



Minutes
Village of Glen Ellyn
Special Meeting
Monday, June 4, 2018
7:00 PM
Glen Ellyn Civic Center, Galligan Board Room

A. Call to Order

President McGinley called the meeting to order at 7:00 p.m.

A motion was made by Trustee Pryde and seconded by Trustee Enright to allow Trustee Kenwood to participate in the meeting via phone.

Upon roll call, Trustees Enright, Fasules, Pryde and Senak answered "aye."

Trustee Kenwood entered the meeting via phone at 7:01 p.m.

B. Pledge of Allegiance

President McGinley led the Pledge of Allegiance.

C. Roll Call

Attendee Name	Title	Status	Arrived
Diane McGinley	Village President	Present	
Bill Enright	Village Trustee	Present	
Gary Fasules	Village Trustee	Present	
John Kenwood	Village Trustee	Remote	
Pete Ladesic	Village Trustee	Late	7:40 PM
Craig R. Pryde	Village Trustee	Present	
Mark Senak	Village Trustee	Present	
John Chereskin	Village Clerk	Excused	
Mark Franz	Village Manager	Present	
Greg Mathews	Village Attorney	Present	
William Holmer	Assistant Village Manager	Present	
Christina Coyle	Finance Director	Present	
Julius Hansen	Public Works Director	Present	
Staci Hulseberg	Director	Present	
Phil Norton	Chief of Police	Present	
Rich Daubert	Senior Civil Engineer	Present	
Steve Warner	Civil Engineer	Present	

D. Audience Participation

1. Open:

None

E. 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:

RESULT:	APPROVED [5 TO 0]
MOVER:	Mark Senak, Village Trustee
SECONDER:	Bill Enright, Village Trustee
AYES:	Enright, Fasules, Kenwood, Pryde, Senak
ABSENT:	Ladesic
PRESENT:	McGinley

Motion to approve the following items:

1. Ordinance No. 6605 An Ordinance Amending Ordinance No. 4467, the Preliminary Planned Unit Development of the Baker Hill Shopping Center, to Allow an Addition to the Anchor Commercial Tenant Space, Amend the Previously Approved Exterior Appearance, and to Approve Variations from the Glen Ellyn Sign Code for the Baker Hill Shopping Center, Located at 840-944 Roosevelt Road (Planning and Development Director Hulseberg)

President McGinley stated she is excited for Pete's Market to open. A representative from Pete's Market stated for their timeline, the biggest piece is the refrigeration which takes 12 weeks to design and another two months to install. The representative stated Pete's is a family-owned supermarket, and they are excited to be a part of the community.

Items Removed From Consent and Voted on Independently

2. NO. 6606 : 655 Pleasant Avenue - Zoning Variation Request

President McGinley stated Item #2 would be pulled from the Consent Agenda and voted on separately.

Trustee Fasules recused himself from this vote.

A motion was made by Trustee Senak and seconded by Trustee Enright to approve Ordinance No. 6606, an Ordinance approving Variations from the Zoning Code to Allow Alterations and Additions to the Nonconforming Structure Located at 655 Pleasant Avenue.

RESULT:	APPROVED [4 TO 0]
MOVER:	Mark Senak, Village Trustee
SECONDER:	Craig R. Pryde, Village Trustee
AYES:	Enright, Kenwood, Pryde, Senak
ABSENT:	Ladesic
PRESENT:	McGinley
RECUSED:	Fasules

F. 2018 Sidewalk, Concrete, Roadway Patching and Parking Lot Improvement Project (Professional Engineer Daubert) (Trustee Kenwood)

1. Motion to authorize the Village Manager to execute a contract with Schroeder & Schroeder, Inc. of Skokie, Illinois in an amount of \$796,000 (including approximately 3% contingency), for the 2018 Sidewalk, Concrete Roadway Patching, and Parking Lot Improvement Project to be expensed to the Capital Projects, Water, and Sanitary Sewer Funds.

