



Minutes
Village of Glen Ellyn
Village Board Regular Meeting
Monday, July 22, 2024
7:00 PM
Glen Ellyn Civic Center, Galligan Board Room

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, Kalinich, Gould, Simon, and Thompson answered "Present."

Also in attendance: Village Manager Franz, Assistant Village Manager/Community Development Director Rodman, Village Attorney Stephanides, Public Works Director Buckley, Finance Director Brankin, Police Commander Downey, and Fire Chief Clark. Glen Ellyn Public Library Director Bussey was also in attendance.

D. Audience Participation

Tim Loftus, resident, spoke about the recent tornado, thanking the Fire Department's actions regarding a small electrical fire, and that Public Works did a great job cleaning up after the storm. President Senak added his thanks to Public Works as well for doing such a great job and thanked the Fire and Police Departments as well.

E. Presentation

1) Volunteer Fire Company Badge Pinning Ceremony

Fire Chief Clark began with the Volunteer nature of the Fire Company, continuing with what a "typical day" looks like for our firefighters, giving an example of the events of a particularly busy day when a tornado struck the area.

Deputy Fire Chief Sisson continued the badge pinning ceremony by explaining the meaning and significance of the firefighter badge. He continued about what makes a firefighter special, reading a Paul Harvey poem that had been adapted to salute firefighters. He then listed fire company members, starting with the longest tenured firefighters to the newest.

The pinning ceremony continued with each candidate introduced by senior firefighters and then presented with their badge.

Fire Chief Clark concluded the ceremony by thanking the Board for hosting the ceremony.

President Senak added his appreciation for the dedication of each firefighter and the service they give to the Village as part of the Volunteer Company. He said they were the true heroes of Glen Ellyn.

President Senak also acknowledged the family members of all firefighters and the appreciation of the for their support in terms of the time each firefighter spends away from home.

2) Swearing In of Village Attorney Paul Stephanides

Village Clerk Cosby administered the Oath of Office to newly appointed Village Attorney Stephanides.

Village Attorney Stephanides spoke a few words on this occasion, thanking his family and relaying his history with the Village, growing up here and now returning as Village Attorney.

3) Proclamation in honor of Ed Posh, Village Links Golf Professional Emeritus, upon his passing (Village Links General Manager Vesevick)

President Senak acknowledged the presence of Mr. Posh's family members and then read the proclamation. He then shared his Ed Posh story.

One of Mr. Posh's five children gave her thanks to the Village for allowing him to serve and be part of the community, making a difference for kids.

F. Employee Recognition

1) Compliment to Building Coordinator N. Wallace for customer focus and professionalism

President Senak recognized Ms. Wallace for her outstanding work.

2) Lombard Fire Department expressed gratitude towards the Glen Ellyn Police Department for assistance with a structure fire

President Senak recognized the Glen Ellyn Police Department for their outstanding effort in assisting the Lombard Fire Department.

3) Gurnee Police Department extended a sincere thanks to Glen Ellyn Police Officers Casarez, N. Duval, Mojarro, Montecinos, Sanchez, and Sollis for assistance with a residential burglary investigation

President Senak recognized the officers mentioned above for their outstanding effort in assisting the Gurnee Police Department.

G. Consent Agenda - The following items are considered routine business by the Village Board and will be approved in a single vote in the form listed below:

RESULTS:	APPROVED [6 to 0]
MOVER:	Trustee Simon [Items 1 – 7 & 11 – 12]
SECONDER:	Trustee Thompson
AYES:	Simon, Thompson, Christiansen, Fasules, Gould, Kalinich
NAYS:	

Motion to approve the following items including Payroll and Vouchers totaling \$7,982,698.79. These agenda items have been reviewed by the Management Team and Village Attorney and are consistent with the Village's purchasing policy (Trustee Simon).

