinance to Amend Chapter Two (Stopping, Standing, Parking) of Title Nine (Traffic) of the Village Code of Glen Ellyn, Illinois
- 2) Motion to Approve Ordinance No. 6990-VC, An Ordinance to Amend Chapter Five (Schedules) of Title Nine (Traffic) of the Village Code of Glen Ellyn, Illinois

H. 2022 Taft Avenue Street Lighting Installation Project (Professional Engineer Daubert)

Professional Engineer Daubert presented details on both items 1a and 1b.

RESULTS:	APPROVED [5 to 0] H-1a
MOVER:	Trustee Kalinich
SECONDER:	Trustee Christiansen
AYES:	Kalinich, Christiansen, Fasules, Thompson, Gould

RESULTS:	APPROVED [5 to 0] H-1b
MOVER:	Trustee Kalinich
SECONDER:	Trustee Gould
AYES:	Kalinich, Gould, Fasules, Thompson, Christiansen

- 1) a) Motion to authorize the Village Manager to execute a contract with Utility Dynamics Corporation of Oswego, IL for construction of the 2022 Taft Avenue Street Lighting Installation Project in the not-to-exceed amount of \$135,056 to be expensed to the Capital Projects Fund.

b) Motion to accept an Easement for Public Street Lighting Purposes from the Kingsbrook Glen Homeowners Association and authorize the Village President and Village Clerk to sign the Easement Plat prior to recording the document at the DuPage County Recorder's office.

Norris Eber, representing the Kingsbrook HOA, expressed his thanks to Public Works for their ongoing efforts in making this project a reality.

Trustee Thompson asked for clarification on the location of this lighting project and if all requests have been considered. Public Works Director Buckley replied.

Trustee Thompson asked about lighting within Panfish Park. Public Works Director Buckley replied.

Trustee Fasules wanted to know if this works with future lighting plans within Panfish Park. Professional Engineer Daubert and Village Manager Franz replied.

Trustee Kalinich expressed her appreciation that the project is linked to the Village plan and hopes it continues in the future. Trustee Christiansen added that she appreciates the downlighting factor and that dark sky initiatives should be pursued and budgeting in the future.

I. Reminders

- 1) President Senak reminded everyone that early voting is open and encouraged taking advantage of it.

All upcoming meetings were noted. Trustees asked for clearer communication of meeting times and dates.

Trustee Gould asked for the TIF Joint Review Board agenda packet minutes be posted on the Village website, along with the names of the members of the Board. She also asked if the staff could provide a list of the potential Zoning Text Amendments from the draft Comp Plan.

J. Adjourn – 9:10 PM

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