Civil Engineer Warner presented background on the proposed project and showed a map of the proposed improvements. Civil Engineer Warner stated the Village does an annual sidewalk rehabilitation program that addresses tripping hazards and other defects as well as the installation of new sidewalks. Civil Engineer Warner stated the 2018 repair program includes approximately 100 repair locations involving approximately 15,000 square feet of sidewalk replacement, 300 square yards of concrete roadway patching and 750 feet of curb replacement. Civil Engineer Warner stated this year's scope will also include installing new sidewalk along Ellyn Avenue adjacent to Glenbard West High School (GWHS), along Lenox Road adjacent to Lake Ellyn Park, along Lake Road (Alternate Bid A on the map) and along the southern shore of Lake Ellyn (Alternate Bid B on the map). Civil Engineer Warner stated the Lake Ellyn South Shore Sidewalk will be paid for by the Glen Ellyn Park District, but is included in this bid to ensure the best possible price for this. Civil Engineer Warner stated the bids were higher than estimated by the staff, but the staff does want to award all segments of this project as many are time-sensitive. Civil Engineer Warner stated the staff recommends the contract be awarded to Schroeder & Schroeder, Inc. of Skokie, Illinois, in the amount of \$796,000 which includes a 3% contingency.

Trustee Enright asked if the park district's portion is a part of the \$796,000. Civil Engineer Warner stated the park district's amount is \$59,000 and is included in the \$796,000 cost.

Trustee Fasules asked why the proposed sidewalk along Lake Ellyn seems to meander. Civil Engineer Warner stated they need to go around the trees and then there will be a carriage walk for the students walking to and from the high school. Trustee Fasules asked if the residents are fine with the path becoming a sidewalk. President McGinley stated paved sidewalks are a part of the park district's master plan. President McGinley stated concrete is not ideal, but the Village will not pay for more than concrete. Trustee Fasules stated he is surprised to see the Village want to spend approximately \$750,000 on sidewalks even though they need to find the approximately \$2,000,000 that will be needed for the work in the Central Business District.

Trustee Pryde asked if these funds will be coming from the Capital Improvements Fund to which Village Manager Franz stated they would. Civil Engineer Warner stated some of the funds will come from the Water and Sewer Funds as well.

President McGinley stated sidewalk connectivity is important in the Village, and the path around Lake Ellyn is highly-utilized. Trustee Fasules stated the park district does not maintain their paths well now, and the new sidewalks will need to be maintained.

Village Manager Franz stated this is a culmination of different projects including the Hawthorne Boulevard project and the Lenox Road project. Village Manager Franz stated this should have been done with the street projects in the past five years.

Senior Civil Engineer Daubert stated Public Works does occasionally get calls from residents who have expressed concerns about the paths as these paths are not maintained well. Senior Civil Engineer Daubert stated this will help with a more maintainable pathway for students at the high school. Senior Civil Engineer Daubert stated approximately \$280,000 of the total cost will go toward minor street patching and sidewalk repairs around the Village.

Trustee Senak asked about the parking lot improvements proposed for GWHS. Civil Engineer Warner stated this is being done due to the Village doing their improvements

which will shrink the GWHS' parking lot. Civil Engineer Warner stated the school district will need to sealcoat and restripe the parking lot which is only a small portion of the project cost. Trustee Senak asked what the Village is getting in return for the parking lot improvements. Civil Engineer Warner stated the Village is getting continuity in sidewalks and safety improvements as this will shift the parking lot entrance a bit.

Trustee Pryde stated when he was on the Capital Improvements Commission (CIC), they looked at the extensive amount of public activity that is Village activity in that area. Trustee Pryde stated the CIC felt there was a severe disconnect in this area due to no sidewalks. Trustee Pryde stated vehicles coming out of the GWHS parking lot currently have a straight shot north so these parking lot changes will re-orient the access of the parking lot entrance/exit to slow traffic down and also help with gaining more spaces. Trustee Pryde stated the CIC felt the parking lot could be cleaned up with this project, but the Village has been unable to do this project before now. Trustee Senak stated the parking lot improvements are then worthwhile for the safety of pedestrians and vehicles. President McGinley stated the Village is proposing these parking lot improvements because the Village will disturb GWHS' parking lot.

Trustee Enright asked if the gravel part on the south side of Lake Ellyn could be separated out. Civil Engineer Warner stated it could be, but the Village wants a continuous two-sided approach, and the park district may not do their portion then. Trustee Enright stated he will vote against this if that piece is included. Trustee Fasules stated he does not support this project as there are other priorities in the Village.

