



Minutes
Village of Glen Ellyn
Village Board Workshop
Monday, October 16, 2023
7:00 PM
Glen Ellyn Civic Center, Room 301

A. Call to Order – 7:01 P.M.

B. Pledge of Allegiance

C. Roll Call

Upon roll call by Clerk Cosby, President Senak and Trustees Christiansen, Fasules, Gould, and Thompson answered “Present.” Trustee Kalinich arrived to the meeting at 7:03 P.M. and Trustee Simon arrived at 7:11 P.M.

Also in attendance: Village Manager Franz, Assistant Village Manager/Community Development Director Rodman, Village Attorney Mathews, Public Works Director Buckley, Interim Finance Director Brankin, HR Director Vonachen, Village Engineer Daubert, Information Technology Director Chiappetta, Police Chief Norton, Fire Chief Clark, and Firefighter Voswinkel.

D. Audience Participation

No off-agenda audience participation.

E. Intergovernmental Agreement (IGA) between the Village of Glen Ellyn and the City of Wheaton Regarding Jurisdictional Boundaries

1) Discussion of IGA with the City of Wheaton on Jurisdictional Boundaries

Village Manager Franz presented the proposed IGA and the properties it addresses. He reviewed the history of the proposal and its current status, including any possible development. equirements must meet Wheaton’s specifications and be approved by the Glen Ellyn Village Board. Trustees Christiansen and Thompson asked for clarification, which Village Manager Franz gave. The properties involved are the Scripture Press location and the Fresh Market mall on Roosevelt Road.

Patrick Duffy, Village resident at 236 Anthony, which is the western-most parcel near the Scripture Press property, spoke about the proposed IGA. He voiced his ongoing concerns about the flooding that has been consistently happening in his home since he moved into the Village.

Trustee Thompson asked Mr. Duffy about the upkeep of the property by the College. Mr. Duffy replied it does not exist and that it is very exhausting. He gave additional thoughts on the ongoing issues as well. He talked about possible solutions that have been offered by the Village and the problems with those solutions.

Trustee Christiansen asked if Mr. Duffy's property floods with heavy rains only or with any rainfall. Mr. Duffy replied. Trustee Christiansen followed-up with a question about the previous owner's disclosure. Trustee Thompson followed-up by asking what Mr. Duffy would like to see on the Scripture Press property. Mr. Duffy replied that a bit of a depression in the open property would help the water drainage issue.

Ryan Witcher, Village resident at 252 Anthony, spoke about the proposed IGA and that the details in the agreement do not include enough specifications as far as the water drainage issues. He felt more detail was needed in order to ensure that the water issue is addressed and taken of. He then went through points in the agreement that he felt should be addressed and revised.

Mr. Witcher asked for clarification on some of the verbiage in the agreement. Village Manager Franz replied.

President Senak asked Mr. Witcher what his solution would be. Mr. Witcher replied that he just wants the IGA to reflect development that will not make the water issue worse.

Joe Shusko, Village resident on Anthony, gave his thoughts on the significant flooding issues that exists on the street, as well as his experience with the water issues. He is also concerned with safety issues if Anthony Street becomes a throughfare.

Mr. Shusko was interested to know what benefit the Village gets if this agreement is approved. Village Manager Franz replied and explained that the agreement does not sell land, but exchanges it, and that the benefit is that hopefully, it will encourage development that will mitigate the water drainage issue for the neighborhood. Discussion of the Scripture Press parcels ensued.

Jay Bieszke, Director of Facilities at Wheaton College, stated that the Scripture Press building has never flooded. He added that there is a proposal for development for the site but had not seen the proposal. He also said that the College has a civil engineer to help them work out the water drainage issues. He added more details at the request of President Senak.

Trustee Thompson asked if language can be added to the agreement to ensure that the character of the neighborhood does not negatively change.

President Senak commented on the fact that Scripture Press is private property but the Village needs to protect the existing residents of the Village on Anthony.

Trustee Fasules asked whose ordinance is more restrictive, Wheaton's or Glen Ellyn's. Village Manager Franz replied that it was Wheaton. Discussion continued on the development issues of the site with two towns being involved as opposed to one.

Rick Scheck, Village resident and Scripture Press property developer, gave his thoughts on all of the issues discussed. He emphasized that the residents of Anthony can speak to the development specification once they have been proposed. He added that the first step to help the Anthony Street residents' water issues would be to approve the IGA so that the property can be easily developed. Discussion about the possible development, and the water issues, ensued.

Stacy Witcher, Village resident, gave her concern over possible increases in the student

population at Churchill if a heavy residential development is approved.

Village Engineer Daubert gave his thoughts on the water issues near and at the Scripture Press area. President Senak asked if a development plan is needed to evaluate the property. Village Engineer Daubert replied.

President Senak asked if there is anything that can be done to Anthony Street to mitigate the problem. Village Engineer Daubert replied.

Trustee Thompson asked what the blue and orange areas on the Scripture Press site map represent. Village Engineer Daubert replied. President Senak asked a follow-up question about the drainage at Kenilworth and Anthony. Village Engineer Daubert replied.

