



Minutes
Village of Glen Ellyn
Regular Village Board Meeting
Regular Meeting
March 14, 2022
7:00 PM
Glen Ellyn Civic Center, Galligan Board Room

Board or Commission: Village Board
Meeting: Regular
Quorum: Yes

Date: March 14, 2022
Called to Order: 7:00 p.m.
Adjourned: 8:01 p.m.

MEMBER ATTENDANCE:

Mark Senak	President	Present
Kelli Christiansen	Trustee	Present
Gary Fasules	Trustee	Present
Anne Gould	Trustee	Present
Kelley Kalinich	Trustee	Present
Bill Payne	Trustee	Present on Zoom
Steve Thompson	Trustee	Present

Also Present:

Greg Mathews	Village Attorney
Mark Franz	Village Manager
Stacey Springer	Director of Community Development
Emily Rodman	Assistant Village Manager

Public:

Nick Nelson	750 Brentwood

A. CALL TO ORDER/ROLL CALL

The **March 14, 2022** meeting of the Village Board was called to order by President Senak at **7:00 PM** at the Glen Ellyn Civic Center, Galligan Board Room. President Senak asked for a motion to allow Trustee Payne remote participation via zoom.

Trustee Christiansen motioned to allow remote participation for Trustee Payne; Trustee

Fasules seconded the motion.

RESULT: UNANIMOUS APPROVAL (5-0)

MOVER: Kelli Christiansen, Trustee

SECONDER: Gary Fasules, Trustee

AYES: Thompson, Kalinich, Christiansen, Fasules, Gould,

B. PLEDGE OF ALLEGIANCE

C. AUDIENCE PARTICIPATION – President Senak stated that members of the public are welcome to speak to any item not specifically listed on tonight's agenda for up to (3) three minutes. For those items which are on tonight's agenda, the public will have the opportunity to comment at the time the item is discussed.

Resident Nick Nelson of 750 Brentwood Court spoke that he noticed there was not a zoom link or option and hopes the Village would continue to allow zoom participation so that other residents can attend. He found the zoom meetings to be a great way to have voices heard. President Senak stated that they are exploring options but need to recognize the Illinois Open Meetings act. Village Manager Franz stated there is a bill supporting this and the Village will continue to try to offer these meetings hybrid.

President Senak extended congratulations to the boys' basketball team at Glenbard West High School for winning the Class A State Championship. He also congratulated Whitney Young High School.

President Senak stated that he had the pleasure of attending the Chamber of Commerce Community Awards presentation. The following were recognized:

Non-profit of the year – GE Children's Resource Center
Restaurant of the year - Blackberry Market
Retail Business of the Year – Good Roots
Service Business Industry of the Year – Rise Fitness
D41 Educator of the Year – Lynn Rumel of Ben Franklin School
D87 Education of the Year – Lynn Chaloka from Glenbard South
D89 Educator of the Year - Cory Tompel Glenbard West
Firefighter of the Year – Patrick Ryan
Library Employee of the Year - Sophie Kenny
Park District volunteer of the Year– Mike Semprivivo
Police Officer of the Year – Troy Bendoraitis
Village Employee of the Year – Rich Daubert
Paul Herwaldt Senior Citizen of the Year – Mike Formento
Youth of the Year – Anastasia Jimenez
Hometown Hero Award– Erica Nelson
Citizen of the Year - Kim Reed

President Senak adds congratulated all those who won awards and thanked the

Chamber of Commerce for hosting the event.

