Minutes
Village of Glen Ellyn
Regular Village Board Meeting
Monday, April 24, 2023
7:00 PM
Glen Ellyn Civic Center, Galligan Board Room

A. Call to Order – 7:01 PM

B. Pledge of Allegiance

C. Roll Call

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

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, HR Director Vonachen, Police Chief Norton, and Fire Chief Clark.

D. Audience Participation

Tony Jent, resident, spoke about the pothole in the Village, complaining specifically about the "man-made" pothole – manholes that have sunken into the pavement – are of a concern to him. President Senak shared his concern and said that Public Works is trying to keep up with them. Public Works Director Buckley suggested that residents report them through the app or calling the office so they can be fixed.

E. Presentation

1) Presentation by Anima - Glen Ellyn Children's Chorus

Kim Lloyd-Eichenauer, Anima Board Member, shared their plan for the future with the Board. The leader gave a brief account of the group's background and that the last few years have been financially challenging. She talked about ways that the community can participate with the organization and how Amina can be more of a part of it as well. Evan Bruno, the new Artistic Director, was introduced. Director Bruno gave a presentation about choral music and the recent songfest that was held that brought over 600 people to the concert in Glen Ellyn. He then spoke about the new offerings from Anima. Hannah Nowicki sang a solo. Two additional members of Anima spoke about how Anima has been a benefit to them. The choir ensemble then sang a song from the musical *Rent*.

President Senak suggested that every Board meeting should start with a song from Anima and added that it is a great program that makes kids feel good about themselves. Director Bruno gave his thanks.

2) Proclamation in Support of National Small Business Week

President Senak read the proclamation for National Small Business Week. He added that he encourages everyone to patronize the shops in the Village.

3) Volunteer Fire Company Pinning Ceremony

Chief Clark spoke about being a firefighter and that it is a noble calling, putting their safety on the line for the community. He spoke about the volunteer nature of our Fire Company and the new recruits that have recently gone through the training that will be presented their badges this evening.

Assistant Chief Bessler spoke about the history of the badge pinning ceremony and what it represents, and that when pinned to their chest it shows commitment and trust. Myriad fire department members were part of the presentation of badges, reading a brief biography of each new member of the department.

Chief Clark thanks the Village and its residents for their continued support.

President Senak thanked the Department for the job they do and recognized the families that support them.

President Senak gave an update on Roosevelt Road proposals that have been submitted and the on-going process to vet the bids. He added it will not be finished by the time Trustee Payne leaves the Board. He pointed out that the Board has all the information they need to make an informed decision.

President Senak addressed the issues with the APEX garage and gave a brief update of how the Village has been dealing with the issue, emphasizing that any unsafe situation is of great concern and urgency. He spoke about the process to identify the exact actions that need to be taken to make the structure safer. President Senak read a letter received by Scott from Walker Construction regarding the findings of their review, and that the overall integrity of the structure is structurally sound.

President Senak addressed who will be financially responsible and added that Attorney Mathews is looking into the matter further. Village Manager Franz gave a recap of what actions have been done and the financial implications of the problems. He added that building occupancy had been allowed before certification while finalizing details of compliance.

Eleanor Saliamonas, resident, spoke about the APEX situation, saying that most of her concerns had been answered but wanted to know who the inspectors were during the building process, and were they qualified. Village Manager Franz replied that there were qualified inspectors throughout the process.

Julie Spiller, business owner, wanted to know if the Village was going to mandate the quality of APEX and the garage be confirmed. AM (Mark, who is AM?) replied that the Village will not take ownership until the issues are resolved to their satisfaction and added that the developer is cooperating. Village Manager Franz added more information about what Walker Construction has done to date. President Senak added that the Village has a duty to ensure the safety of the building.

Trustee Kalinich wanted Village Manager Franz to comment on the restaurants that will be in the APEX building. Village Manager Franz did so.

