



Minutes
Village of Glen Ellyn
Special Village Board Workshop
Monday, July 15, 2024
7:00 PM
Glen Ellyn Civic Center, Room 301

A. Call to Order – 7:10 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, Economic Development Coordinator Hannah, General Manager Vesevick, and Police Chief Norton.

D. Audience Participation

There was no off-agenda audience participation.

E. Discussion of Oak & Steel Liquor License Request

1) Discussion of Oak & Steel Liquor License Request (Economic Development Coordinator Hannah)

Economic Development Coordinator Hannah gave background on why this request was being made. President Senak asked what the current hours were. The applicant, Jori Moroni, replied. She then spoke about the expansion that they wanted to make with their small bar. Their patrons have requested to host business meetings in the bar and the applicant understands that this would require a different liquor license. The applicant also expressed being open to bringing in food to comply with requirements for a different license.

Trustee Christiansen asked about the retail off-premises offerings and wondered if this was the package business. The owner replied yes.

Trustee Kalinich asked in terms of current customers whether patrons pay for their drinks or are not charged as part of the service. The owner said that all drinks must be paid for by the customer. Trustee Kalinich followed up by asking what percentage of the business alcohol is solely. The owner replied about the extra revenue being realized is about 40%.

Trustee Thompson said he was totally supportive but wanted to know how the applicant was going to advertise the new service. The applicant said the branding and website would not change, except for generic event descriptions.

Trustee Fasules asked Police Chief Norton for his input. Chief Norton said that he thought that a 2-drink maximum would help with any enforcement issues. He expressed concern of increased medical services being able to get someone down the stairs since the bar is located on the second floor. He added that popcorn would not be enough to fulfill the food requirement. The applicant commented that another staircase that is more accessible.

President Senak asked if there had been any police incidents at this business. Police Chief Norton replied no.

Trustee Fasules asked Assistant Village Manager/Community Development Director Rodman the occupancy of bar area and whether it would need to be changed. She replied. Trustee Fasules also asked about ADA issues.

Trustee Gould was curious about the description of the space and if the applicant had thought of a membership model. The owner said that their haircut services have a membership proponent and gave reasons why they are not pursuing this model for this request.

Trustee Gould asked if beverages could be consumed on the first floor. The owner replied yes, and that this addresses their ADA issues with the upstairs space.

Trustee Gould asked how an event would work in the space. The owner replied. Trustee Gould followed up by asking what the lead time is to schedule an event. The owner replied that it depends on their staffing.

Trustee Fasules asked if a non-customer could arrange an event. The owner replied yes. It was added that most of the events are arranged by the owners, Ms. Moroni and her husband, Shea Moroni.

Trustee Simon wondered about the reservation system and how it works. The owner replied that at this point it has been word of mouth, giving a bit more detail.

Trustee Simon asked the occupancy capacity for the second floor. The owner requested it be revised since the space will be more accommodating for sitting. Trustee Simon asked what that number might be, which was said to be 15 people. Trustee Fasules brought up issues pertaining to this and thought it should be known before approving. Discussion ensued.

Trustee Simon asked if the owners are clear on who is using the space, to which the response was yes. Trustee Simon followed up by asking what kind of events are held there. Ms. Moroni replied.

Trustee Kalinich commented that this was similar to the Park & Oak model in the requested changes. She continued by saying that the Village needs to look at liquor licenses overall. Village Manager Franz said the new Village attorney can take a look at this and see what can be done to streamline the licenses.

Trustee Christiansen added comments about the Chief's concerns regarding the second-floor access for Police Department and Fire Company. She asked if there was a Code requirement regarding visibility of the bar. She thought

the bar event space was a great idea but didn't want to set a precedent.

President Senak said that the Board can take circumstances case by case and make a decision based on each application.

Police Chief Norton said that he would try to put together an overview of the current available licenses. Economic Development Coordinator Hannah said that she already has this write-up. He added that the Board can say no to liquor licenses. Discussion of enforcement continued.

