Minutes
Village of Glen Ellyn
Village Board Special Workshop
Monday, April 17, 2023
6:00 PM
Glen Ellyn Civic Center, Room 301

A. Call to Order – 6:04 PM

B. Pledge of Allegiance

C. Roll Call

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

Trustee Fasules moved and Trustee Thompson seconded to allow Trustee Kalinich to join the meeting via phone, with a unanimous vote in favor.

Also in attendance: Village Manager Franz, Assistant Village Manager Rodman, Village Attorney Mathews, Public Works Director Buckley, and Finance Director Noller.

D. Audience Participation

President Senak announced per Trustee Thompson's request, there would be audience participation before adjourning to Closed Executive Session.

President Senak also welcomed back Village Attorney Mathews, after his convalescence.

Nicholas Nelson, resident of the Village, spoke about the frustration of the South Glen Ellyn Community Forum with the Roosevelt Road hotel project and the amount of time the Board has spent discussing it in closed executive session. He said this has led to negative speculation about the process. He stated that he thought that the SORO vs. NORO divide issue is real and gave his explanation for this belief. He also reiterated the group's desire for commercial development in this location. Trustee Payne asked how many members there were in the group. Mr. Nelson replied and added that they had submitted a petition as well. Village Attorney Mathews corrected one of the Mr. Nelson's comments about the North/South business districts.

Norris Eber, resident of the Village, spoke about the TIF districts and taxes south of Roosevelt Road.

President Senak commented that it was his desire to have the current Board vote on this issue, but new offers from the developers have been received, and there will probably not be time to vet and vote on these before Trustee Payne leaves the Board. He also spoke about the question of whether or not the offers should have been released to the public, and all parties involved advised him that doing so would compromise the Village's ability to negotiate with the best results. He pointed out that the new offers seem to indicate that keeping the offers private has been in the best interest of the Village.

E. Motion to Adjourn to Closed Executive Session for the purpose of setting the price for sale or lease of property owned by the public body, pursuant to 5 ILCS 120/2 (c)(6) to return to open session afterward

Trustee Fasules moved and Trustee Christiansen seconded to adjourn and go into Closed Executive Session. Unanimous vote of approval.

Adjourn - 6:19 PM

CLOSED EXECUTIVE SESSION

Call to Order – 7:38 PM

Roll Call

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

Trustee Kalinich continued to join the meeting via phone.

Also in attendance: Village Manager Franz, Assistant Village Manager Rodman, Village Attorney Mathews, Public Works Director Buckley, Community Development Director Scott, Finance Director Noller, Economic Development Coordinator Hannah, and Police Chief Norton.

F. Audience Participation

There was no off-agenda public comment.

G. Late Night Liquor License Request (Economic Development Coordinator Hannah)

1) Late Night Liquor License Request

Economic Development Coordinator Hannah gave some background on this request to extend later alcohol service hours to 2:00 AM on Fridays and Saturdays.

Trustee Christiansen stated her concern that the late nights lead to people getting out of hand.

Trustee Fasules asked about the existing Friday 2:00 AM service, how long they have been doing it, and if they knew what the liquor license says. Danielle Buresh, Business Manager of Main Street Pub, says she and the owner were under the impression that they were allowed to be open until 2:00 AM. The discussion continued about the hours of operation and what other towns are doing. Economic Development Coordinator Hannah replied to Board questions.

Chief Norton gave the police perspective of extending the hours. His concerns were expressed and suggested limiting the number of late-night licenses to keep the Village from being the place people come for their last couple of drinks for the night.

Trustee Fasules reminded everyone that the downtown area is residential and the noise and other nuisances for the residents should be taken into consideration.

Trustee Payne asked how many B1 licenses have been issued. Economic Development Coordinator Hannah replied.

President Senak asked what the revenue is from 1:00AM to 2:00 AM. Ms. Buresh replied.

Trustee Thompson asked about last call. Discussion ensued.

Trustee Gould asked why the Code is written in this way. Chief Norton addressed the history of the Code. He pointed out the more robust adult entertainment in the downtown.

Trustee Kalinich suggested that since licenses are issued yearly, data could be gathered, and if there are issues with the extended hours, it can be revisited. Economic Development Coordinator Hannah replied, with the Board discussing the options she presented.