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:

RESULTS:	**APPROVED [6 to 0]**
MOVER:	**Trustee Fasules [Items 1, 2, 6 – 22] amendment to 8**
SECONDER:	**Trustee Christiansen**
AYES:	**Fasules, Christiansen, Payne, Thompson, Kalinich, Gould**
NAYS:	

Motion to approve the following items including Payroll and Vouchers totaling $2,171,672.91. 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) - $2,171,672.91
2) Village Board Special Workshop April 3, 2023 Minutes
3) Village Board Closed Executive Minutes April 3, 2023 Minutes
4) Village Board Special Meeting March 20, 2023 Minutes
5) Village Board Meeting March 13, 2023 Minutes
6) Village Board Special Workshop March 13, 2023 Minutes
7) Village Board Closed Executive Session January 30, 2023 (A) Minutes
8) Village Board Closed Executive Session January 30, 2023 (B) Minutes

   Trustee Gould said she had submitted her comments for amending the minutes.

9) Motion to Approve Ordinance 7030-VC to Amend the Glen Ellyn Municipal Code of Glen Ellyn, Illinois, (Liquor Control Code) Chapter 19 of Title 3, Section 11, Classification of Licenses, to Add Sampling Parameters (Economic Development Coordinator Hannah)
10) Motion to Approve a Facade Award in the Amount of $6,250, a Downtown Retail Interior Improvement Award in the Amount of $30,000, and a Fire Prevention Award in the Amount of $15,000, to Randshot, Inc., DBA Lewey Q's Tap at 427 N. Main Street, to be expensed to the Central Business District TIF Fund

(Economic Development Coordinator Hannah)

11) Motion Pursuant to Section 1-10-7 of the Glen Ellyn Village Code to Adopt the Competitive Bidding Procedures of DuPage County IL in Lieu of the Provisions of Chapter 10 on Village Contracts and Authorize the Village Manager to Execute a Contract with Superior Road Striping, Inc., of Melrose Park, Illinois, in an Amount Not-to-Exceed $85,176.00, for the 2023 Pavement Line Striping Program to be Expensed to the General Fund (Professional Engineer Daubert)

Trustee Gould explained that this is not going through Architectural Appearance Commission because she wants to ensure that changes cannot be made

12) Motion to Authorize the Village Manager to Execute a Contract with Countryman, Inc. of Melrose Park, Illinois, for MMA Pavement Marking Installation, in the Amount of $4,824.00, to be Expensed to the General Fund (Professional Engineer Daubert)

13) Motion to waive competitive bidding based on Village Code 1-10-2 (E) as a single source material that is available from only one vendor but is deemed necessary to Village operations and authorize the Village Manager to execute a contract with Corrective Asphalt Materials, LLC, of South Roxana, Illinois, for construction of the 2023 Asphalt Surface Rejuvenation Program in the not-to-exceed amount of $101,348 to be expensed to the Capital Projects Fund (Public Works Directory Buckley)

Trustee Payne asked if this will always be non-compete. Public Works Director Buckley replied.

14) Motion to waive competitive bidding for an emergency purchase as allowed in 1- 10-2 (I) and approve the purchase of one (1) 2023 Ford Expedition SSV from Montrose Ford LLC of Akron, Ohio for the amount of $52,398 to be Expensed to the Equipment Services Capital Outlay Vehicles Fund (Police Chief Norton)

15) Motion to Authorize the Village Manager to Execute a Contract between the Village of Glen Ellyn and Pontifex Consulting Group, LLC for a Classification and Compensation Study in an Amount not to Exceed $43,250 to be Expensed to the General Fund and Subject to Village Attorney Review (Human Resources Director Vonachen)

16) Motion to Approve Ordinance No. 7023-A-VC, An Ordinance Amending Chapter 7 of Title 4 (Stormwater and Flood Plain Regulations) of the Village Code, to Amended September 13, 2022 (Community Development Director Scott)

17) Motion to authorize the Village Manager to execute a purchase of shade trees from Spring Grove Nursery Inc. of Mazon, Illinois, in the amount of $12,587.00 for the CBD Streetscape and Utility Improvements – Phase 2-3 to be expensed to the Capital Projects Fund (Professional Engineer Daubert)

18) Motion to authorize the Village Manager to execute a purchase of shade trees from Wilson Nurseries, Inc. of Hampshire, Illinois, in the amount of $10,720.00 for the CBD Streetscape and Utility Improvements – Phase 2-3 to be expensed to the Capital Projects Fund (Professional Engineer Daubert)

