

Minutes
Regular Village Board Meeting
Glen Ellyn Village Board of Trustees
Monday, March 13, 2017

Call to Order

President Demos called the meeting to order at 7:02 p.m.

Roll Call:

Upon roll call by Village Clerk Galvin, President Demos and Trustees Clark, Ladesic, McGinley, O'Shea and Senak answered "Present". Trustee Kenwood was excused.

In Attendance: Village Clerk Galvin, Village Manager Franz, Assistant Village Manager Stonitsch, Village Attorney Mathews, Finance Director Coyle, Director of Planning & Development Hulsberg, Public Works Director Hansen, Police Chief Norton, Village Links General Manager Vesevick and Fire Company Administrator Chereskin.

Pledge of Allegiance:

President Demos asked Ms. Ann Elliott to lead the Pledge of Allegiance.

Village Recognition:

The Village would like to acknowledge the outstanding customer service received from Michael Foster, ComEd External Affairs Representative, in going above and beyond in his professionalism and determination while helping our community.

Audience Participation

DuPage County Board Member Tim Elliott made a presentation regarding County initiatives.

Trustee Senak introduced Rev. George D. Smith, St. Mark's Episcopal Church, who led a Prayer for Unity.

Agenda Item 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:

1. February 13, 2017 Regular Village Board Meeting Minutes.
2. Total Expenditures (Payroll and Vouchers) - \$1,864,751.10. The vouchers have been reviewed by Trustee Senak and Manager Franz prior to this meeting, and are consistent with the Village's purchasing policy.
3. Ordinance No. 6483, An Ordinance Amending Ordinance No. 5399, the Preliminary Planned Unit Development of Danby Crossing, to Allow an Expansion to the Existing Aldi Food Store Building, to

Allow a Reduction in the Required Number of Shared Parking Stalls in Danby Crossing, to Amend to the Previously Approved Exterior Appearance for the Aldi Food Store Building, and to Amend to the Previously Approved Variations from the Glen Ellyn Sign Code for the Aldi Food Store building, Located at 700 Roosevelt Road in Danby Crossing.

4. Petition for Disconnection of Certain Real Property at 21W551 Bemis Road from the Village of Lombard.

5. Approval to purchase furniture for use in the new Police Facility, from Villa Park Office Equipment, of Villa Park, Illinois, pursuant to Section 1-10-7 of the Village Code to adopt the competitive bidding procedures of the National Intergovernmental Purchasing Alliance, in lieu of the provisions of Chapter 10 on Village Contracts, in an amount not to exceed \$230,000, to be expensed to the Capital Fund (Bond).

A motion was made by Trustee Senak and seconded by Trustee O'Shea to approve Consent Agenda Items 1-5 including Payroll and Vouchers totaling \$1,864,751.10

Upon roll call, Trustees Clark, Ladesic, McGinley, O'Shea and Senak voted "Aye." Motion carried.

Agenda Item G. First Amendment to the Intergovernmental Agreement between the College of DuPage, the County of DuPage and the Village of Glen Ellyn: (Presented by Village Manager Franz)

Manager Franz, President Demos and College of DuPage President Rondeau all expressed appreciation that COD and the Village would be approving this Intergovernmental Agreement.

A motion was made by Trustee McGinley and seconded by Trustee Ladesic to approve the First Amendment to the Intergovernmental Agreement between the College of DuPage, the County of DuPage, and the Village of Glen Ellyn.

Upon roll call, Trustees Clark, Ladesic, McGinley, O'Shea and Senak voted "Aye." Motion carried.

H. Proposed Development at 825 N. Main Street: (Presented by Planning and Development Director Hulseberg)

Director Hulseberg and representatives from True North presented an overview of the proposed development at 825 N. Main Street.

President Demos requested public comment.

Ms. Ann Abel, 606 Elm Street stated that nothing else at that intersection is open 24/7, Walgreens closes at 10:00 p.m. She urged the Trustees to walk the property as there is a 10-12 foot drop. She finds the vinyl fence ugly and not befitting Glen Ellyn. The fence needs to be sound absorbing. Ms. Abel expressed concern that the trees cannot be saved. She asked President Demos if he had a personal financial stake in this development.