- 1) Total Expenditures (Payroll and Vouchers) - \$7,982,698.79
- 2) Village Board June 6, 2024 Special Meeting Minutes
- 3) Village Board June 6, 2024 Closed Executive Session Minutes
- 4) Recognition of Service for the following Board members and Commissioners who are stepping down:

Architectural Appearance Commission

Lisa Sallwasser, served since 2022

Building Board of Appeals

Barrington Pope, served since 2021

Brian Beck, served since 2018

Community Relations Commission

Roger Moorehead, served since 2023

Environmental Commission

Karin Daly, Commissioner since 2021

Finance Commission

Jeremy Van Ek, Chair, served since 2014

Plan Commission

Parag Thakkar, served since 2022

Zoning Board of Appeals

Thomas Whalls, served since 2015

Katie Crudele, served since 2019

- 5) Approval of the recommendation of President Senak for the reappointment of the following board members and commissioners, with terms ending July 31, 2027:

Architectural Appearance Commission

Heather Mees

Eric Rahn

Building Board of Appeals

Robert Stahr

Thomas Tuscher

Capital Improvements Commission

Jill Ziegler

Community Relations Commission

Sania Irwin, Chair, for a term ending 7/31/25

Environmental Commission

Barbara Kwiatkowski

Finance Commission

Lea Dan

Historic Preservation Commission

Barb Lemme

Plan Commission

Peter Cooper

Connie Arango

Police Pension Board

James King

Jim Monson

Tony Terranova

Recreation Commission

Tony Coconate

Zoning Board of Appeals

Matthew Jones

- 6) Approval of the recommendation of Village President Mark Senak that the following appointments be made for various Boards and Commissions, with terms ending July 31, 2027:

Building Board of Appeals

Sam Syracuse

Environmental Commission

Karen Lilly

- 7) Resolution 24-09, A Resolution Authorizing Levy of an Additional Tax for the Purchase of Sites and Buildings, for the Construction and Equipment of Buildings, for the Rental of Buildings Required for Library Purposes, and for the Maintenance, Repairs, and Alteration of the Library Building and Equipment (Finance Director Brankin)

Library Director Bussey explained what the levy involves and how it works.

- 8) Motion to Approve Ordinance No. 7118, An Ordinance Approving Variation from the Zoning Code to Allow for a Lot Coverage Ratio of 24.6-percent in lieu of the Required 20-percent Maximum Lot Coverage Allowed for the Property Located at 574 Raintree (AVM/Community Development Director Rodman)

RESULTS:	APPROVED [4 to 2]
MOVER:	Trustee Fasules
SECONDER:	Trustee Thompson
AYES:	Fasules, Thompson, Kalinich, Simon
NAYS:	Christiansen, Gould

Trustee Christiansen was concerned and unsure what the hardship was for this item. Assistant Village Manager/Community Development Director Rodman

replied.

Trustee Gould added her perspective based on her attendance at the ZBA meeting. She felt the guidelines were not being applied correctly and did not see a hardship in the petitioner's request for a variance. She added that she thought there should be some ZBA training to help the ZBA members understand what constitutes a hardship.

Trustee Thompson asked if all three of these items (8-10) were approved unanimously and if so, that carried weight with him as far as the interpretation to grant the approvals. He felt that the Board should consider the recommendations of the ZBA and vote accordingly.

Trustee Gould replied with her point-of-view on using individual applications to change zoning and reiterated that the ZBA was not following the guidelines and need to be trained. She felt that the logic used in granting all three variances was not sound and that it needs to be tied to a practical difficulty/hardship based on the lot design.

The petitioner spoke about the process and the considerable time spent preparing for the ZBA review. He said the hardship was the lot ratio made the house too big for the lot because it was changed after the home was built. He also said it was his understanding that the decision of the ZBA would be followed and that tonight was just a formality. He mentioned the support in the neighborhood and asked that to be taken into consideration.

Trustee Christiansen said that the petitioner could still build a gazebo, it would just be smaller than what the petitioner desired.

- 9) Motion to Approve Ordinance No. 7119, an Ordinance Approving Variation from the Zoning Code to Allow for the Construction of a Freestanding Accessory Structure (Detached Garage) to Occupy 33-percent (or 660 square feet) of the Required Rear Yard Area in lieu of the 30-percent Maximum Area Allowed for the Property Located at 171 Brandon (AVM/Community Development Director Rodman)

RESULTS:	APPROVED [4 to 2]
MOVER:	Trustee Fasules
SECONDER:	Trustee Thompson
AYES:	Fasules, Thompson, Kalinich, Simon
NAYS:	Christiansen, Gould

Tim Stroh, petitioner, stated the conditions he finds of his hardship and his understanding of what the process would be.

- 10) Motion to Approve Ordinance No. 7120, An Ordinance Approving Variation from the Zoning Code to Allow for a Corner Side Yard Setback of Twenty Feet (20') in lieu of the Required Minimum Thirty-Foot (30') Corner Side Yard Setback for the Property Located at 562 Hillside Avenue. (AVM/Community Development Director Rodman)

RESULTS:	APPROVED [4 to 2]
MOVER:	Trustee Fasules
SECONDER:	Trustee Thompson
AYES:	Fasules, Thompson, Kalinich, Simon
NAYS:	Christiansen, Gould

Trustee Gould said this was a brand-new house so there was no practical difficulty and explained why this approval was not logical.

