



Minutes
Village of Glen Ellyn
Regular Workshop Meeting
Monday, October 16, 2017
7:00 PM
Glen Ellyn Civic Center, Room 301

A. Call to Order

Attendee Name	Title	Status	Arrived
Diane McGinley	Village President	Present	
Bill Enright	Village Trustee	Present	
Gary Fasules	Village Trustee	Present	
John Kenwood	Village Trustee	Present	7:10 PM
Pete Ladesic	Village Trustee	Present	
Craig R. Pryde	Village Trustee	Present	
Mark Senak	Village Trustee	Present	
John Chereskin	Village Clerk	Present	
Mark Franz	Village Manager	Present	
Greg Mathews	Attorney	Present	
Christina Coyle	Finance Director	Present	
Staci Hulseberg	Director	Present	
Phil Norton	Chief of Police	Present	
Meredith Hannah	Economic Development Coordinator	Present	
Rich Daubert	Senior Civil Engineer	Present	
Debbie Solomon	Board Member	Present	

B. Pledge of Allegiance

President McGinley asked Recording Secretary Debbie Solomon to lead the Pledge of Allegiance

C. Roll Call

Motion by Trustee Pryde, seconded by Trustee Ladesic to allow Trustee Kenwood to remotely participate in this evening's Workshop meeting. Motion passed unanimously.

D. Audience Participation

None.

1. Open:

Members of the public are welcome to speak to any item *not* specifically listed on tonight's agenda for up to three minutes. For those items which are on tonight's agenda, the public will have the opportunity to comment at the time the item is discussed. In either case, please complete the Audience Participation form and turn it in to the Village Clerk. It is requested that, if possible, one spokesman for a group be appointed to present the views of the entire group. Speakers who are recognized are requested to step to a microphone and state their name, address and the group they are representing prior to addressing the Village Board.

E. Civic Center Master Plan/Innovation DuPage - College of DuPage Update (Presented by Village Manager Franz) (Discussion Only)

1. Village Manager Mark Franz will present the Civic Center Master Plan in conjunction with an update on Innovation DuPage - COD (Discussion Only)

Village Manager Franz presented information on the Civic Center Master Plan in conjunction with an update on Innovation DuPage. Village Manager Franz stated the staff is looking at potential opportunities to explore the use of the Civic Center for the College of DuPage (COD) for Innovation DuPage. Village Manager Franz stated the Board discussed this at a workshop in July and a Memorandum of Understanding (MOU) was formed to explore this. Village Manager Franz stated COD looked at design concepts with Dewberry and covered this cost as well. Village Manager Franz stated Dewberry has worked on a Master Plan of the Civic Center to identify all the moving pieces of the building and to identify improvements that need to be made.

Joe Cassidy, COD's Dean of Continuing Education/Extended Learning, gave an update on the Innovation DuPage project and stated there are many people meeting on a bi-weekly basis on this project including people from COD, the Village of Glen Ellyn staff, Choose DuPage/Rev 3, DuPage Impact, Benedictine University and Elmhurst College. Dean Cassidy stated progress has been made on the Innovation DuPage project including the launch of the website and getting a marketing/public relations plan in place. Dean Cassidy shared a list of Critical Action Items, a projected timeline and the advantages of what Innovation DuPage will do.

Trustee Kenwood joined the meeting via phone at 7:10 p.m.

Trustee Ladesic asked about the genesis of this project. Dean Cassidy stated this started at COD about five years ago as it has been shown that a concerted effort at the right time will help companies prosper. Trustee Ladesic asked about other sites that had been looked at to house Innovation DuPage to which Dean Cassidy stated the initial thought was to do this on the COD campus. Trustee Ladesic asked about the timeframe of the project. Dean Cassidy stated they can expand activity in January 2018 without additional space and then would be possibly ready to be in full operation by September 2018 at the earliest. Dean Cassidy stated their current leasing is terminating in April 2018, but they could get a lease extension for the office space they are currently using in Lisle. Trustee Ladesic asked what might happen if the Board waited a few weeks or few months on this decision so which Dean Cassidy stated this could affect Innovation DuPage.

