



Minutes
Village of Glen Ellyn
Village Board Workshop
Tuesday, June 20, 2023
7:00 PM
Glen Ellyn Civic Center, Room 301

A. Call to Order – 7:00 P.M.

B. Pledge of Allegiance

C. Roll Call

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

Also in attendance: Village Manager Franz, Assistant Village Manager Rodman, Village Attorney Mathews, Finance Director Noller, HR Director Vonachen, Police Chief Norton, Commander Downey, and Fire Chief Clark.

D. Audience Participation

Norris Eber, resident, presented a real estate tax income forecast report for the affordable housing site at 640-650-656 Taft Avenue. He gave an overview of the report as well as the methodology he used to prepare it.

Trustee Kalinich thanked Mr. Eber for the time and effort. She continued by saying that the allocation formula from the school district is not technically the cost of educating each student. Mr. Eber replied. Discussion ensued.

Patrick Van Tiem, resident, spoke about the hotel site on Roosevelt Road. He commented that in his opinion, the site is not appropriate for residential use. He then spoke about the tax burden for south Glen Ellyn because of District 89. He also wanted to know how many affordable/sustainable units are in the Avere, APEX, and Glenwood Station developments. He implored the Board to keep the hotel site commercial.

E. Police Department Body Camera Presentation (Commander Downey)

Chief Norton introduced Commander Downey, who gave a presentation on the body camera system that the Village Police Department has implemented. He stated that the Department has been trained and the cameras are in full use. He reviewed the officer requirements for having the cameras on or off as well as citizen expectations of privacy.

Commander Downey went over the benefits that have been realized since the implementation of body cameras, as well as the challenges since implementation. President Senak asked how long the video files need to be retained. Commander Downey replied 90 days by law, adding some additional detail to that.

Trustee Thompson asked about capabilities to make the body cameras work with the car cameras. Police Chief Norton replied, with Commander Downey adding additional comments.

Trustee Kalinich asked about the well-being check exemption and was concerned that some of these calls do involve mental health needs. She wanted to know if the officer would turn the camera on if a call escalates. Commander Downey replied. Chief Norton added comments as well.

Trustee Kalinich asked what happens if the officer does not turn on the camera when they should have turned it on. Commander Downey replied.

Trustee Kalinich asked about where the funding for the body cameras came from. Chief Norton replied that the department was able to use seized funds account, and that no tax dollars went to the cost of the body cameras.

Trustee Thompson asked how the cameras are being received by the officers. Commander Downey replied that cameras have provided benefit for their protection and to help present their cases.

Commander Downey showed an example of a video recording from the camera system. Attorney Mathews commented that the video illustrates how a seemingly routine call can escalate quickly.

F. 2023 Budget Amendments (Finance Director Noller)

1) Budget Amendment for Fire Company Funding

Finance Director Noller, Fire Chief Clark, and Fire Treasurer Voswinkel were available to answer questions regarding the funding.

Fire Chief Clark gave additional insight on the funding and future goals for budgeting. He stated they have liquidated some cash reserves. President Senak asked what the reserve policy is for the Fire Company. Fire Treasurer Voswinkel replied. Trustee gave additional insight on the fire reserves.

Trustee Thompson thanked Chief Clark for his support at the last Tea with the Trustees.

Trustee Fasules asked about the amount of funds that the Fire Company is behind on, and how will the amount be made up. Fire Treasurer Voswinkel and Chief Clark replied. It was agreed that the Village needs to be sure they have cash in the reserves. Discussion ensued.

2) Budget Amendment for Capital Projects Funding

Finance Director Noller spoke about proposal to take cash reserves above the policy and allowing it to be transferred from the General Fund to the Capital Projects Fund.

President Senak wanted to know if the fund could cover the costs for streetscape, not including the train station, without incurring additional debt. Finance Director Noller replied. President Senak explained that the Village's debt is not paid for with property taxes.

Trustee Thompson thanked Finance Director Noller for his presentation and for keeping the Village on track. The rest of the Board agreed.

G. Discussion of Various Liquor License Requests (Attorney Mathews)

1) Discussion of Various Liquor License Requests

Attorney Mathews discussed the modifications requested. Park & Oak and Ko-ze Wine Bar business owners were present to answer any questions that the Board might have.

Trustee Thompson asked the owners of Park & Oak if they will have separate hours for serving alcohol and store hours. Park & Oak owners replied by explaining how the current situation has evolved. Attorney Mathews asked about the current hours and how this needs to be determined before granting a modification.

The Ko-ze Wine Bar owners stated that the business is looking to meet the demands of patrons and serve the community.

