



Minutes
Village of Glen Ellyn
Special Village Board Workshop
Monday, March 4, 2024
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 by Clerk Cosby, President Senak and Trustees Christiansen, Fasules, Kalinich, Gould, Simon, and Thompson, and were "Present."

Also present were: Village Manager Franz, Assistant Village Manager/Community Development Director Rodman, Village Attorney Mathews, Public Works Director Buckley, Economic Development Coordinator Hannah, Village Engineer Daubert, Assistant Engineer Peebles, and Deputy Chief of Police Vavra.

D. Audience Participation

Jim Markby, 35-year resident of Hickory Road, representing other attendant residents of the immediate area, spoke about the proposed Hickory Road sidewalk project. He said that only one neighbor has petitioned for this sidewalk and the balance of the neighborhood residents would like no sidewalk installed.

E. Discussion Items

1) CBD Streetscape and Crescent-Glenwood Parking Lot Improvements (Public Works Director Buckley)

Assistant Engineer Peebles gave a high-level overview of Phase 1, including items that will be finished in the near future. He then gave an update on Phases 2 & 3.

Trustee Thompson asked about the disruption to businesses during the construction of the alley sewer that needs to be completed as part of Phase 1. Village Engineer Daubert replied to his concerns and stated that the business owners were aware of the work to be done.

Trustee Christiansen wanted to know how long it will take for the alley construction to be complete. Assistant Engineer Peebles replied.

Phase 2 & 3 updates included budget and the payout summary.

Trustee Kalinich made everyone aware that the business owners in the Phase 2 area felt that everything was going along great.

At this point, Assistant Engineer Peebles turned to the update on the Crescent-Glenwood parking lot.

Assistant Engineer Peebles said that this lot will no longer be used as a primary event space since acquiring the US Bank property as an event space, adding that it could still host events in the future if necessary.

Trustee Thompson asked if the development of the Streetscape plan for Glenwood Station would be done next year. Assistant Engineer Peebles replied that it will be completed in 2025 when the development is finished.

Assistant Engineer Peebles then went into more details regarding the actual parking lot construction.

Trustee Kalinich asked why the lot will feature perpendicular versus parallel parking spaces. Assistant Engineer Peebles replied. Village Engineer Daubert added additional information on this subject.

Trustee Thompson asked whether the Village or U.P. Railroad owns the south retaining wall. Assistant Engineer Peebles replied that the Village has jurisdiction.

Trustee Thompson followed up by asking about the electric taps that are attached to the wall. Village Engineer Daubert replied. Trustee Thompson asked if the wall needs to be replaced or repaired. Assistant Engineer Peebles replied that the retaining wall is assumed to be stable but there will be further review to confirm. It was agreed that the electrical service will be kept for use by events as used done in the past.

Trustee Simon asked if the perpendicular parking allows for parking from either direction. Assistant Engineer Peebles replied.

Trustee Simon asked if 2 Electric Vehicle (EV) slots are sufficient for future expansion of EV. Assistant Engineer Peebles replied. Public Works Director Buckley added information regarding EV charging stations, based on existing lots and EV charging access.

Trustee Thompson asked whether the curve line on the west was the right of way of U.P. Railroad. Assistant Engineer Peebles replied and that all work should be run by the railroad.

Trustee Christiansen asked about the curb height on the west side of the lot. Assistant Engineer Peebles replied.

Trustee Kalinich asked what is being planned for the landscaping bump out islands on the south side of the lot. Assistant Engineer Peebles replied with additional input from Village Engineer Daubert.

Assistant Engineer Peebles then moved on to the subject of costs, as well as the budget sources for these costs. Village Engineer Daubert added that Geotech on the soils has not been done, and the results could increase the cost of the project.

Trustee Kalinich asked if this area was included in the assessment of existing landscaping that was done prior to the start of Streetscape. Public Works Director Buckley gave his input on the landscaping.

Trustee Gould asked how many trees exist at the parking lot presently. Assistant Engineer Peebles replied.

Trustee Christiansen asked what the impact on the number of trees would be if spacing was increased. Assistant Engineer Peebles replied. Village Engineer Daubert said that the existing trees were not included in the landscaping assessment that was previously discussed.

Assistant Engineer Peebles reviewed the “do nothing” approach to address the issues with the parking lot and the costs involved.

Public Works Director Buckley and Engineering requested feedback in order to proceed with the design contract. The design contract would be put out for bid and planned to be executed by 2025.

Village Engineer Daubert stated that the Capital Improvement Commission had reviewed the proposal and recommended it should proceed.

President Senak asked about the difference between restoration vs. resurfacing. Assistant Engineer Peebles replied. Discussion continued about the advantages and cost of each approach. President Senak asked about the aesthetic portion of the plan and what the advantages of those improvements. Village Manager Franz replied. Assistant Village Manager/Community Development Director Rodman added that it's the same standard required of others developing parking lots. Discussion ensued.

Trustee Fasules thought that soil bores needed to be reviewed before proceeding with the project.

Trustee Simon asked how much the lot is used. Assistant Engineer Peebles replied.

Trustee Gould continued on the soil bores and how this can affect the construction if the test is not accurate. Village Engineer Daubert replied regard the testing process.

