



Agenda
Village of Glen Ellyn
Special Village Board Workshop
Thursday, June 1, 2023
7:30 PM
Glen Ellyn Civic Center, Galligan Board Room

A. Call to Order – 7:30 PM

B. Pledge of Allegiance

C. Roll Call

Upon roll call, President Senak and Trustees Christiansen, Fasules, Gould, Simon, and Thompson, were “Present.” Trustee Kalinich and Clerk Cosby were absent.

Also in attendance: Village Manager Franz.

D. Comprehensive Plan (Village Manager Franz)

1) Discussion on the Village of Glen Ellyn 2023 Comprehensive Plan Update

President Senak started the meeting saying that each Trustee would have a chance to make any statements they would like, as well as give make suggestions of items they would like corrected in the Plan. Those suggestions will be considered by the Board and if approved, incorporated into the final draft of the Plan that will be presented to the Board on June 26th for approval.

Trustee Thompson started by proposing that the Plan draft dated 5-18-23 regarding supportive housing be included in the Plan. President Senak asked where these adjustments should be inserted. Trustee Thompson replied, pages 7, 8, 13,14, and 72, and then he gave an overview of the changes for consideration. After discussion, the Board’s consensus was to include these changes in the Plan.

Trustee Fasules recommended accepting all the submitted changes, dated 5-18-23, from the EV committee and Go Green. President Senak asked if there were any objections, and after discussion to clarify the most recent version submitted, the Board consensus was to include the submitted changes in the Plan.

Trustee Thompson addressed the potential development sites in the Stacey’s Corner section of the Plan on pages 42. He suggested changing the language around item #2 to add historical uses. He also suggested adding language to include the possible purchase of the dry cleaner’s property to increase the size of the Village’s historical development. Trustee Fasules brought up the intent to purchase it from past Village Boards.

Village Manager Franz clarified that item #2 includes all three corners, not just Stacey’s

Corner. He suggested the dry cleaner's language be made item #3 and leave item #2 as is. Discussion ensued and agreement was reached in favor of adding the language in this way.

Trustee Simon made a general comment about the train station underpass being phrased as if this was a done deal. She proposed changing all references about the train station underpass to reflect that the plan is still a work in progress. Trustee Thompson asked for an example. Trustee Christiansen added she thought it had been approved and President Senak replied that all the funding is not in place yet. Discussion continued about the underpass as well as other data in the Plan that might not be current anymore. The Board agreed to adjust the underpass language in some parts of the Plan. They also agreed to add train ridership data points to the data chart as suggested by Trustee Gould. Trustee Gould added information about three trainline safety improvements aimed toward pedestrians but withdrew the suggestion to add this information to the Plan.

Trustee Simon asked why page 23 is in the Plan at all. It was agreed that the page could be deleted as long as the zoning code height requirement language was still included in the Plan. Trustee Thompson asked for time to read the page so he could make an informed decision and was not pleased that this item was not submitted ahead of time. Village Manager Franz commented that this page is a key component of the Plan that will help staff discuss opportunities for development within the Village, and therefore suggested it should not be taken out. Discussion ensued and the Board agreed conceptually to remove the entire page.

Trustee Christiansen objected to losing the zoning code height requirement language out of the Plan. She added that even though the zoning information is included on page 22, it was added to page 23 for a specifically so that it was understood, in context, what the Village wanted as far as height requirements.

Trustee Gould presented her recommended changes as being "course correction" themed, feeling that the 2018 direction of overall density was without regard to historic consideration. She acknowledged and appreciated changes already made in this direction but was not sure they go far enough to ensure density is not a priority.

Trustee Simon asked if a definition of "high density" should be added. President Senak agreed. Discussion continued the question of density throughout the Plan. Trustee Gould gave her specific recommended changes to the Plan's density language. Recommendations were reviewed and, after lengthy discussion, the Board agreed conceptually to the changes.

It should be noted that during the "high density" discussion, Trustee Christiansen excused herself from the meeting stating her dismay at the level of review and changes. She added that to sit and go through the Plan line by line at this point was a waste of her time, and that the finished Plan should be sent to her to look at, if and when it is finalized.

After Trustee Christiansen excused herself, the wordsmithing of the Plan continued amongst the remaining Board members, President Senak, and Village Manager Franz. Each recommendation was reviewed and consensus was given.

Language about regular review and revision of the Plan was brought up by Trustee Simon. She suggested it be changed to "annual." Village Manager Franz replied, addressing the feasibility of this suggestion and recommended the word "periodically." Discussion continued about annual versus periodic.

The discussion turned to the matrix in the Plan. Trustee Simon suggested adding LEED certification and wanted to review the sustainability language on page 73. Village Manager Franz replied. It was agreed that the sustainability plan would be mentioned as in development and will be added once it is completed.

Trustee Gould had three recommendations for changes on the matrix, one would be a new box for the CBD under the commercial area framework. The second was under promote economic development of the downtown, to add language about the Village marketing department. And the third was a new box under residential areas and the number of teardowns.

Trustee Gould stated that some of the language she suggested related to housing for people with disabilities was not plugged in exactly and didn't understand why the editing did not include it. President Senak replied that he and Village Manager Franz will take care of the issue.

Trustee Simon asked when all additional language needs to be submitted. President Senak replied by June 9th so it can be included into the revised Plan.

Trustee Thompson stated Trustee Christiansen's submitted edits be adopted, and the Board agreed.

E. Audience Participation

Julie Evans, resident, suggested that the supportive housing language within the Plan should consistently read, "supportive housing for people with disabilities" so that the type of supportive housing she and her group are advocating for is clear. Trustee Thompson asked Ms. Evans to clarify the term supportive housing. Ms. Evans replied.

An online submittal from Ginger Wheeler, resident, regarding trails and bicycle access language in the Plan, was read into the record by Village Manager Franz.

F. Reminders

- 1) Village Board Workshop Tuesday, June 20, 2023 at 7 pm
- 2) Village Board Meeting June 26, 2023 at 7 pm

G. Adjourn – 9:45 PM

Mover: Trustee Thompson; Seconded: Trustee Simon. Unanimous vote to adjourn.