Trustee Thompson asked if Wheaton could change their zoning ordinance. Village Engineer Daubert replied.

Trustee Kalinich asked about the two bump-outs that had been discussed in previous meetings and how they fit into the boundary reassignment. Village Engineer Daubert replied. Trustee Simon followed up by asking, if the Village keeps the two bump outs, what can the Village do to mitigate water issues. Village Engineer Daubert replied. Village Manager Franz and Attorney Mathews both added further information to clarify this point.

Trustee Kalinich asked Village Engineer Daubert if there was a ballpark estimate on the number of hours it would take to work out the storm management issue. Village Engineer Daubert replied. Village Manager Franz replied as well.

President Senak asked for clarification on the approval process of development if the IGA is entered. Village Engineer Daubert replied that there would need to be Board approval. Discussion continued about protecting residents on Anthony Street.

Village Manager Franz pointed out section 3A5 that will make the situation on Anthony better than it is today. Village Engineer Daubert added some points about the water flow in the area.

Attorney Mathews defined the argument that would occur if anything was deemed “unreasonably withheld.”

Trustee Gould asked about the 16 acres of tributary that Village Engineer Daubert mentioned. Village Engineer Daubert replied.

Mark Richards, Civil Engineer for Wheaton College, gave his thoughts on the flood plain elevation on the Scripture Press property. Mr. Richards mentioned the 100-year rain areas, at which point President Senak turned to the residents in attendance and asked how often Anthony floods and how deep it gets. Mr. Richards explained how the storm water will be better mitigated with development of the site.

Trustee Thompson asked what would need to be added to take care of the 16 acres of tributary. Mr. Richards replied that it is upstream and certain areas would need to be addressed.

President Senak asked the residents of Anthony Street what they thought of everything that has been said. Kate Briasco, resident at 244 Anthony, gave some history and pointed out

that the same items had been expressed then (dealing with Union Pacific, Wheaton and the upstream issues).

President Senak asked what she thought of the plan. Ms. Briasco expressed her ongoing concern about any agreement. Trustee Thompson expressed his dismay that the residents were not informed of this item on the night's agenda. Discussion ensued.

Trustee Christiansen wanted to know how the agreement addresses the municipal problem. Village Manager Franz replied that it needs to be a collaboration and added more detail. Trustee Christiansen followed up by asking why this will facilitate working together any better than past experiences of non-cooperation. Discussion ensued.

Trustee Simon stated that if a developer is interested in the property, then they must address the flooding issues for the development to move forward. President Senak replied that flood mitigation must be part of any development.

Trustee Christiansen wanted to know who the residents on Anthony would contact if the water issues continue after the Scripture Press property is developed. The Board continued to discuss this, with the residents on Anthony adding opinions. Public Works Director Buckley added his thoughts on boarder flood issues in the Village.

Trustee Kalinich asked about the definition of parcel one, and why the tax term is only 20 years. She also asked about green space on Cottage. She expressed also concerns about the Village incurring engineering costs and that Wheaton should pay for all engineering costs. She added that the fact the developer is also a community member is a positive and that he wants to do a good job in his hometown.

Trustee Thompson wanted to know who votes for the annexation. Village Attorney Mathews replied that he would research this and get back to the Board.

Trustee Thompson wanted clarification on Wheaton's zoning and the fact that the map says industrial, not institutional. It was agreed that this should be defined in the agreement. He added that non-notification of residents is a major issue. Village Manager Franz took responsibility for not notifying residents of the agenda item.

Trustee Thompson asked what happens with the IGA after this workshop. Village Attorney Mathews replied. He then outlined the de-annexation process.

Trustee Thompson said he wants to see more details on this agreement and the plan going forward.

Trustee Simon pointed out that if it is townhouses, then the schools will be impacted and should be notified.

Trustee Gould asked if the cost of de-annexing should be paid for by the City of Wheaton. She added that she would like to see what the cost of de-annexation would actually be. She also felt that protecting the residents was extremely important to consider and that the proposed development needs to be seen before approval.

Trustee Fasules added his thoughts to the conversation and felt that this was a good start to getting the property developed and the Board should see preliminary site plans before approval.

Trustee Christiansen thanked the staff of their work so far with the IGA. Trustee Simon agreed and also felt that the water mitigation issue needs to be kept front of mind.

Village Manager Franz asked for clarifications of steps necessary to move forward. The Board gave the direction that they felt the IGA was moving in the right direction and that more revisions need to be done before approving.

Trustee Gould pointed out the past denial on the Fresh Market property.

At 9:08 P.M., President Senak excused himself from the meeting and Trustee Gould took over as President Pro tem.

F. 2024 Budget Discussion - General Fund

1) Administration (Manager's Office, IT, Law, Economic Development, Senior Services)

Interim Finance Director Brankin reviewed the Village Board and Clerk budget. Discussion ensued about the budget and its increases.

Interim Finance Director Brankin presented the Manager's office budget, highlighting items including the overall decrease of 11%, a new management analyst position, and compensation adjustments.