Trustee Fasules asked what would happen if Innovation DuPage does not hit key milestones for the incubator component in a year and why this is not being done on the COD campus. Dean Cassidy stated the incubator concept has been around about five to ten years, and this concept is going to continue to grow. Trustee Senak stated the incubator projects that have succeeded have done so due to a good location and reference 1871 in Chicago.

There was discussion regarding 1871 and its success, the benefits of an incubator-type project and where Innovation DuPage could be located.

President McGinley asked how many employees there are between the two groups to which Dean Cassidy stated about 10 total. President McGinley stated the local state senator and local state representative have reached out and are very excited about this project.

President McGinley asked how many people are at the current events. Dean Cassidy stated these events could be 12 to 15 people for a small event and up to 250 people for a large event. Dean Cassidy stated if they are doing events in the Civic Center, they would ensure they used a local Glen Ellyn company for catering. Trustee Pryde stated all events would not be at the Civic Center due to size to which Dean Cassidy agreed.

Village Manager Franz gave a recap of the groups and organizations who have expressed interest in Civic Center space or have taken tours of the building.

Trustee Fasules asked what Innovation DuPage would be bringing monetarily and what impact it would have. Village Manager Franz stated this is not quantifiable. Trustee Senak stated the Village has an opportunity now instead of speculation in the future, and the Village would not be paying for the renovation of the space. Trustee Senak stated the Board needs to bring the highest and best use of the property the Village has and create economic revenues.

Trustee Ladesic stated they need to continue to vet the School Board and the Park District to see if they want to use the Civic Center space. Trustee Ladesic stated it would be good if Innovation DuPage would sign something saying that if a product that came out of Innovation DuPage takes off and is making a profit, the Village of Glen Ellyn would get a small percentage of this. Dean Cassidy stated some companies may go for this idea, and some may not.

Trustee Kenwood stated the Civic Center would be a place for Innovation DuPage to have initial conversations as it would be the start of the journey. Trustee Kenwood stated events could be done elsewhere if needed. Trustee Kenwood asked who is making money from Innovation DuPage. Dean Cassidy stated most of the partners are not directly making money off this, but angel investors could get profits after the initial capital investment.

Trustee Kenwood asked what the economic development objection of Innovation DuPage is to which Dean Cassidy stated DuPage County first and foremost and then the local area. Trustee Kenwood stated it seems this could be good for economic development in the Village as a person could decide to stay in Glen Ellyn as well as taking advantage of the businesses and downtown area. Trustee Kenwood stated he likes the idea of negotiating a small profit for the Village.

Brian Meade, Design Director at Dewberry, gave an update of the past few months and stated they have been thinking about the future of the Civic Center as it is a 90-year old building. Mr. Meade stated they have looked at each floor of the building to determine current shortcomings and needed improvements.

Mr. Meade shared pictures of 1871's space so the Board could get the feel for another incubator space.

Mr. Meade referred to the 2017 Village of Glen Ellyn Master Plan Study and stated the first floor is about 18,500 square feet. Mr. Meade stated the changes to the first floor would be to relocate Finance to the northeast corner, relocate Planning and Development to the northwest corner, correct ADA issues, and add a new conference room that would be shared with the public as well as more accessible restrooms and the 5,000 square foot space for a new tenant. Mr. Meade stated the changes to the second floor would be to renovate 2,000 square feet for new tenant space, add a shared amenities space and make improvements to the Administration space.

Trustee Kenwood asked if the gym space is still needed and stated it would be good to get data on the gym space usage. Village Manager Franz stated it would be very expensive to renovate the gym space, and the gym is being maintained for historic purposes. President McGinley stated the gym space is in high demand.