19) Motion to authorize the Village Manager to execute a purchase of shade trees from Goodmark Nurseries LLC of Wonder Lake, Illinois, in the amount of $1,706.25 for

the CBD Streetscape and Utility Improvements – Phase 2-3 to be expensed to the Capital Projects Fund (Professional Engineer Daubert)

20) Motion to authorize the Village Manager to execute a purchase of shade trees from Hinsdale Nursery of Willowbrook, Illinois, in the amount of $9,246.00 for the CBD Streetscape and Utility Improvements – Phase 2-3 to be expensed to the Capital Projects Fund (Professional Engineer Daubert)

21) Motion to authorize the Village Manager to execute a purchase of shade trees from Kaneville Tree Farms, Inc of Kaneville, Illinois, the amount of $14,985.00 for the CBD Streetscape and Utility Improvements – Phase 2-3 to be expensed to the Capital Projects Fund (Professional Engineer Daubert)

22) Motion to Approve the Issuance of a B-1 Liquor License to Randshot, Inc., DBA Lewey Q's Tap (427 N. Main St) (Economic Development Coordinator Hannah)

The owner of Lewey Q's Tap spoke to the Board about the business and how they ended up in Glen Ellyn as their new location. He thanked Economic Development Coordinator Hannah for her assistance. He gave a brief history of himself, his family, and the business. His mother, Gail, added her thoughts on moving the business to Glen Ellyn.

Trustee Thompson asked staff to go back and check what it would take to issue a special license to 2AM for Friday and Saturday nights for Lewey Q's tap. He also suggested that perhaps other businesses could be issued then same special license. Trustee Payne and Trustee Fasules did not agree with this and the issue will be discussed in an upcoming workshop. Trustee Thompson felt that the record needs to be clarified.

G. Intergovernmental Purchase and Sale Agreement between the Village and Park District for 453 Forest Ave - Commonly known as US Bank Property (Village Manager Franz) (Trustee Bill Payne)

RESULTS:	**APPROVED [5 to 2]**
MOVER:	**Trustee Payne**
SECONDER:	**Trustee Thompson**
AYES:	**Payne, Thompson, Fasules, Kalinich, President Senak**
NAYS:	**Christiansen, Gould**

1) Motion to Approve Ordinance 7031, an Ordinance Approving the Intergovernmental Purchase and Sale Agreement for the Property at 453 Forest Ave and associated lease agreements for Panfish Park and Manor Woods.

Village Manager Franz gave a short summary of history of the US Bank Property, Panfish Park, and Manor Woods as well as the design and purchase agreements that has been reached with the Park District. He added that there will be public feedback before a final design is approved. Village Manager Franz said that the Village and Park District are committed to enhancing open space and drawing people to the downtown area.

Kathy Cornell, resident, expressed her enthusiasm for the US Bank property development. She feels it will attract visitors from other areas and hopes it will become official.

Trustee Payne pointed out $1.65 million for the purchase, and the money that goes back to the Park District, that it is based on milestones.

Trustee Thompson acknowledged Trustee Payne's work, along with himself, on negotiating this agreement. He felt it addresses long-term needs at all three locations that will of benefit the residents of the Village.

Trustee Fasules wanted to know how the financial gap will be filled. Village Manager Franz replied. Trustee Fasules expressed his concern that the gap has not been figured out at this point in time. Village Manager Franz replied. Trustee Payne added his thought on the gap. Trustee Fasules wanted to know why the preliminary designs can't be done before handing the property over to the Park District. Village Manager Franz replied the idea was that the Park District designs parks and they should be allowed to do so.

Trustee Thompson added that some of the aspects can be phased in based on the funding sources available, and that the Village is not committed to the gap.

Trustee Kalinich was under the impression that one of the benefits of selling to the Park District was their access to grants and wanted to know if that was correct. Village Manager Franz replied, adding that they have more expertise in applying to grants.

Trustee Christiansen thanked everyone for their efforts in the negotiations. She understood why this proposal is attractive but didn't think it made financial sense with the inconsistency of the thought that has gone into the use for the US Bank site. She was concerned with the TIF funds being used, as well as the original proposal for the property use that was withdrawn. She also was concerned with the financial gap and which projects will have to be put on hold because of this project. She too questioned what the effect on the coffers would be for years to come.

Trustee Kalinich was concerned about the projected timeline that falls in the winter and she felt it should be revised and available as soon as possible.