Interim Finance Director Brankin reviewed the Senior Services budget, highlighting some of the changes in the budget.

Interim Finance Director Brankin said there were no changes in the history park budget. Public Works Director Buckley said that the brick walk will be replaced for safety issues. Trustee Kalinich asked if it could be stamped concrete. Trustee Thompson said the sidewalk should be fixed as well. Public Works Director Buckley replied to both comments. Discussion about the work to be done continued. It was agreed to review the plan before the work is starts.

Interim Finance Director Brankin noted one increase in the legal budget and the potential of possible outsourcing.

Interim Finance Director Brankin reviewed the Human Resources budget. Assistant Village Manager/Community Development Director Rodman explained the budget now that it is a new cost center for 2024. Trustee Thompson asked for clarification, Assistant Village Manager/Community Development Director Rodman provided that clarification.

Interim Finance Director Brankin presented the Information Technology budget.

Trustee Thompson asked how many computers are owned by the Village. Information Technology Director Chiappetta replied 200 computers/devices.

Trustee Gould asked if there would be technology available for remote participation for Commission members. Village Manager Franz replied that remote access needs to be staffed and that he would talk to the IT department to research a solution. Discussion ensued on the possibility of this happening.

Trustee Gould asked about the quality of the slides in the Board Room and if there is money in the budget to fix the issue. Information Technology Director Chiappetta replied that he would take a look at the quality issue.

2) Community Development

This item will be discussed at the next budget discussion.

3) Police Department

Interim Finance Director Brankin presented the budget, highlight personnel change and capital outlay. He then turned it over to Chief Norton.

Trustee Kalinich asked if DARE should continue. Police Chief Norton replied that they still use parts of the DARE program, especially the part that gets officers into the classroom. Trustee Kalinich did not like the logo of DARE being on vehicles based on the effectiveness of the overall DARE program. Chief Norton replied that a name change could be looked into.

Trustee Fasules asked how full staffing was progressing. Police Chief Norton replied.

Trustee Thompson asked if the Police Department was at a point that it should be over-hiring. Police Chief Norton replied. Trustee Fasules asked if the Village will get to an over-staffed position by 2024. Police Chief Norton replied “yes.”

Police Chief Norton discussed the turnover in Records due to the part-time nature of the positions, and the addition of the full-time Records Clerk. Discussion ensued regarding staffing levels. Police Department Records Supervisor Megan Klomes gave her view on the issue of Records Department staffing and its challenges. It was agreed that there should be an open budget item for another full-timer.

Trustee Fasules asked what capital is needed to make the department better. Police Chief Norton replied.

4) Glen Ellyn Volunteer Fire Company Budget

Interim Finance Director Brankin turned the budget discussion over to Chief Clark and Firefighter Voswinkel. Chief Clark presented the Volunteer Fire Department budget.

Trustee Kalinich asked for clarification on one of the columns in the report. Firefighter Voswinkel replied.

Chief Clark noted that most increases were personnel related, and the equipment required for the additional personnel.

Chief Clark pointed out the dues for MAVIS have increased, and that grants have dried up which caused the increase.

Trustee Thompson wanted to know where the “other” money is accounted for. Chief Clark replied that it’s not part of this budget. Firefighter Voswinkel replied as to what this money is

used for and Village Manager Franz clarified that it is the reserve policy.

The Board asked for clarification on various line items. Chief Clark replied.

G. 2024 Budget Discussion - Other Funds

1) Corporate Reserve Fund

This item will be discussed at the next budget discussion.

2) Fire Services Fund

Interim Finance Director Brankin presented the high-level view of the fund. He pointed that there is a significant increase due to the change in fire operating capital.

Trustee Thompson asked if there was money in the budget for soil testing in 2024 for the new fire station. Chief Clark replied yes and that architectural drawings would be included in 2025.

Trustee Kalinich asked for clarification on the projected facility revenue amount for 2024 compared to 2023. The point was made in relation to reducing the levy.

Trustee Gould asked about the EMS reimbursement and where the revenue stream shows up. Interim Finance Director Brankin replied, with Village Manager Franz adding details of the fee structure. Discussion continued on collection of the fees.

Norris Eber, resident, commented on the expansion of Fire Station 62. He felt that the south side will have a lot of comments on the plan.

3) CBD TIF Fund

This item will be discussed at the next budget discussion.

4) Roosevelt Road TIF Fund

This item will be discussed at the next budget discussion.

5) Forfeiture Fund

This item will be discussed at the next budget discussion.

6) Debt Service Fund

This item will be discussed at the next budget discussion.

7) Refuse/Solid Waste Fund

This item will be discussed at the next budget discussion.

8) Insurance Fund

This item will be discussed at the next budget discussion.

9) Police Pension Fund

This item will be discussed at the next budget discussion.

H. Reminders

- 1) Village Board Meeting Monday, October 23, 2023 at 7 pm
- 2) Glen Ellyn Village Board/Glen Ellyn Park District Joint Meeting, October 24, 2023 at 7 pm at Spring Avenue Recreation Center, 185 Spring Avenue

I. Adjourn – 10:31 P.M.

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