Trustee Christiansen added that the Village was being inconsistent and the rules are in place for a reason and that they need to be followed.

Trustee Simon was concerned that if ZBA training was not up to standards then the Board would be inconsistent as well. She said the Board needs to support the Village commissions but not at the expense of the homeowners. She felt the 30' setback was unreasonable but the other requests were not as drastic.

Village Attorney Stephanides weighed in on the issue. Village Manager Franz said that two of the members of the ZBA were new and perhaps they should be trained a bit more.

President Senak suggested sending this back to the ZBA for reevaluation.

Ray Whalen, developer, asked how important trees to the Board are, because he and the homeowners would just cut down the trees instead of asking for the variance.

Trustee Gould asked about the setback on the west side of the property. She then asked Village Attorney Stephanides if trees were considered a hardship. Village Attorney Stephanides replied.

- 11) Motion, pursuant to Section 1-10-7 of the Glen Ellyn Village Code, to adopt the competitive bidding procedures of the State of Illinois Management Services Group in lieu of the provisions of Chapter 10 on Village Contracts and approve the purchase of one (1) Ford Expedition from Morrow Brothers Ford 1242 Main Street, Greenfield, Illinois, in the amount of \$60,353.00, to be expensed to the FY24 Equipment Services Capital Outlay - Vehicles Fund (Public Works Director Buckley)
- 12) Motion to Authorize the Village Manager to Execute a Contract with Martin Design Golf for the Golf Course Master Plan Concept Verification for an Amount Not to Exceed \$80,500 to be Expensed to the Village Links Fund (General Manager Vesevick)

H. Glen Oak Country Club - 21W451 Hill Avenue & 21W427 Fairway Street (AVM/Community Development Director Rodman) (Trustee Thompson)

RESULTS:	APPROVED [5 to 1] TABLE TO NEXT MEETING
MOVER:	Trustee Fasules [Items 1 – 2]
SECONDER:	Trustee Thompson
AYES:	Fasules, Thompson, Christiansen, Gould, Simon
NAYS:	Kalinich

- 1) Motion to Approve Ordinance No. 7112, An Ordinance Annexing Certain Territory to The Village of Glen Ellyn, Illinois (21W427 Fairway Street)

Assistant Village Manager/Community Development Director Rodman gave a brief history of the zoning for the parcel that is being requested for annexing and made into a parking lot.

- 2) Motion to Approve Ordinance No. 7113, An Ordinance Granting Approval of an Amendment to the Special Use Permit approved on September 8, 2014, by Ordinance No. 6264, Zoning Variations, and a Plat of Consolidation to allow for an Expansion of a Parking Lot Located at 21W451 Hill Avenue, Glen Ellyn, IL 60137 and 21W417 Fairway Street, Glen Ellyn, IL 60137

Assistant Village Manager/Community Development Director Rodman reviewed the parking design and requested variations. The petitioner was looking to achieve a cohesive parking lot. She then went through the Plan Commission's recommendation for lighting and landscaping.

Mark Christianson, a representative of the Country Club, addressed the request to turn out the lights at 11:00 P.M. The Club does not want to be forced to turn the lights out at any pre-set time because it creates a safety and securing concern if employees are still at the facility and need to get to their vehicles.

President Senak asked how the Plan Commission came up with the 11:00 P.M. lights out time. Trustee Thompson attended that meeting and said it was felt that since this is a residential area, there was concern that the lights would stay on all night. A timer was also suggested as a way to control the lighting situation.

Trustee Thompson added that the residents were also concerned that the landscaping was not being maintained up to standards. Mr. Christianson replied that the management of the current landscaping had been addressed and then continued talking about other landscaping near the Club and its condition.

President Senak asked about the lighting and how late the staff might be at the facility. Mr. Christianson replied that the staff might be there as late as 2:00 A.M. The discussion continued in the spirit of balancing the interests of the Club and the residents and what can be done to achieve this.

Trustee Christiansen asked about the height of the light poles in the lot and what distance will the residents be able to see them. Mr. Christianson replied with the ways the lighting was being designed to minimize disturbance to the residents and completely meets code.