Mr. Meade stated the changes to the third floor would need the least amount of work with updates to Room 301, two more office for a new tenant and a Village President office and Village Trustee lounge. Trustee Fasules stated he thinks the Village President should be on the same floor as Administration. Police Chief Norton stated there are concerns with the current council chambers and suggested a 90-degree rotation of the dais if possible so the Trustees are not in direct site lines of the doorways. Police Chief Norton stated the extra exit to the council chambers with the addition of the Village President's office door is good.

Trustee Ladesic asked if this could lease a space for profit. Village Attorney Mathews stated in Illinois, municipalities are statutory creatures, and only certain powers are granted by statute. Village Attorney Mathews stated to his knowledge, no statute say a municipality can enter into a profit venture of any kind.

Mr. Meade shared options for the Civic Center parking and stated there are currently 75 onsite parking spaces. Mr. Meade showed three different schemes that could increase parking up to 160 spaces.

Village Manager Franz shared a summary of the Civic Center project, including the components, the purpose, two options for Planning and Development, changes for Finance and Administration, a square-foot assessment and Innovation DuPage. Village Manager Franz showed a slide of the Civic Center Community Space Analysis and stated there is an overall gain of 681 net new square footage which includes the new community room at the Police Department. Trustee Ladesic asked to see data on the current square footage by department compared the proposed square footage.

Trustee Kenwood stated the gym could help the space issue and asked about the historical commitment on the gym. Mr. Meade stated they did look at the idea of moving the council chambers to the second floor and sub-divide the current gym space.

Trustee Ladesic stated they need to slow down the conversation with COD and ensure all other ideas are vetted for the Civic Center space. Trustee Kenwood stated as of now, there is one plan in hand. Trustee Kenwood asked if there is another entity that would have \$1,500,000 to invest in the Civic Center, and he would welcome another competing plan. Trustee Kenwood asked about the benefit of the shuffle. There was a discussion of possibilities for the Civic Center.

Trustee Fasules stated they need to invest in the building for the next 30 years and for the community. Trustee Kenwood asked what gaps the Village has in serving the community.

President McGinley asked for a consensus of conceptually moving Planning and Development to the first floor to which all Trustees agreed. President McGinley asked for a consensus of moving Finance to the first floor to which all Trustees agreed but Trustee Ladesic. Trustee McGinley asked for a consensus on the Administration second-floor updates to which all Trustees agreed but Trustee Ladesic. President McGinley stated this project will come back before the Board with more information including a Draft Intergovernmental Agreement (IGA) at a Special Workshop added before the November

13th meeting.

Village Manager Franz asked if they should move forward with the IGA to which Trustee Pryde stated more information is needed in the next 30 days, including any other entities who might want the space.

Village Manager Franz asked if they should look at the gym space for future non-gym use to which the majority of Trustees asked for this to be reviewed. Trustee Kenwood asked for data on the gym usage and the possible historical commitment of the gym. Trustee Senak stated all options should be on the table.

RESULT:	DISCUSSION ONLY
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F. Annexation Strategy - Northeast Village Limits (Presented by Planning and Development Director Hulseberg) (Discussion Only)

1. Planning and Development Director Hulseberg will present the Village's Annexation Strategy - Northeast Village Limits (Discussion Only)

Planning and Development Director Hulseberg referred to the overview map in the Trustees' packet of the action and overall strategy the Village has taken in the northeasterly part of the community over the last couple decades. Planning and Development Director Hulseberg stated the two residents in the audience are there for the 14A part of the map discussion so she will focus on this.