President Senak went back to the subject of the cost difference of the two approaches and wanted to know what the funding gap in the US Bank project is currently.

Trustee Christiansen asked how long the resurfacing option would last before

the lot would need to be reconstructed. Village Engineer Daubert replied it should last at least 10 years and then went into further details.

Trustee Kalinich asked about a particular parking lot project in Lombard near the railroad. Public Works Director Buckley replied.

Trustee Thompson asked if there was any storm water work that needs to be done in the parking lot that ties into Streetscape and if there were any efficiencies involved. Village Engineer Daubert replied.

Trustee Thompson asked if any of the work could possibly be funded by a grant. Village Engineer Daubert replied. Trustee Gould added that the parking lot cost is really part of the streetscape that was not currently included in the planned phases.

Trustee Gould asked about the narrowing of Crescent and losing parking spaces on the street. Discussion ensued.

Village Manager Franz asked if it was feasible to do a resurface and still address the lighting issues. Village Engineer Daubert replied. Public Works Director Buckley included his thoughts on this.

Trustee Gould asked for clarification on the funding issues in regard to the \$5 million bond for 2025.

President Senak asked about the plan to issue the \$5 million bond in 2025 and if it includes this project. Village Engineer Daubert replied that it depends and went into reasons for his answer. Discussion continued regarding options.

Trustee Simon was in favor of the design and then gave her opinion as to which seemed most appropriate.

Trustee Fasules suggested the soil bores be done first and then proceed to the design of the project. He also felt the parking lot was not a priority compared to other projects. President Senak wanted to know how much the soil bore testing would cost. Village Engineer Daubert replied. Trustee Fasules gave additional thoughts on test funding.

Trustee Kalinich was in favor of the soil boring samples as a starting point and also approved of looking at all the projects on the wish list in order to prioritize them.

Trustee Christiansen agreed, in general, but added that this parking lot should fit in with the Streetscape look and because of this, should be completed.

Trustee Thompson agreed with the overall process. He felt the scaled back version with fewer trees would be the best approach. He liked the brickscape and suggested eliminating the planter islands on the south side.

Trustee Gould felt that it was a good idea to start with the soil boring.

She felt the same as Trustee Christiansen in that this parking lot project is not something extra for Streetscape but is part of the continuity of the Streetscape execution. She agreed that fewer trees would be a good idea.

President Senak asked what the timing would be based on the Board's input. Village Engineer Daubert replied the timing should not be affected and that the Board should know the results of the soil testing by mid-April.

The Board complemented Assistant Engineer Peebles on his presentation.

2) Section Number 9-2-3 (G) (1) of the Village Code Regarding Sidewalk Obstruction (Attorney Mathews)

Attorney Mathews reviewed the current code as well as its enforcement. He reviewed the four options available to the Board.

Deputy Chief of Police Vavra gave the Police Department's view on the current ordinance. He spoke about the resident who has the issue at hand and what has been done including enforcement. The Police Department would prefer not to change the Village Code.

President Senak pursued the idea that changing this would be race or age based. Deputy Chief of Police Vavra replied. President Senak also asked about the frequency of violations and the cost. Deputy Chief of Police Vavra replied.

Trustee Christiansen asked if the issue in this particular neighborhood is a specific violator. Deputy Chief of Police Vavra replied and felt that the neighbors are not trying to be defiant.

Trustee Thompson asked if social media has been used to let residents know what the code is for sidewalk parking. He was not aware of the code and thought that communication needed to be increased.

Trustee Gould asked when the tickets are being issued if there was room in the driveway to actually clear the sidewalk.

Discussion of the sidewalk blocking issue continued amongst the Board. The discussion also included the ordinance that prohibits parking in the street, specifically with Deputy Chief of Police Vavra's input from an enforcement standpoint. The conversation turned to the walkability of the Village and how this affects that issue.

Trustee Simon asked about the experience that Wheaton, Oak Park, and Western Springs have with their full parking ban.

Jim Constantine, resident, submitted a comment online, which was read into the record.

Caren Cosby, resident, gave her opinion on the subject based on personal experience.

Trustee Christiansen suggested that an educational campaign on the current code be done to make residents aware of the code before changing the code. Trustee Fasules agreed while Trustee Thompson did not. Trustee Kalinich thought it might be confusing to have an educational campaign and then change the code to ban blocking the sidewalk at all.

Each Board member gave their opinion on this subject. Agreement was reached for next steps.

Village Manager Franz changed the subject and brought up the Hen Ellyn group and their desire for keeping hens within the Village. President Senak suggested that it was not on the agenda and perhaps should not be discussed. Trustee Kalinich thought it should not be addressed until it is put on an agenda so that Village residents would know it was before the Board for public discussion. Assistant Village Manager/Community Development Director Rodman said that the group wants to know what is happening with their hen-keeping proposal. It was agreed that the issue should be included on an April workshop agenda.

Trustee Kalinich mentioned the recent Tables Newcomers event and that the Reserve 22's table display was excellent.

F. Reminders

- 1) Village Board Meeting Monday, March 11, 2024 at 7 P.M.
- 2) Village Board Workshop Monday, March 18, 2024 at 7 P.M.
- 3) No Village Board Meeting on Monday, March 25, 2024

G. Adjourn – 9:10 P.M.

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