Civil Engineer Warner stated that currently, the paths around Lake Ellyn are not ADA compliant as there are some steep sections, and there are maintenance issues as the aggregate washes away easily. Trustee Enright stated he is still not fine with this.

Trustee Kenwood asked how much of the \$2,000,000 for the Central Business District would be made up if the Village Board did not approve this project to which Senior Civil Engineer Daubert stated approximately \$514,000. Village Manager Franz stated this is the only chance to get GWHS' parking lot redone. President McGinley stated this is the number one most dangerous place with no sidewalks. President McGinley stated currently, there is one small sidewalk by GWHS that is on the other side, and you have to cross the street to use this. President McGinley stated this allows much greater access for walking up the hill and will shift pedestrians away from the parking lot before crossing. Trustee Kenwood asked how much this is to which Civil Engineer Warner stated \$206,000 including the contingency. Village Manager Franz stated this cost is for the parking lot improvements and the sidewalks. President McGinley stated it is important for the Village to finish this project.

Trustee Ladesic entered the meeting at 7:40 p.m.

Trustee Enright asked if the Lake Road project could be taken off this before the Village Board votes on this. President McGinley stated they should vote on the full project first.

Civil Engineer Warner explained the pieces of the project and stated there is the Base Bid, Base Bid with Alternate Bid A, Base Bid with Alternate Bid B or the Base Bid with Alternate Bids A and B. There was a discussion on which pieces the Village Board would vote on first. Trustee Fasules stated he would vote for the GWHS parking lot project and the projects around town. President McGinley stated the first vote would be for the Base Bid with Alternate B.

RESULT:	APPROVED [5 TO 1]
MOVER:	Craig R. Pryde, Village Trustee
SECONDER:	Mark Senak, Village Trustee
AYES:	Enright, Kenwood, Ladesic, Pryde, Senak
NAYS:	Fasules
PRESENT:	McGinley

G. Zoning Code Text Amendments (Planning and Development Director Hulseberg) (Trustee Senak)

1. Ordinance No. 6607- VC, An Ordinance Approving Text Amendments to the Glen Ellyn Zoning Code and Subdivision Regulations Code.

Planning and Development Director Hulseberg presented background on the text amendments and stated this is a follow-up to the recent round of Zoning Code text amendments approved by the Village Board on May 14, 2018. Planning and Development Director Hulseberg stated some of the text amendments were based on Village Board direction and a couple had been selected by staff for consideration based on an ongoing list of potential amendments that staff has maintained over many years. Planning and Development Director Hulseberg stated the Plan Commission did unanimously recommend approval of these text amendments at a public hearing on May 24, 2018. Planning and Development Director Hulseberg reviewed the 6 proposed text amendments.

Trustee Senak asked about a Two-Lot Subdivision. Planning and Development Director Hulseberg stated this is when one neighbor sells property to another neighbor, and it is only a minor type of subdivision. Planning and Development Director Hulseberg stated this is a benefit to all. Trustee Senak asked if this text amendment could affect plans for the proposed parking garage with utilities to be placed underground to which Planning and Development Director Hulseberg stated this does not.

RESULT:	APPROVED [6 TO 0]
MOVER:	Mark Senak, Village Trustee
SECONDER:	Craig R. Pryde, Village Trustee
AYES:	Enright, Fasules, Kenwood, Ladesic, Pryde, Senak
PRESENT:	McGinley

H. Reminders

1. A Village Board Workshop is scheduled for Monday, June 18, 2018 at 7:00PM in Room 301 of the Glen Ellyn Civic Center.
2. A Village Board Meeting is scheduled for Monday, June 25, 2018 at 7:00PM in the Galligan Board Room of the Glen Ellyn Civic Center.

I. Other Business

None

J. Adjournment

At 7:56 p.m., a motion was made by Trustee Senak and seconded by Trustee Enright to

adjourn. Motion carried.

Upon roll call, Trustees Enright, Fasules, Kenwood, Ladesic, Pryde and Senak voted "aye."

Respectfully Submitted by Recording Secretary Debbie Solomon; Reviewed and Approved by Village Manager Mark Franz