Trustee Gould wanted to know how many bars with no kitchens were in the Village. Economic Development Coordinator Hannah replied. Trustee Gould then asked about the Brick & Mortar business and whether their license needs to be changed. She felt that the vision for downtown needs to be explored for the bars that do not have food as part of their offerings. She said she liked the space and using it for events but would like to figure out the vision for liquor licensing.

President Senak suggested that the Board was in favor with Police and Fire considerations, as well as more food options to fulfill that requirement. The Board agreed with this assumption.

Trustee Simon had concerns about what kind of events will be held and if the applicant will have control over the situation.

President Senak asked if this could go to a Board vote with conditions. Discussion on this point continued. Economic Development Coordinator Hannah replied that she, Chief Norton, and the new attorney can work on parameters. It was felt that there should be some sort of control over the patrons and events for the upstairs bar. The owner gave her perspective on this.

The Board thought there should not be limitations, and also not be limited to events only. It was also agreed that substantial food needs to be served as a requirement of granting a license.

Economic Development Coordinator Hannah asked if this should be an update to the Village's class M license or if it was to be a new class of license. It was agreed that it should be a new class of license.

F. Discussion Of Village Links/Reserve 22 Master Plan & Next Steps

1) Village Links Golf Course Master Plan (General Manager Vesevick)

General Manager Vesevick said that the 18-hole course had been redone in 2003 and gave details. He said the condition of the bunkers were the main impetus for the proposed master plan. Greg Martin of Martin Design Golf was brought in to develop the proposed master plan, and he was in attendance.

President Senak asked if the entire engineering project would be paid for from Village Links funding. General Manager Vesevick replied yes, and then went into the funding in more detail.

Mr. Martin reviewed the reasons for the proposed master plan to be executed. He talked about the process taken to reach the current status, as well as the analysis of the facility and

its mission statement. He talked about the guiding principles to be followed in the design and the goals to be achieved.

Trustee Thompson said that the Recreation Commission did the work of thoroughly reviewing the condition of the course.

Mr. Martin reviewed specific changes to be made for each hole that needs work. General Manager Vesevick added that the 18th hole revisions make for a better scenic view from the restaurant patio.

Trustee Christiansen asked if ecofriendly design changes were included in the Master Plan. Mr. Martin replied yes.

President Senak asked if expanding the clubhouse would still be feasible. General Manager Vesevick replied that the master plan does not take away any property from that expansion. Discussion ensued.

Mr. Martin presented the next steps and he and General Manager Vesevick asked for approval from the Board to move forward with the verification process.

Village Manager Franz asked Mr. Martin to talk about the condition of the irrigation system and updates needed. Mr. Martin did so, speaking about why the irrigation system is important update concurrent with the rest of the project.

Trustee Thompson stated that he felt this was a good use of money to explore what updates are actually needed and also noted that it's not taxpayer money.

Trustee Simon wanted to know how much of the facility would be operational while construction happens. Mr. Martin replied that the construction would be nine holes at a time.

Trustee Gould asked about the storm water improvements in regard to specific water management goals. Mr. Martin replied that there is a county standard that must be maintained or increased.

Trustee Gould asked about events at the club house and parking challenges. She wondered if there is a way to expand the capacity or were there limitations. General Manager Vesevick replied that there were options that the proposed Master Plan does not limit but these could be challenging to execute.

Trustee Simon asked if the parking lot will be asphalt or permeable. Mr. Martin said that could be reviewed in the next stage.

The consensus was in favor of moving forward with the engineering cost from the Village Links budget. Trustee Christiansen wanted the Environmental Commission to weigh in on the Master Plan as well.

G. Reminders

H. Adjourn – 8:34 P.M.

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

Adjourn to Closed Executive Session to discuss the appointment, employment,

compensation, discipline, performance, or dismissal of specific employees of the public body, Section 2.06, ILCS 120/2 (c)(1) not to return to open session