



Minutes
Village of Glen Ellyn
Village Board Workshop
Monday, September 16, 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 answered “Present.”

Also in attendance: Village Manager Franz, Deputy Village Manager Rodman, Village Attorney Stephanides, Public Works Director Buckley, Community Development Director Henaghan, and Professional Engineer Daubert.

D. Audience Participation

There was no off-agenda audience participation.

E. Intergovernmental Agreement (IGA) between the Village of Glen Ellyn and the City of Wheaton Regarding Jurisdictional Boundaries

1) Discussion of IGA with the City of Wheaton on Jurisdictional Boundaries

Village Manager Franz gave background on this topic. He then went into the Anthony Street Drainage study conducted by Engineering Resource Associates. He said that the report had been finished and had also been shared with the City of Wheaton.

Village Manager Franz gave further background on the boundary line in question, highlighting the reasons for an IGA. He also said that right of way issues still needed to be finalized, as well as which entity would have responsibility for snow removal, the parking lot now in Wheaton, and a 20-year agreement that would be renewed at that time. The storm water mitigation is a large concern. Village Manager Franz sought direction on whether the Village should pursue the IGA.

Marty Michalisko, principal with Engineering Resource Associates (ERA), formally presented the drainage study, beginning with existing drainage conditions.

Kate and Randy Briasco, residents on Anthony, gave their account of their experience of flooding on the street. Mrs. Briasco spoke about the extreme damage caused by the flooding and what they have done to deal with the drainage issue. President Senak followed up with a question on frequency of very heavy rainfalls. Mrs. Briasco replied. Mr. Michalisko added information about drainage and the way the storm sewer on Anthony currently works.

Mrs. Briasco added a comment on when the worst floods occur. Mr. Michalisko spoke about the types of flooding that currently happen.

Trustee Kalinich asked about Sheffield Lane and whether it is impacted by flooding. Mr. Michalisko replied no, adding a bit of detail, then continued to present information on existing conditions. He presented different scenarios based on storm size.

President Senak asked a question on flooding levels represented by graphics in the presentation. Mr. Michalisko replied. Trustee Christiansen commented on how the flooding restricts access for the homes.

Trustee Thompson asked about the Wheaton system surcharge and what that means. Mr. Michalisko replied, clarifying the term and the implication. Trustee Thompson asked what would need to be done to this sewer to make it better able to handle the Anthony flooding. Mr. Michalisko replied, citing that the sewer used to be in compliance but it is not based on new standards.

Trustee Thompson asked about the direction of the flow of water and its accordance to the DuPage County ordinance. Mr. Michalisko replied. President Senak asked for clarification of the direction. Mr. Michalisko added further comment.

President Senak asked if anyone else had comments on the existing conditions. Amy McKenna, Engineering Consultant with HLR, reiterated that the residents are giving a true picture of the situation.

Trustee Thompson asked if the study area should be larger. Mr. Michalisko replied that the area was adequate.

Trustee Thompson asked to go back to the slide that shows the watershed map. He asked if there were things that could be done to alleviate the water flow downstream. Mr. Michalisko replied. Trustee Thompson followed up by asking whether activities conducted by the Village increase flow. Mr. Michalisko replied curb and gutter does not increase flow but density does. Discussion continued.

Trustee Simon asked if more asphalt and hard ground cover contribute to the issue. Mr. Michalisko replied, giving a few more details, but saying that the real problem is the increased intensity of rainfall. Ms. McKenna added to the discussion.

Mr. Michalisko continued his presentation with three alternatives for flood reduction – small, medium, and large. The small alternative involved a 3-acre dry pond and a conveyance pipe to carry water from the north. Trustee Thompson asked about the watershed. Trustee Kalinich asked who owns the property that this pond would be on; the response was that Wheaton College owns the property.

Trustee Simon asked a question about where water is deposited. Mr. Michalisko replied. He added that this alternative is designed for a 25-year rain event. Discussion on the small alternative continued. This alternative involves property in Glen Ellyn only. Cost would be about \$1 million. President Senak asked if this would solve the Briascos problems. Mr. Michalisko said no, but it would make the issue much better.

Mr. Michalisko said the medium alternative would accommodate a 50-year rain event, including a 7-acre dry pond and the piping. Trustee Thompson asked if this still involved only Glen Ellyn property. It was confirmed that part of the property was in Wheaton and that the

IGA would address this issue. Cost of this option is \$1.5 million. Discussion about this alternative continued. Professional Engineer Daubert added information about the differences between the small and medium alternatives.

The conversation turned to possible future development on the Wheaton College property, which led into the large alternative, which includes a 10-acre dry pond. Mentioned in the conversation was that a developer would have to address the storm water issues when submitting plans for mitigation.

Trustee Thompson wanted to know how the large alternative helps a developer. Professional Engineer Daubert explained the process to fill the site in and water storage requirement to meet storm water issues.

Ms. Briasco asked what would happen if a developer didn't want to pay for piping for this alternative. Mr. Michalisko replied. President Senak clarified that all three alternatives include a pipe that would drain from the four houses in the middle of the flooding to the pond.

Trustee Gould asked if the proposals have further purpose. Mr. Michalisko replied that this study was just for the four houses on Anthony. Discussion ensued.

Trustee Simon asked if the current pond would remain. Mr. Michalisko said yes.