Trustee Thompson stated that the Board is supportive of both businesses and want to help both have success.

Attorney Mathews presented a new liquor license request for the property where the old 7-Eleven was on Main Street. The petitioner would like to have a liquor store license, which would require the Board add one more of this type of license to the current limit.

The petitioner, Mr. Patel, gave an overview of his business plan. President Senak asked if he is planning to sell vape items. Mr. Patel replied. President Senak followed up by asking, given the proximity to the school, how the petitioner is going to separate the adult items from the children. Mr. Patel replied.

Trustee Kalinich stated that she had checked out his other businesses, which were extremely positive situations. She welcomed the business to the Village, but her concern was the location being so close to the school. She hoped that another location could be found. Current Glen Ellyn business owner, Mr. Patel, gave his perspective on the location.

Attorney Mathews asked Chief Norton his perspective on the location. His concerns were the same as Trustee Kalinich and he did not support the location because of the proximity to the school.

Trustee Thompson asked if there was something that stood out about the location and if it could be more of a convenience store than a liquor store. The first Mr. Patel replied.

Trustee Kalinich stressed that a downtown grocery store is something the Village has wanted, and if Mr. Patel could make that happen, it would be a big win. President Senak agreed and that the Village would help Mr. Patel financially to make that happen.

H. Wheaton/Glen Ellyn Boundary Line Agreement (Village Manager Franz)

1) Discuss Wheaton/Glen Ellyn Boundary Line Agreement

Village Manager Franz spoke about the Scripture Press property, which is in both Wheaton and Glen Ellyn, which makes it challenging to promote to developers. Both are working to find a solution to this property as well as the Fresh Market property on Roosevelt Road. He gave a brief overview of the proposed agreement and asked for feedback from the Board.

Trustee Kalinich commented that after reading through the memo, she is supportive of the proposal.

Trustee Thompson was concerned about the storm water issues around the Scripture Press property. He wanted the language on storm water to be stronger to protect the residents of the Village. He also wondered how the residents would feel about the property being transferred to Wheaton and suggested that the area next to Anthony Street should stay in the Village.

Trustee Simon wanted to know why the proposed border changes are shaped oddly. Discussion ensued.

President Senak asked if the plan had been discussed with District 41. Village Manager Franz replied.

Trustee Thompson asked if the Village would want to annex the Scripture Press site. There was further discussion on this point. He suggested that the property owners adjacent to the Scripture Press site be notified of the possible de-annexing.

Trustee Simon asked if the Village would have any rights of refusal as to what is allowed to be developed. Village Manager Franz replied, with comments from Trustee Fasules.

Village Manager Franz was directed to go back to Wheaton to revisit the proposed agreement based on the Board's direction. There was general agreement that this proposal is positive for the Village.

I. Community Development Consulting Engineer Contract (Community Development Director Scott)

1) Staff Recommendation Regarding Community Development Consulting Engineer Contract

Community Development Director Scott introduced Ray Fano, recently hired Community Development Engineer, reviewing his background and expertise, and stating he will benefit the Village tremendously.

Engineer Fano reviewed the supplemental engineering services, starting with background on the history of the engineering staff. He then reviewed engineering services provided and how a typical day breaks down as far as tasks.

Engineer Fano then reviewed the permit process, 2022 compared to 2023 to date. He explained that because of the increase in permit requests, consultants are needed. He went through the process to evaluate the RFPs from consultant candidates, and presented the selected consultant, HLR, to help cover the overflow of work.

President Senak stated that he is not a fan of HLR and gave his reason, adding that he supports the selection committee's recommendation. He also wanted to know how HLR's effectiveness is measured and had some suggestions as to how to do this. Trustee Kalinich pointed out that this presentation concerned water issues only. Engineer Fano replied.

Trustee Simon asked if there was a list of contractors that don't facilitate the process. Community Development Director Scott replied, with additional comment from President Senak. The question was asked if contractors should be registered and licensed to work in the Village, which was followed with discussion.

Trustee Kalinich expressed her agreement with President Senak concerning HLR. She then asked about V3 and their qualifications. Engineer Fano replied. Discussion regarding the selection of HLR continued amongst all parties. The consensus was that Engineer Fano's recommendation would be approved at the next Board meeting.

Norris Eber, resident, asked if a no stealing of talent clause could be added to the agreement.

Village Manager Franz wanted everyone to know that the Community Development Department is strong and constantly getting better.

J. Reminders

- 1) Village Board Meeting June 26, 2023 at 7 pm
- 2) Village Board Special Meeting June 29, 2023 at 7 pm

K. Adjourn – 9:22P.M.

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