

**Minutes  
Regular Meeting  
Glen Ellyn Village Board of Trustees  
January 28, 2008**

**Call to Order**

Village President Hase called the meeting to order at 8:10 p.m.

**Roll Call**

Upon roll call by Village Clerk Draths, Village President Hase and Trustees Armstrong, Comerford, Ladesic, Lee, Norton and Thorsell answered, "Present."

**Pledge of Allegiance**

Village President Hase led the Pledge of Allegiance.

**Correspondence**

Thank you note from School District 41 to Police Officer Thomas Staples thanking him for his DARE presentation, and for all the great work he does with the students.

**Annual State of the Village Report**

President Vicky Hase acknowledged that 2007 was a year for celebration, with the community marking two major anniversaries: 100 years of service for both the Glen Ellyn Volunteer Fire Company and the Glen Ellyn Public Library. The library marked this milestone with special programs throughout the year, as well as a new book highlighting the history of the library in Glen Ellyn. The Glen Ellyn Volunteer Fire Company ended its anniversary year with the dedication of a bronze statue of a fireman at the downtown fire station. This was made possible, President Hase said, through the generosity of a Glen Ellyn resident who recognizes the value that the Volunteer Fire Company gives to the residents of Glen Ellyn. Glen Ellyn is one of only a few municipalities in the Chicago area to have a predominantly volunteer fire company. President Hase pointed out that the Village's volunteer firemen represent the ultimate in Glen Ellyn's volunteer spirit.

This year also saw the addition of some new events in the Central Business District, including a highly successful Jazz Fest, a new holiday tree for the Central Business District and the addition of a holiday tree and decorations at Stacy's Corners (the intersection of Main St. and Geneva Road).

Development of a planned History Park at Stacy's Corners, designed to showcase Glen Ellyn's rich heritage, took another step forward with the purchase of the property on the southwest corner.

### **Award for Financial Management**

The Village's sound financial management and economic strength were recognized again this year by the Government Finance Officers Association, which gave the Village its Award for Excellence in Financial Reporting. The Village has received this recognition each year since 1988, President Hase said, a distinction that is achieved by fewer than 10 percent of local governments in the State of Illinois.

In February 2007, the Village Board abated or reduced property taxes for the 20th consecutive year by \$500,000 or more, and since 1987, has eliminated approximately \$10.3 million in property taxes. This began with a pledge made by the 1987 Village Board to pay off \$10 million of capital improvement bonds using revenues other than property taxes.

### **New Development**

Commercial and residential development continued at a healthy pace in 2007 with approximately \$80 million of building construction occurring. Notable commercial projects completed in 2007 included:

- Potbelly Sandwich Works
- Glen Ellyn Plaza Shopping Center (across from McDonald's)
- NAPA Auto Parts across from the Baker Hill Shopping Center

*Other projects begun in 2007 and slated for completion in 2008 include:*

- The Aldi grocery store in the Glen Ellyn Crossing Shopping Center
- A new, \$23.5 million Glen Ellyn Clinic in the downtown
- An upgrade of the Holiday Inn on Roosevelt Rd. east of I-355 into a Crowne Plaza Hotel

The Village Board also approved the \$280 million COD Master Facilities Plan in 2007. Most notably, this project will see the demolition of several longstanding "temporary" buildings and the construction of several new buildings, together with the reconfiguration and reconstruction of COD's parking lots and internal roadway system.

Several new residential projects were in the design and construction phases last year, according to President Hase:

- Water's Edge was completed and Kingsbrook Glen is now under construction (both are located south of Roosevelt Road in the Panfish Park area)
- Georgetown by the River, on Swift Road, was approved and construction started in 2007
- The Courtyards of Glen Ellyn, a 24-unit townhouse development, at the corner of Kenilworth Avenue and Pennsylvania Avenue, began in 2007

Last year, President Hase said, the Planning and Development Department reported:

- 32 demolition permit applications (down from 38 in 2006 and 60 in 2005, a total representing less than one-half of 1 percent of the Village's single-family housing stock per year)
- 30 building permits for new single-family homes (down from 46 in 2006 and 62 in 2005)
- 165 permits for additions and alterations to single-family homes (compared to 156 in 2006)

The Village Board entered into an intergovernmental agreement with the Glen Ellyn Park District for the construction of a regional stormwater facility in Ackerman Park. This project will free up the detention basin on the Stacy's Corners Walgreens site for additional commercial development.