Mr. Briasco asked for clarification on the proposed sewer system. Mr. Michalisko and Professional Engineer Daubert replied. Trustee Thompson asked about the capacity. Ms. McKenna replied. Trustee Thompson asked about the 100-year flood scenario, where that water would go. Mr. Michalisko replied the developer would be responsible. Discussion continued.

Trustee Kalinich asked if the City of Wheaton and Wheaton College were aware that this area is a flood plain. Village Manager Franz replied yes, giving a bit more insight of the zoning and that the Village would have something in the IGA stating what can be developed on the property.

Trustee Kalinich was concerned that the residents obtain some relief from the flooding sooner than later. She wanted to be sure that future development did not cause delay on addressing the flooding issues residents have faced.

Trustee Kalinich wanted to know whether something could be added to facilitate the flooding solution if a developer does not come forward. Trustee Thompson wondered if a smaller solution could be implemented. Mr. Michalisko replied.

President Senak asked if it was feasible for the Village to purchase the four homes experiencing heavy flooding. Several members of the Board did not think this was a good idea because it would set a precedent. Discussion ensued.

President Senak asked the cost to purchase the four homes. Mr. Michalisko said he could include that number in his follow-up document.

Trustee Simon wanted to return to the option that included property only within Village boundaries. Mr. Michalisko clarified this. Discussion went back to the small alternative.

Trustee Kalinich asked if it was in the Village's best interest to give up property to the Wheaton boundary if the Village wanted to improve the flood issue in a timely manner.

President Senak asked if someone from Wheaton College was present. A representative of the college was present. Jay Bieszke, Director of Facilities at Wheaton College, said that several developers have approached the College to purchase the property and that it is an engineering issue to develop the land. Mr. Briasco felt the sooner the property is consolidated, the sooner a developer can be found.

Trustee Thompson asked the value of having all the property consolidated. It was felt that consolidation would make the process easier. Mr. Briasco gave an example of how the two-city boundary is a hassle. He added that he feels developers are not interested unless it is consolidated.

Trustee Simon asked Mr. Briasco if he felt that the IGA would fulfill the requirements. Trustee Gould interjected that the developer would not be responsible for the existing problem and how could the Village help to make flooding less of a problem in the near future.

Trustee Thompson mentioned the prospect of Wheaton selling the pond property to Glen Ellyn. Village Manager Franz suggested that this would lose economies of scale toward solving the flooding issue for the entire area. It was felt that the Village needs to stay involved in this issue until the solution is reached to the satisfaction of the Village.

Trustee Kalinich asked if there was some verbiage that could be added to the IGA that if not developed within five years, the agreement doesn't continue. Discussion ensued.

President Senak proposed that the Village needs to solve the issue for the residents of the Village at the lowest cost. He suggested that purchasing the four properties that are most affected by flooding would be the most cost-effective approach to a solution.

Trustee Thompson didn't think the annexing should be entered into until everything is ironed out. Trustee Simon suggested that it seemed that the IGA would allow annexing to move forward, and to find a developer that would fix the flooding issue.

Trustee Christiansen did not think that setting a precedent of buying flood-prone properties, given the number of properties that could ask for the same treatment.

Discussion on the pros and cons of consolidation continued, including what needs to be included in the IGA and its current points. Trustee Christiansen felt that the IGA contains many protections. Trustee Thompson felt that the IGA needed more protections. Trustee Fasules suggested verbiage to be added to the IGA.

Village Manager Franz asked ERA to explain how even a 25-year solution is positive. Ms. McKenna talked about what building the large pond does for the property as a whole. Mr. Michalisko talked about what a developer would be required to do as far as storm water mitigation.

President Senak asked for the cost of all three alternatives again. Mr. Michalisko replied.

President Senak asked the Board if the staff should continue pursuing the IGA.

Trustee Christiansen wanted the IGA to include language that requires a developer to do an environmental study on the elimination of 150 trees.

President Senak suggested there be a poll taken on pursuing the IGA. Trustee Gould said she was still not comfortable and asked Village Manager Franz about the model used to address

the flooding issues on Riford. Village Manager Franz reviewed the history of the Riford purchase.

Rick Scheck, resident, felt that the solutions being presented were too costly for the residents to bear. He felt that the boundary agreement should be approved so that Wheaton College can proceed with development of the property and therefore the developer would be responsible for addressing the water drainage issues. He thought nothing can happen until the boundary IGA is in place that gives the developer one municipality deal with.

Trustee Gould asked, if the large alternative would take care of most of Anthony's flooding needs, what does that really mean. Mr. Michalisko replied.

Discussion of all aspects of this topic continued to be sorted through with many ideas for items that would set an IGA in the right direction. Protecting the Village and its residents was agreed to be priority one.

Going back to the question of pursuing the IGA, a majority of the Board felt that the process should move forward. Village Manager Franz said that staff had what they needed to move forward.

Trustee Thompson asked what the timeframe was to get back to the Board. Village Manager Franz said 30-60 days.

Trustee Fasules asked where the hotel sale money was budgeted. Village Manager Franz replied that it was in the report given to the Board earlier.

Trustee Gould wanted to see all of the transfers out of the General Fund and what funds they went into for the last 12 years. She gave examples. Village Manager Franz suggested a meeting offline with him and Finance Director Brankin.

F. Reminders

- 1) Village Board September 23, 2024 Meeting at 7 pm
- 2) Village Board September 30, 2024 Special Workshop at 7 pm

President Senak said that the bike ordinance needs to be reviewed to address the motorized vehicles on the sidewalks and streets. This will be discussed in another meeting.

G. Adjourn – 9:24 P.M.

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