Mr. David Hartsell, 714 Meredith Place is a 16 year resident who stated he has seen the Village and the Board do a lot of remarkable things but he is astonished that they are considering a 12 pump 24/7 gas station with a liquor licenses. The design is pretty but it should be on North Avenue, not at a gateway to Glen Ellyn. It is unprecedented to override the Plan Commission. Every other gas station at that property has failed. Where is the analysis of property values?

Mr. Rick Massa, 787 Forest Avenue, resides 400 feet from the site, a gas station is not a permitted use and it will harm the neighborhood and quality of life. The previous gas station was not 24/7 and he is curious how we got this far.

Mr. Ron Hladilek, 725 Highland stated that changes should improve the resident's quality of life. He loves Glen Ellyn; we are a community of neighbors. What impacts one of us impacts us all. This is not who we are, there are better uses of the property.

Ms. Jessica Commo, 711 Forest Ave., stated that she started an on-line petition with 711 signatures and over 200 comments. This is not a permitted use, it is one block from Forest Glen. This is not safe for children and she has environmental concerns. Ms. Commo submitted a copy of the petition to the Clerk for the record.

Ms. Cecilia Lad Smith, 792 Forest Ave., remarked that she supports the multiple comments made by those who oppose the gas station. She also thanked President Demos for the work done on the Intergovernmental Agreement with the College of DuPage.

Ms. Megan Clifford, 793 Forest Ave., read her letter of opposition she sent to the Village. She outlined the Village's responsibility to the community and expressed her environmental concerns.

Ms. Kristin Massa, 787 Forest Ave., reiterated prior comments made opposing this project and her concerns at an already busy intersection as she walks her children to Forest Glen.

Ms. Maureen Samsami, 360 Main Street, Batavia spoke on behalf of her parents who are residents at 600 Elm Street. Her parents still live here and are concerned with the impact. She applauds True North for their design but it is still a gas station and liquor store and the trees will be torn down..

Ms. Diane Martinez, 594 Elm St., remarked that the prior gas station sold gas & cigarettes. There is a 12 ft. grade change. We do not want a 24/7 gas station behind our homes. This is 3 X larger than previous gas stations. Ms. Martinez asked why the Environmental Commission was excluded from this discussion. Due diligence has not been done.

Mr. Dan Porter, 594 Elm St., is a 4 year resident. Thank you for listening to us, he is proud to be a part of this community. Is this what is best for us? In Hinsdale and Lake Forest, this would not be happening.

Mr. Chris Greco, 614 Elm St., does not feel that this is right. The Village may have followed the letter of the law but not the spirit. The scale of the proposed development is not harmonious and it will change the character of the neighborhood. He also has concerns with stormwater. He expressed concerns that the revenue will cannibalize revenue from other businesses.

Mr. Joe Abel, 200 Forest Avenue stated that he has 50 years' experience as a zoning professional and he is a 40 year resident. He has never seen anything like this. He stated the brochure from Village staff looked like an advertising piece. He went to 2 Plan Commission meetings. The representatives from True North did not know Glen Ellyn and there was no opportunity to cross examine them. It feels like this is illegal and he also has concerns about the fence and the arbor vitae.

Ms. Kelley Kalinich, 722 N. Park Blvd., is a lifelong Glen Ellyn resident and this is the first Village meeting she has ever attended. She emailed her opposition to the Trustees today. While she supports developing this property, she is opposed to this development.

Mr. Andy Livingston, 789 Forest Ave., is a 25 year resident and moved here for the schools, parks and community. This 24/7 gas station does not belong here.

Ms. Mary Beth Nelms, 1N144 Stacy Court is a 32 year resident and her home is in close proximity. She said this is the 2nd most dangerous intersection in DuPage County. She is here to support the people who live behind this proposed development. She asked if Glen Ellyn needs another liquor store.

Ms. Dana Samde, 861 Highview Ave., lives on the other side of town but is here to support the other residents. She did not plan on speaking tonight but said we need to be bold for change, we are a community and we need to think of the legacy for our children.

Mr. Leland Livingston, 789 Forest Ave., encouraged the Board to be bold; we do not need the revenue from the gas station that badly and suggested the EPA get involved.

Mr. Gary Prichard, 771 Chidester is a lifelong Glen Ellyn resident. Gas stations release benzene which is a carcinogen and he is horrified to think this will be 1,000 feet from a school.