D. CONSENT AGENDA – Village Manager Franz stated 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 Total Expenditures (Payroll and Vouchers) - \$2,078,199.78. These agenda items were reviewed by the Management Team & Village Attorney and are consistent with the Village's purchasing policy. (Trustee Christiansen)

1) Total Expenditures (Payroll and Vouchers) - \$2,078,199.78

2) August 16, 2021 Special Village Board Workshop Minutes 3) June 14, 2021 Village Board Meeting Minutes

3) Motion to Approve President Senak's Appointments to the Roosevelt Road/Taft Avenue Hotel Site Ad Hoc Work Group:

Mark Pefferman; Emily Tammaru; Katie Kreller; Renie Atkinson; Clara Hughes; Jim Shannon; Nick Nelson; Marty Durkin; Vik Mehta; Rachna Thakkar; Norris Eber; Kevin McGrane; Donna Kemp; to Serve in Accordance with the Parameters Set Forth in Resolution No. 22-03

4) Motion to Approve President Senak's Appointment of Parag Thakkar to the Plan Commission for a term ending July 31, 2024

5) Motion to Approve Resolution No. 22-04 A Resolution Authorizing Adoption of the 2022 Official Zoning District Map for The Village of Glen Ellyn (Community Development Director Springer)

6) Motion to Approve Resolution No. 22-05 A Resolution Authorizing Adoption of a Diversity, Equity and Inclusion Policy (Assistant Village Manager Rodman)

7) Motion to Incorporate the Village of Glen Ellyn Diversity, Equity and Inclusion Policy, as Approved by Resolution No. 22-05 in the Draft Comprehensive Plan (Assistant Village Manager Rodman)

8) Motion to Approve an Amendment to Ordinance No. 6944 - An Ordinance Denying a Request for a Construction Necessitated Zoning Variation from the Maximum Permitted Lot Coverage Requirement of the Zoning Code to Maintain a Pavilion on the Property Located at 298 Oak Street, to Allow an Additional 60 Days for the Removal of the Nonconforming Pavilion (Community Development Director Springer)

9) Motion to Approve Ordinance No. 6946, an Ordinance Granting Approval of a Special Use Permit to Allow Outdoor Sales and Storage on the Property located at 339 Roosevelt Road Glen Ellyn, IL 60137 (Community Development Director Springer)

President Senak asked the Board for any comments. Trustee Christiansen thanked the Community Relations Commission for their work on the DEI policy and those who helped them. She expressed that their work is a big step forward for DEI.

President Senak stated would anyone like to provide comment for number 3. He expressed appreciation for all who applied to be part of the workgroup which has some talented people.

Trustee Christiansen motioned to approve the Consent Agenda items including Payroll and Vouchers - \$2,078,199.78, Trustee Thompson seconded the motion.

RESULT: UNANIMOUS APPROVAL (6-0) Items 1-9

MOVER: Kelli Christiansen, Trustee

SECONDER: Steve Thompson, Trustee

AYES: Thompson, Kalinich, Christiansen, Fasules, Gould, Payne

E. Non-Consent

1) Motion to Authorize the Village Manager to Enter into a Contract with SB Friedman in an Amount Not-to-Exceed \$93,735 for Consulting Services to Develop a Housing Plan and Policies for the Village, to be Expensed to ARPA Funds (Community Development Director Springer) (Under the Treasury guidelines related to ARPA Funds, the Village claims the standard revenue loss deduction of up to \$10M and this expense qualifies as an acceptable expense under that deduction.)

Community Development Director Springer stated at the November 2020 Village Board meeting that Trustees indicated a desire for the following related to the creation of an affordable housing policy/plan for the Village, and to engage the public, and create a steering committee. The need for research on housing needs and types of housing was also identified. Understanding that an affordable housing plan with policies tailored for Glen Ellyn was needed, staff issued a Request for Proposals (RFP) to firms that specialize in this kind of work and sent the RFP to 8 organizations and received two responsive proposals. Village Manager Franz, Assistant Village Manager Rodman and her interviewed both firms (see attached proposals). Community Development Director Springer reviewed the staff's analysis of each of the proposals (Valerie Kretchmer & Associates (VKA) & SB Friedman (SBF) and she recommends SB Friedman as they have more experience with affordable housing policy and have worked with several municipalities. She stated that they are much more detailed in their approach and more data driven with the facts and that their proposal is more robust. She concluded that this was not included in the budget but can be expensed to ARPA funds.

Trustee Kalinich asked how this information will be shared with the community. Springer stated they will use social media and press releases as well as focus groups and the steering committee.