Planning and Development Director Hulseberg gave an overview of the Village's Annexation Strategy and pointed out where the Prairie Path and railroad tracks were on the map so the Trustees could get a feel for where this area is. Planning and Development Director Hulseberg stated there are a number of residents in Area 14A that have been interested in the Village's utilities over the years, and some have been interested in the utilities but feel the cost is too high. Planning and Development Director Hulseberg stated they would take the utilities from the current terminus which is at the entrance of the Glen Oak Country Club and taking the utilities up Hill Avenue, going in-between the industrial buildings then connecting with a dead-end main that is along Crescent Boulevard. Planning and Development Director Hulseberg stated there are benefits of extending the utilities, including improvements in water pressure and water quality. Planning and Development Director Hulseberg stated the cost estimate is about \$50,000 per home, not including the cost of permits and service line connections to the homes. Planning and Development Director Hulseberg stated there are not many homes that front onto Hill Avenue so this is driving up the costs.

Senior Civil Engineer Daubert showed an overview picture of the homes around the intersection of Fairway Avenue and Cumnor Avenue and stated many residents in this area want an extension off of what is currently there. There was a discussion regarding where the water and sewer lines would be located.

Trustee Pryde asked what the term would be on the payments to which Planning and Development Director Hulseberg stated it does vary. Trustee Senak asked how many residents objected to this due to the cost. Dennis Arest, who resides at 0N282 Cumnor Avenue, stated there are some objections, but these residents only see the full cost and not how the cost is divided over time.

Trustee Fasules stated to not do the loop and then take that cost and divide it among the residents.

Trustee Pryde asked how many residents in the area have asked for connection. Planning and Development Director Hulseberg stated it has varied over the years and showed an overview map of Area 14A with the residents who do want the connection marked in one color and the residents who do not want the connection marked in another color. Trustee Senak asked what would happen for residents who cannot afford the cost. Planning and Development Director Hulseberg stated the Village usually would give those residents a discount if they sign on now and another discount if they hook up to the utilities in the first year. There was a discussion of interest from the residents and the possibility of an IEPA loan or an SSA.

Trustee Pryde asked if the lines could just be extended down Cumnor Avenue. Senior Civil Engineer Daubert stated this is about 300 feet and cost approximately \$350,000 total so \$35,000 per home. Mr. Arest stated more residents have indicated interest in the utilities than what is shown on the map, and if a small section is done, this might encourage other residents to want connection as well.

President McGinley asked for a consensus from the Trustees, and all Trustees agreed to just extend the lines down Cumnor Avenue.

Senior Civil Engineer Daubert stated this proposed project is currently not in the capital plan for Sewer and Water as of now, but they will work on this.

Planning and Development Director Hulseberg showed an overview map of areas with annexation agreements in place or pending annexation agreements and stated the Village has been working toward getting into this area for about 20 years. Planning and Development Director Hulseberg stated Trustee Pryde had asked for EAV data, and Planning and Development Director Hulseberg reviewed information for the EAV at Cumnor, Acorn, Fairway and Walnut as well as the Neighborhood Potential Annexation which could bring in approximately \$218,000.

Trustee Pryde asked if there would be any leverage with the railroad if these areas are annexed to which Planning and Development Director Hulseberg stated there would be no leverage with the railroad.

RESULT:	DISCUSSION ONLY
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G. Budget Wrap-Up (Presented by Finance Director Coyle) (Discussion Only)

Due to time constraints, it was decided to add another Special Village Board Workshop to Monday, November 6th for the Budget Wrap-Up discussion as well as the Executive Session that was to happen after this meeting. Finance Director Coyle there is a Public Hearing at the October 23rd Village Board Meeting for the draft of the Fiscal 2018 Village of Glen Ellyn budget.

H. Other Items

Village President McGinley stated the staff did hear today that the Village did not get the grant for the Comprehensive Plan so this project will now be in the Fiscal 2018 budget.

I. Motion to adjourn to Executive Session for discussion concerning salary schedules for one or more classes of employees without returning to open session thereafter.

At 11:09 p.m., a motion was made by Trustee Kenwood and seconded by Trustee Pryde to adjourn. Motion carried.

Respectfully submitted,

Debbie Solomon
Recording Secretary

Reviewed and approved,

John A. Chereskin
Village Clerk