Trustee Fasules suggested that consistency is needed with the liquor licenses. He was in favor of keeping the code as it is now. Trustees Payne, Gould, and Christiansen agreed.

President Senak asked the staff if they had what they needed to proceed and they replied yes.

H. Water and Sewer Rate Study (Finance Director Noller)

1) Water and Sewer Rate Study

Finance Director Noller gave a recap of the rate study to-date and introduced NewGen representative and the Finance Commissioners present to answer questions.

Eric Callocchia with NewGen then gave a presentation detailing the recommended rate plan and how it was reached in conjunction with the Finance Commission. There were questions from the Board and President Senak during his presentation.

Assistant Public Works Director Hubsky spoke about the differences between the Village and how Wheaton does their billing.

Trustee Payne asked for more information about beyond FY27 rates. NewGen representative Callocchia replied.

Trustee Christiansen asked if there was a sense of who the low users are. Assistant Public Works Director Hubsky replied. She expressed her concern that these users will see the highest increase. Trustee Kalinich shared this concern.

Jeremy VanEk, Chairperson of the Finance Commission, gave his thoughts on the process, including how pricing does not affect conservation and impact on low-usage residents. Trustee Christiansen asked if there was a breakdown of user types. The reply was that it was in the material, with further details given.

Trustee Fasules asked about the rationale of doing the fixed meter sizes with different rates. Assistant Public Works Director Hubsky replied. Trustee Fasules gave his thoughts on this reply and asked why there wasn't a unified rate. Assistant Public Works Director Hubsky replied. Discussion ensued on this point with all who had participated.

Trustee Gould asked if it was known how many residents were in the minimum use range. Assistant Public Works Director Hubsky replied. Trustee Gould then asked about the fixed fee in the billing. Assistant Public Works Director Hubsky replied

President Senak thanked the Finance Commission on the great and invaluable job done on this. He also thanked the consultant. Village Manager Franz stated that with this direction, the staff will come back with a final recommendation. Trustee Christiansen wanted "relief" guidance for residents that need help with the costs. Trustee Fasules suggested that perhaps relief could be found through another funding source. Deputy Clerk Cannova pointed out that because the Village is in Milton Township, there is a state mandate to cover assistance to people who are under-resourced. President Senak recommended that residents are made more aware that this is available through Milton Township.

I. Butterfield Rd and Route 53 Shared Use Path and Sidewalk Discussion (Professional Engineer Daubert)

1) IDOT Butterfield Road Improvements - Shared Use Path and Sidewalk Maintenance and Jurisdiction

Village Engineer Daubert introduced Brian Kuttab, Project Manager with IDOT, who together presented the project. Mr. Kuttab gave a brief overview of the project's history and status, including funding.

Village Engineer Daubert then provided a staff perspective of the status of the project, as well as reviewing the areas involved and jurisdictions. He stated the purpose tonight was to get the Board's input on the Village taking maintenance responsibilities for certain parts of the improvements.

CIC Chairperson Szymanski gave the Commission's thoughts on what's in it for the Village and future intentions of the area. Village Manager Franz stated it was a good opportunity to collaborate with all factions involved in the project.

Village Engineer Daubert added that if the Village does not agree to this, IDOT will construct the improvements so that it could be done in the future but would not execute them. He also gave more context to the Board as to future construction of Route 56. Mr. Kuttab added his thoughts, as well as why IDOT wants to install sidewalks and bike trails in this area.

President Senak asked for clarification of which bike trail bridge Mr. Kuttab was speaking about. Mr. Kuttab replied. President Senak followed up, asking if he was familiar with the East Branch DuPage River trail. Mr. Kuttab replied.

Village Engineer Daubert added information about the East Branch DuPage River trail project. President Senak followed up, asking about connectivity of the two trails. Village Engineer Daubert replied it was possible but needs a closer look.

Trustee Christiansen asked about all entities involved in snow removal logistics. Public Works Director Buckley replied. Discussion ensued about the maintenance involved.

President Senak asked about the cost of maintenance. Village Engineer Daubert replied, with President Senak asking a follow-up question.

President Senak asked that since this area is not technically within the Village, why doesn't the State take the responsibility. Mr. Kuttab replied. The discussion between President Senak and Mr. Kuttab continued on this matter, with President Senak stating his support for the project.