Trustee Gould stated she is for green space but is a "no" vote for four reasons, such as the sharing ratio not being right, the effect on revenue streams, and other priorities being harmed.

Trustee Fasules stated he is for the park and green space but not for building in phases and not knowing what the Village is getting. He is opposed to this deal, not the green space and the park, and would like to maintain it, work with the Park District, and figure it out before handing it over.

President Senak asked what the difference between this and the train station is because there is a gap in those financials as well.

Trustee Thompson said that the Board are representatives of the residents and the residents want event space and added that this US Bank project can provide that space. He added that the apartment project originally proposed for the site was not approved because of so many being recently built. He also felt that maximizing revenue is not the only goal in the Village. He felt it is a great agreement that is just stating and the answers will become apparent as the project proceeds.

Kathy Cornell added some additional comments in view of her knowledge of the Park District, its workings, and its ability to apply for and get grants. She is confident that the grants will come through, and also have access to private donations.

Trustee Payne explained the framework of the agreement in response to Trustee Fasules not knowing what was being agreed to.

Trustee Gould agreed that the objective is not to monetize the Village, however the mission of the two entities is different, and added details to this statement. Village Manager Franz explained what this is a framework to move forward to develop a plan. Trustee Thompson added that this makes it a public plan and is the vehicle to take it to the public. Trustee Payne added that it is important to get Panfish Park and Manor Woods under the management of the Park District. Trustee Thompson pointed out the golf course cannot continue to take care of Panfish Park.

Carrie Morns, resident, said people are excited about US Bank because it's green space instead of another apartment complex.

Attorney Mathews pointed out that the purchase and sale agreement has nothing to do with the financial terms and that all design has to go through the approval process. To get to closing, there has to be an agreement first before the plans can be developed. Village Manager Franz added clarification of what tonight's vote is on.

Kim Eichenaurer, resident, believes that the residents want a well-thought-out plan for the event space with criteria for what the Village wants it to be.

Tony Jent, resident, was in favor of the park and asked for applause. He added that there could be a cross-over (bridge) with the train to benefit people downtown to enjoy the park.

Trustee Gould wanted confirmation of what, contractually, is being agreed to in the evening's vote. Attorney Mathews replied, and there was back and forth between the two.

President Senak stated that he is wildly in favor of the agreement and that it will be a good faith step toward the project.

H. Exterior Appearance of Building Facade Improvements for Brick & Mortar - 411 North Main Street (Community Development Director Scott) (Trustee Gould)

RESULTS:	**APPROVED [6 to 0] with additional conditions**
MOVER:	**Trustee Gould**
SECONDER:	**Trustee Christiansen**
AYES:	**Gould, Christiansen, Kalinich, Payne, Thompson, Fasules**
NAYS:	

1) Motion to Approve Ordinance No. 7025, An Ordinance Approving the Exterior Appearance of Building Facade Improvements for Brick and Mortar Located at 411 N. Main Street

Community Development Director Scott gave an overview of history of the exterior issues with the property.

Andrew Nast, owner of Brick & Mortar, gave a brief history of the design iterations to present. He pointed out all of the off-centered doors that are on Tudor-style building in the Village, and that it seems to be the norm.

Trustee Kalinich voiced her dismay and disapproval of the tone of Mr. Nast's presentation.

Yavur Goranov, resident, architect, and member of the AAC, said there are two sides to this story. He felt that if the owners had followed the history of the exterior, it would have been an easy approval. He commented on the latest submission and shared an exhibit of windows that are specifically for preserving historical design that the applicant could choose from.

Zak Wilson, resident, expressed his dismay with the applicant's presentation, especially that he did not present the requested center concept.

Pam Albrecht, resident and AAC member, was concerned that this has been in front of the Board so many times. She said the windows suggested are not what was approved by the AAC.

David Ablin, resident, commented on the hardship put on the applicants, who are just trying to improve a dilapidated building and make the downtown better. He pointed out that building is not a historical building and did not understand why it was being held to a historic measure. He also discussed the design of the door in the center of the peak and his opinion on that. He reiterated the examples in the Village cited by the applicant. He felt that the door being centered has no real precedent to require.

Yavur Goranov, member of the AAC, added that what other buildings look like in the Village was immaterial.