Trustee Payne asked how this accounts for the loss of revenue with ARPA and was this included in 2021? Village Manager Franz stated that this qualifies with our guidelines as a one-time expense, as funds we identified with a one-time loss of revenue and would qualify under those regulations and ARPA would pay for this.

Trustee Christiansen wanted to ensure we The Village gets \$40,000 worth of value here. Springer stated SB Friedman are more familiar with how many hours they will need to invest given they have done this with many other municipalities.

Trustee Thompson added that she wanted to make sure to include Chief Norton and the Police Department when the consultant conducts interviews. The Police have interactions and can share on each of these properties.

President Senak asked when they will start. Community Development Director Springer replied, a month or less.

Trustee Kalinich motioned to approve Authorize the Village Manager to Enter into a Contract with SB Friedman in an Amount Not-to-Exceed \$93,735 for Consulting Services to Develop a Housing Plan and Policies for the Village, to be expensed to ARPA Funds; Trustee Thompson seconded the motion.

Trustee Thompson stated that the staff report was excellent. To him it was obvious that SB Friedman's proposal seemed more complete and that he was in favor of their proposal.

Trustee Kalinich shared the concern Trustee Christiansen expressed on the dramatic difference in costs between the two proposals, however there was no question of the quality of the project and that staff has analyzed this extensively. She was happy staff pursued this and was in favor.

Trustee Christiansen agreed with Trustees Thompson and Kalinich and applauded us in moving forward with this project. She looked forward to being educated on this topic and was on Board.

Trustee Payne stated that he agreed that SB Friedman has done this work before which is an advantage. He anticipated a lot of good information from this study and thought it the right thing to do. He supported it.

Trustee Gould stated her concern about the price but given the evaluation by staff it will go a long way in helping the Board process where to go from there. She asked whether they added in the contract that the Village wanted to have access to the raw data? Attorney Matthews stated that the Village will own the data but will add that in the contract.

Trustee Fasules stated that he thought it important for residents to understand that this is an all-encompassing project and not just affordable housing. He stated it is about addressing the missing middle. The missing middle is allowing duplexes in our residential area in our blocks.

President Senak asked how this fits with the ad-hoc group on the Roosevelt Road hotel site. Community Development Director Springer stated that the hotel site was a site-specific analysis. This project seeks more globally the entire Village and the content and location of the entirety of the Village's housing.

President Senak stated that as the Village sets this course, it will define the Village in the years to come so it can attract new generations to Glen Ellyn.

Trustee Thompson stated that the Village has never done this before, and that this is a unique thing to do and a one-time expense. It will not occur on a regular basis. However, he would like to understand from the consultant how often we should analyze the housing stock in the community.

Trustee Payne asked if there is a way to front load the affordable housing study to help the Board stay in line with the task force, he suggested the Board do that.

RESULT: UNANIMOUS APPROVAL (6-0)

MOVER: Kelley Kalinich, Trustee

SECONDER: Steve Thompson, Trustee

AYES: Thompson, Kalinich, Christiansen, Fasules, Gould, Payne

F. Reminders – Village Manager Franz reviewed reminders with Village Board

- 1) The Village Board Meeting on Monday, March 21, 2022 has been canceled.
- 2) The Village Board Meeting on Monday, March 28, 2022 has been canceled.

G. Other Business - None

H. ADJOURNMENT –

Trustee Thompson motioned to Adjourn to Executive Session Pursuant to 5 ILCS/2(c)(6) Concerning the Setting of a Price for Sale or Lease of Property Owned by the Public Body and not to return to open session. Trustee Gould seconded the motion. The open session adjourned at 8:01 p.m.

RESULT: UNANIMOUS APPROVAL (6-0)

MOVER: Steve Thompson, Trustee

SECONDER: Anne Gould, Trustee

AYES: Thompson, Kalinich, Christiansen, Fasules, Gould, Payne

Submitted by Elisa Pollina, Recording Secretary

Reviewed by Penni Cannova Staff Liaison