Trustee Thompson asked about specific funding that has not yet been approved. Mr. Kuttab replied.

Trustee Thompson asked about Route 38/56 and its state of disrepair and when it is slated for improvement. Mr. Kuttab replied and added that it does not hurt to write letters reporting and requesting the improvement. Village Engineer Daubert added information as discussion continued.

President Senak ended the conversation stating that everyone expressed support for the project. He thanked the CIC for their assistance.

J. Proposed Zoning Code Text Amendment - Food Trucks (Community Development Director Scott)

1) Food Truck Regulations

Community Development Director Scott talked about updating the existing regulations and reviewed what those updates would be. Economic Development Coordinator Hannah gave her thoughts. Specifically, the brew pubs would like to feature a food truck to drive sales.

Trustee Thompson added that external power needs are a consideration from the Plan Commission. The constant idling is considered problematic. There was agreement on this point.

Trustee Kalinich pointed out the use of electronic equipment being prohibited, but that many trucks use tablets for payment so perhaps the wording could be tweaked to be clear this language is an audio regulation, not electronic. She added comments about food trucks in the Village on previous occasions. Economic Development Coordinator Hannah replied.

Trustee Fasules asked if food trucks could park in the Metra lot as pop-up promotions, and perhaps this is not good competition for the existing restaurants. There was discussion on this point amongst the Board.

Trustee Gould asked about pop-ups without permits/partnerships, which is not allowed.

Trustee Christiansen went back to the idling concern and suggested language to be added for clarification.

Dave Hawley, representing the Beer Cellar, expressed his appreciation that the Village is allowing food trucks. He added that most trucks use generators. Trustee Thompson asked why the Beer Cellar doesn't partner with an existing business. Mr. Hawley replied.

Trustee Gould asked about ice cream trucks that drive around and if the food trucks could obtain a peddlers license. Assistant Village Manager Rodman replied.

K. Construction Necessitated Variations (CNV) Review (Community Development Director Scott)

1) Construction Necessitated Variations (CNV)

Community Development Director Scott reviewed the history and research done on the CNV process and ways to avoid the requests.

Zoning Board Chairperson, Greg Constantino, added his thoughts about the permitting process and how to protect the Village and residents going forward. He said that when the ZBA members do not recommend a CNV and then the Board approves it, the morale of the ZBA members is affected and it also sends a signal to residents and contractors that variations are easily obtained. He felt that the Board and the ZBA need to be on the same page, and that page should be decided upon.

President Senak stated that the Board respects the work that the ZBA does and wanted to dispel the notion that there is no respect of the members.

Trustee Gould, Trustee Liaison, commented that the training document is dense and it would be helpful to re-train based on an easier-to-understand document.

Trustee Kalinich appreciated Trustee Gould's comments and did not think there was a good process to convey why the Board would overturn their recommendation. She suggested a formal follow up in those cases. She also talked about needing numbers on requests that have to do with lot coverage and thought the zoning code should be reviewed and perhaps adjusted. Her last comment was that she does not believe that the homeowners are naïve and that the contractors/architects should take responsibility.

Trustee Christiansen agreed with Trustee Kalinich and does not feel generous about CNVs in general. She felt that the need to be more objective with the evidence that the ZBA has gathered.

Trustee Thompson thanked Assistant Village Manager Rodman and Community Development Director Scott for the memo. He wanted to know more on the inspection process and cost associated, specifically driveways and sidewalks. Assistant Village Manager Rodman and Community Development Director Scott replied. Discussion ensued.

Trustee-Elect Simon asked if there were any documents signed in respect to variations when they close on a property. Staff replied with further discussion resulting.

General discussion of the CNV issue and solutions continued between staff, the Board, and President Senak.

President Senak asked if the Board was in favor of the six recommendations made by the ZBA. A majority of the Board expressed positive responses to the recommendations. It was also suggested that a non-compliance fee be worked out to discourage violations and training of the ZBA be done.

Trustee Kalinich thought that a time frame for reviewing the zoning codes should be developed and that they should be continuously addressed. She requested more information before signing off on the recommendations.

L. Reminders

1) Village Board Meeting April 24, 2023 at 7 PM

M. Adjourn – 10:32 PM

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