Trustee Thompson asked Community Development Director Scott what is being proposed for approve. Community Development Director Scott replied. Trustee Thompson asked which windows are being proposed for approved. Community Development Director Scott replied, reviewing the specs in the packet, which are grills within the glass. Trustee Thompson suggested the packet was insufficient because of the lack of an example of the windows to be approved.

Trustee Gould shared a quote - "when asked if it was difficult to do business in Glen Ellyn, I have not found that to be the case, they have a lot of rules... and if you follow them, it is not difficult." She acknowledged that this is not a historical building but is in the historical district, and therefore beholding to the 10 criteria. As for the windows, she read the criteria and suggested that the grills inside the windows do not fulfill that criteria and the window selection should be changed and TIF money be sought to cover some of the cost.

Trustee Payne asked if option A was the final iteration to be approved. Trustee Gould replied.

Trustee Thompson aske Trustee Gould if she was OK that the door technically was not in the center, but the opening is. She agreed it was a good compromise.

The conversation continued about the windows and everyone agreed to the PDL windows in the exhibit presented by Mr. Goranov.

The door placement on page 247, the last iteration, was accepted as the final design to approve.

I. Comprehensive Plan (Houseal Lavigne & Associates) (Village Manager Franz) (Trustee Christiansen)

1) Motion to Open a Public Hearing to Consider a Complete Revision to the 2001 Comprehensive Plan for the Village of Glen Ellyn

RESULTS:	**APPROVED [6 to 0]**
MOVER:	**Trustee Christiansen**
SECONDER:	**Trustee Kalinich**
AYES:	**Christiansen, Kalinich, Payne, Thompson, Fasules, Gould**
NAYS:	

Jacqulyn Casazza, representing Go Green Glen Ellyn, pointed out that there is no strong commitment to sustainability in the plan. She added that sustainability is part of most of the plans in neighboring communities. She then reviewed the plans in a few of these communities. She said that sustainability was used only 3 times in the Comprehensive Plan, and not in terms of the environment. She wanted to know how the Board will address sustainability in Glen Ellyn. President Senak asked her to send a draft of her sustainability proposals. Trustee Christiansen said that it has been approached as a zoning code.

Julie Evans, resident, stated that she appreciated the work that has been done on the plan but would like more in it on sustainable housing in the Village and it would signal a long-term commitment to people with disabilities. President

Senak asked if she had submitted language. She said it had been sent to Trustee Gould and in turn, to the staff, for inclusion. Trustee Christiansen said verbiage is on pages13, 14 and 28. Ms. Evans replied that a stated goal is not being included.

Trustee Gould added that there was a paragraph for adults with disabilities. President Senak assured that the language will be included in the final version of the Plan. Village Manager Franz said that the staff will double check that the language is included.

Barb Lemme, resident and member of the Historic Preservation Commission appreciated the inclusion of adaptive re-use in this draft, and that some of the changes were subtle but significant. She also appreciates the design guidelines for Stacy's Corner. She had concerns about the emphasis on density being the answer to downtown problems. She added that the downtown post office is important to preserve because of the mural. Her biggest concern is the vision statement which sets the tone and she would like it to be more dynamic. She would like to see the Village discontinue single-use plastic.

Trustee Fasules suggested another round of public comment before finalizing the Comprehensive Plan.

2) Motion to Close a Public Hearing to Consider a Complete Revision to the 2001 Comprehensive Plan for the Village of Glen Ellyn

RESULTS:	**APPROVED [6 to 0]**
MOVER:	**Trustee Christiansen**
SECONDER:	**Trustee Fasules**
AYES:	**Christiansen, Fasules, Payne, Thompson, Kalinich, Gould**
NAYS:	

3) Motion to Approve Ordinance No. 7032, An Ordinance Approving the Village of Glen Ellyn 2023 Comprehensive Plan Update

RESULTS: [4 to 2] TABLED to 05/22/23 Board Meeting	
MOVER:	**Trustee Fasules**
SECONDER:	**Trustee Thompson**
AYES:	**Fasules, Thompson, Payne, Gould**
NAYS:	**Christiansen, Kalinich**

J. Reminders

1) Village Board Workshop, May 15, 2023 at 7 pm

K. Adjourn – 10:45 PM

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