Trustee Gould asked if cars are allowed to park in the lot overnight. Mr. Christianson replied it was rare but did happen.

Trustee Kalinich asked what happens to realized real estate taxes when the house previously on the property is removed and becomes a parking lot. Assistant Village Manager/Community Development Director Rodman replied that it would be reassessed.

Assistant Village Manager/Community Development Director Rodman added that at Sunset Pool, a portion of the lights are left on and left off as a safety concern and perhaps could be considered in comparison.

Trustee Fasules talked about dark sky lighting that should be implemented, even though they are not in the Code, to make lighting safer and more agreeable to all. President Senak asked Mr. Christianson about his thoughts on this. Mr. Christianson replied. President Senak suggested that the Club make an effort to install resident-friendly fixtures. Discussion ensued.

Mr. Christianson added that the house is coming down under the DuPage County permitting process but they very much need the parking.

I. Authorizing Action following the lawful Veto of the Board Approval passed on June 24, 2024 for the purchase of equipment (Public Works Director Buckley)

RESULTS:	APPROVED [5 to 1] OVERRIDE VETO/APPROVE PURCHASE
MOVER:	Trustee Fasules
SECONDER:	Trustee Kalinich
AYES:	Fasules, Kalinich, Christiansen, Simon, Thompson
NAYS:	Gould

President Senak stated he felt that this was not equipment that the Village needed, although it might want the equipment. He then gave snowfall statistics for the area and the likelihood the equipment would be used and reiterated his feeling that the purchase is unnecessary. He added that the savings of salt has not been quantified, and the budget has actually gone up. He questioned the claim that this equipment is more environmentally friendly since it still uses rock salt. He then reviewed alternatives to rock salt, suggesting that if the environment is a concern, then perhaps the money should be spent on this instead. President Senak spoke on funding different activities and what the priorities should be. He wrapped up his remarks by asking the Board to support his veto.

- 1) Motion, on Reconsideration, Pursuant to Section 1-10-7 of the Glen Ellyn Village Code, to Adopt Competitive Bidding Procedures of the Sourcewell Purchasing Program in Lieu of the Provisions of Chapter 10 on Village Contracts and Approve the Purchase of a Henderson Brinemaker from Henderson Products, Inc. of Huntley, IL through the Sourcewell Purchasing Program in the Amount of \$110,619 and Approve the Purchase of Three Storage Tanks from the Sprayer Depot, of Apopka, FL in the Amount of \$26,466, all to be expensed to the General Fund - Streets Equipment/Capital Outlay, following the lawful Veto of the Board Approval passed on June 24, 2024

J. Presentation of the 2023 Annual Comprehensive Financial Report and Popular Annual Financial Report (Finance Director Brankin) (Trustee Christiansen)

RESULTS:	APPROVED [6 to 0]
MOVER:	Trustee Christiansen
SECONDER:	Trustee Kalinich
AYES:	Christiansen, Kalinich, Fasules, Gould, Simon, Thompson
NAYS:	

- 1) Finance Director Brankin and Monika Adamski from Lauterbach and Amen, LLP will present the December 31, 2023, Annual Comprehensive Financial Report and Popular Annual Finance Report.

Monika Adamski briefly walked through the Annual Report and the audit, citing letters within the report. She said the Village received a certificate of achievement for the audit.

President Senak congratulated Finance Director Brankin and his staff on the favorable report. Finance Director Brankin reiterated thanks to the Finance Department and others that worked on the report. He talked about some of the items of interest included in the report.

President Senak asked what the percentage of funding was for the Police Fund. Finance Director Brankin replied.

Finance Director Brankin stated that 2023 was the first year this report had been generated. The hope is to increase transparency by making it easier to non-finance people to understand.

Finance Director Brankin highlighted what is contained in the report and where it is derived.

Trustee Kalinich asked if there was any consideration of mailing the report to all residents. She felt that it would provide people with accurate information. President Senak agreed and that the cost should be investigated.

Trustee Kalinich mentioned the recent bond ratings for the Glenbard Wastewater Authority initiative and thought this was valuable for any outside rating that might be needed for the Village to move forward. She was thankful that it had been done.

Trustee Christiansen reiterated thanks for all of parties involved and congratulations.

K. Other Business

L. Reminders

- 1) Village Board Special Workshop, Monday, August 12, 2024 at 7 pm
- 2) Village Board Meeting August 26, 2024 at 7 pm

M. Adjourn – 9:30 P.M.

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