



Minutes
Village of Glen Ellyn
Village Board Special Workshop
Monday, September 9, 2024
6:00 PM
Glen Ellyn Civic Center, Room 301

A. Call to Order – 6:00 P.M.

B. Pledge of Allegiance

C. Roll Call

Upon roll call by Clerk Cosby, President Senak and Trustees Fasules, Kalinich, Gould, Simon, and Thompson answered “Present.” Trustee Christiansen was absent.

Also in attendance: Village Manager Franz, Deputy Village Manager Rodman, Village Attorney Stephanides, Economic Development Coordinator Hannah, and Police Chief Norton.

D. Audience Participation

There was no off-agenda audience participation.

E. Main Street Garage

1) Discussion of the Acceptance of the Public Improvements for the Main Street Garage

Village Manager Franz gave a brief history of the needed improvements made to the public garage, including an overview and who held responsibility for each improvement. He reviewed the integrity issues of the garage and what had been done to resolve these issues. He finished up by stating that the improvements had been executed to the satisfaction of the agreement. He added that a maintenance schedule will be developed for the garage once the Village takes ownership. Staff recommends that the Village proceed with transfer.

President Senak asked Ryan Carris, with Walker Construction, whose responsibility it is to decide when the garage should be taken over by the Village. It was agreed that this was a question to be answered by staff.

Trustee Simon wondered if any of the residents expressed concern from the tenants or property management company. Mr. Carris replied not that he was aware.

Trustee Simon asked if, with the changes in weather conditions, there had been an assessment of the parking garage in terms of structural stability. Mr. Carris replied it was built to Code and gave further details. Trustee Simon followed up by asking if there was any building settlement of the ground. Mr. Carris replied.

Trustee Fasules stated that engineers would have checked the footing and all things under the building as it was laid. Village Manager Franz replied this was true.

Trustee Kalinich suggested that Village Manager Franz give a history of what the issues have been with the garage and falling concrete. Village Manager Franz answered. Trustee Kalinich asked who handles the finances of repairs caused by accidents. Trustee Kalinich said that a resident complained of peeling paint too. Mr. Carris replied, as well as Village Manager Franz.

Police Chief Norton added information about the car accident and resulting damage that happened in the garage. Trustee Kalinich suggested that cameras be installed in the garage.

Trustee Thompson had questions about items in the 4/18/24 letter from Walker Construction. Mr. Carris replied. Trustee Thompson asked if he felt there should be additional investigation into the issues outlined in the letter. Mr. Carris replied that it would be hard to do test further without being destructive. Mr. Carris added that he has visually surveyed the garage. Trustee Thompson asked how often the garage should be inspected. Mr. Carris replied perhaps at the change of the seasons, so twice a year. Discussion ensued.

Trustee Thompson asked if the construction company was responsible for the issues. Mr. Carris replied. Trustee Thompson continued with questions of Mr. Carris pertaining to the execution of repairs. Mr. Carris replied. Trustee Thompson followed up by asking how long some of the work would last. Mr. Carris replied. Trustee Thompson continued asking about each needed repair and whether the repairs have been made. Discussion continued about the inspection process. Mr. Carris replied with details.

Trustee Thompson asked Mr. Carris about the need for documentation for deterioration issues. Mr. Carris replied. Village Manager Franz added that follow-up items were added when other cracks were found that needed to be sealed as well.

Trustee Thompson asked Village Attorney Stephanides if the Declaration of Covenants, Conditions, Restrictions, and Easements (CCR) within the Redevelopment Agreement (RDA) address all issues related to construction defects and remedies. Village Attorney Stephanides replied. Village Manager Franz added that this pertains to the surface parking lot and if the public improvements are approved. The rest of the building is the property owners' responsibility.

Trustee Thompson asked Village Manager Franz if the same maintenance schedule will be developed for the APEX garage as has been done with the Civic Center garage. He felt the recommendations needed to be put into a document so that it is clear what the Village is responsible for and what the cost will be. Village Manager Franz replied this will be done.

Trustee Fasules asked if the property owner will be responsible for future repairs. Village Manager Franz replied yes. President Senak responded by saying that the question is, "are we satisfied that there is an entity that is responsible and can be held responsible." Village Attorney Stephanides replied yes.

President Senak asked Mr. Carris whether he was satisfied that the issues had been satisfactorily addressed. Mr. Carris replied yes and gave his reasons for this. President Senak followed up by asking about the peeling paint. Mr. Carris replied. Discussion

continued.

President Senak asked if ceiling joint problems had been addressed, and if yes, why was there peeling paint visible. Mr. Carris replied. President Senak said he just wanted to be sure that the peeling paint was not a red flag indicating that there was still a moisture issue. Mr. Carris replied.

Trustee Simon asked about photo 19 in the packet and what it showed, and how those issues will be fixed. Mr. Carris replied and gave further detail and recommendation for maintenance to what the photo shows.

Trustee Gould asked about page 14 of the packet, concerning the levels of the building and their condition. Mr. Carris replied.

Trustee Gould asked how the inspections will work going forward. Village Manager Franz said that it was in the CCR that there would be regular inspections required. Trustee Gould wanted to be sure that the CCR specifies who the person will be to assure the inspections were done. Village Manager Franz replied.

Trustee Gould asked about the “unmet requirements” verbiage and was there an observation of unmet requirements. Mr. Carris replied.

Trustee Kalinich asked about the 10% deposit to be withheld. Village Attorney Stephanides replied with the amount.

Trustee Kalinich asked if the maintenance contract will be brought to the Board for review. Village Manager Franz replied yes and it would be part of the Parking Fund.

Trustee Fasules asked if the Village can do work if there is no one financially viable to fix issues that need to be addressed if those issues are affecting the surface parking. Village Attorney Stephanides replied. Village Manager Franz noted that the owners have a bigger investment than the Village and a good rapport will help the future partnership. Discussion continued about actions that could be taken if the owner does not keep what has been promised.

Wes Wetherell, resident, asked if the Board is comfortable parking in the APEX garage. President Senak and the Board replied that they park in the garage. Discussion ensued concerning the existence or not of a structural issue as well as what communication needs to be made to residents so that they feel safe when parking in the garage. Mr. Wetherell reiterated that there is a perception issue with residents that the lot is not safe to park in. Village Manager Franz replied that another press release would be issued to inform residents of the safety on the garage.

Julie Spiller, business owner, said that she agreed that there is a public perception that the parking lot is not safe. She appreciated the facts presented by Mr. Carris but thought that the safety concerns should be addressed because the cosmetic issues make people think the garage is not safe. Trustee Thompson agreed with Ms. Spiller that the cosmetic concerns were important. Village Manager Franz said that the cosmetic issues were the responsibility of the owners and that the owners will need to fix these cosmetics before the Village takes control of the surface lot. Discussion continued.

F. Reminders

G. Adjourn – 7:01 P.M.

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