Mr. William Morgan, 774 Forest Ave., stated we need to put the right development here and protect the integrity of Glen Ellyn and the kids. This would be great on North Ave. This is not right, this is too close to the school, what if a kid is killed, and we do not want that to happen. This is on a hill and the domino effect will happen – there will be more rentals. No one wants to live near renters.

Ms. Ginnie Judd, 955 Highland Ave., agreed with everyone else's prior comments.

Mr. Mike Semprevino, 22W488 Emerson Ave., is a 13 year resident at this address. He lives near the Dairy Queen and he hears the drive thru from his home. Noise from dumpsters and T.V.'s at the pump concern him. He said that Walgreen's was nice at first. Will True North be held accountable for landscaping? His kids are close to school but have to ride the bus as it is already too unsafe to walk.

Mr. John Micheli, 545 St. Charles Rd., commented that True North has 300 stations and showed photos of their other nearby locations. This is not private property, this is our property. No one will want to go to Forest Glen and no one here wants a gas station.

Mr. Mark Bultman, 453 Stagecoach Run, commented that if the Village has concerns about tax revenue this is going to be negligible compared to the impact. This is not a suitable use. This is the historic gateway to Glen Ellyn.

Ms. Kristy Bockelman, 765 Prairie Ave., There is no shortage of gas stations, we do not need this. There is a potential for crime.

Ms. Jil-Lyn Tedford, 22W533 Emerson Ave., loves Glen Ellyn and loves to jog. Most times she is almost hit by a car at that intersection. Drivers do not follow signage. She will not use this gas station if it is built and will tell others not to use this gas station.

Mr. Peter Clifford, 793 Forest Ave., recalled a little girl crying at one of the Commission meetings. She should not have to grow up under these conditions. Do not let this be your legacy to the children of Glen Ellyn.

President Demos requested a short break from 9:17 p.m. to 9:23 p.m.

Trustee Senak inquired about limited use, environmental issues as well as the potential for increased crime.

Chief Norton responded he was not asked to look into crime statistics but added that you cannot predict crime and added that empty lots do not generally create calls for service. Most crimes at the proposed gas station would most likely be drive-offs and shoplifting.

Trustee Senak asked about the effect on home values. Director Hulseberg responded that a study was not conducted.

Trustee Clark inquired about fence heights. Director Hulseberg responded the maximum allowable is 6 ft. Trustee Ladesic asked if this will require additional Police Department staffing. Chief Norton responded no. Trustee Ladesic asked why they need a special use permit if the property used to be a gas station. Director Hulseberg responded due to the length of time that has passed since it was a gas station (180 days).

Trustees McGinley and O'Shea asked for clarification that the Board would only be voting for sign variances and the special use permit this evening. Director Hulseberg responded yes.

Trustee Ladesic asked if this was the 2nd most dangerous intersection in DuPage County. Chief Norton responded that may not be accurate and this may not be the 2nd most dangerous intersection in Glen Ellyn.

Attorney Mathews provided a definition of Special Use vs. Permitted Use.

Trustee Senak stated he does not feel that the Board has enough information and made a motion to table this until more information was available. Trustee Senak failed to receive a 2nd to his motion.

A motion was made by Trustee Clark and seconded by Trustee Ladesic to approve Ordinance No. 6486, An Ordinance Granting Approval of A Special Use Permit for a Service Station and Variations from the Glen Ellyn Sign Code for the Construction of a Gas Station and Convenience Store for True North LLC to be Located at 825 North Main Street.

Upon roll call, Trustees Clark, Ladesic, McGinley and O'Shea Senak voted "Aye." Trustee Senak abstained. Motion carried.

Agenda Item I. – Reminders:

1. A Special Village Board Workshop is scheduled for Monday, March 20, 2017 at 5:30PM in Room 301 of the Glen Ellyn Civic Center.
2. A Special Village Board Meeting is scheduled for Monday, March 20, 2017 at 7:00PM in the Galligan Board Room of the Glen Ellyn Civic Center.
3. The Village Board Meeting scheduled for Monday, March 27, 2017 at 7:00PM has been cancelled.

Adjournment

At 10:10 p.m. a motion was made by Trustee Clark and seconded by Trustee O'Shea to adjourn. Motion carried.