### **Roadway/Drainage Improvements**

In the November 2000 general election, Glen Ellyn voters approved the purchase of bonds to fund roadway rehabilitation and 17 major storm sewer improvement projects. To date, sixteen drainage projects have been completed, while the final project, the Kenilworth Basin Storm Sewer Project, is in final design and expected to be completed in early 2008. The Village expended a total of \$11 million last year on these infrastructure projects. Nearly 4.5 miles of streets were resurfaced and slightly less than 1 mile was reconstructed, out of a total of 83 miles of streets.

Capital projects slated for this year, at a total cost of \$12.8 million, include:

- 2.7 miles of street rehabilitation
- 1.6 miles of street reconstruction
- 1 mile of new and replacement storm sewer
- 4.8 miles of new and rehabilitated sanitary sewer
- 2.4 miles of new extensions and replacement water mains

The Village was fortunate to receive a Community Development Block Grant from DuPage County, President Hase said, the largest of its kind ever awarded by the County, for sanitary/sewer improvements in the Braeside area of Glen Ellyn.

### **Beautification of Entryways**

Another important initiative is the beautification of the entrances to the Village, made possible in part by a \$2 million anonymous donation to the Village in 2000. To improve aesthetics, undergrounding of overhead utility wires took place:

- On Crescent Boulevard adjacent to Glenbard West
- At Stacy's Corners
- And is now underway along the Pennsylvania Avenue corridor between Prospect and Glenwood

An additional use for the anonymous donation, President Hase said, was to improve water conditions in Lake Ellyn. To do this, the Village worked with the Glen Ellyn Park District to make several modifications, including:

- Installation of vortex separators on the lake's stormwater outlets to catch particles and debris

- Placement of a low-flow bypass pipe on the bottom of the lake to carry water runoff with high salt content past the lake during the winter season.

President Hase expressed her gratitude to the resident who made the donation and said that the Village is preparing a resolution of thanks documenting the use of the donated funds in Village beautification.

### **Police Department**

In 2007, the Glen Ellyn Police Department added two new police officer positions and instituted several new community education programs, including Identity Theft Seminars, Senior Citizens Police Academy, a Bank Safety Seminar for bank employees in the Village, the Emergency Identification Bracelet Program, and the Faces 4 Participation Program to educate drivers about hazards of speeding. The Police Department is also involved in the DuPage County On-Site Assistance Program, which was initiated to help municipalities design and conduct emergency exercises now required by the State and Federal government.

### **A Village Links First**

For the first time in its history, the Village Links Golf Course hosted a U.S. Women's Open Qualifying in 2007, attracting golfers from around the world. In addition, 2007 was a strong revenue year at the Links. (The Village Links operates solely on the revenues it generates from users, and without any tax money.)

### **Looking Ahead**

The Glen Ellyn Village Board looked ahead to future long- and short-term objectives at a Village Board Retreat in November 2007. Notable goals to be accomplished in the coming years include:

- Long-term funding strategies for infrastructure/roadway improvements
- Funding options for increasing pension and health costs
- A downtown development study
- Contingencies for supporting fire service in the Village
- Development of the Village's local disaster and preparedness plan
- Planning for best use of technology in all departments
- Continuing to work to streamline Village Government operations

In closing, President Hase said that the state of the Village is strong as the community continues to celebrate our heritage, while actively planning for the future.

### **Consent Agenda**

Acting Village Manager Barrett presented the Consent Agenda; Village President Hase called for questions and/or discussion on the items on the Consent Agenda.

Trustee Thorsell moved and Trustee Norton seconded the motion that the following items included on the Consent Agenda be approved:

- a. Total **Expenditures** (Payroll and Vouchers) - \$997,766.83. The vouchers were reviewed by Trustee Thorsell prior to the meeting.
- b. Recommendation of Village President Hase that the following **appointments be made for Boards and Commissions**:

Environmental Commission

William A. Fairbank – for a term ending December 31, 2010

Plan Commission

Julie A. Fullerton – as Chairman through December 31, 2008

- c. Actions related to **sanitary sewer repairs on Highland Avenue** between Oak and Maple Streets:
  - 1. Payment in the amount of \$28,127 to Wheaton Trenching, Inc., of Batavia, Illinois for emergency sewer repairs to the Village sanitary sewer in Highland Avenue between Oak and Maple, to be expensed to the FY 07-08 Sanitary Sewer Fund.
  - 2. Payment in the amount of \$9,400 to United Septic, Inc., of Bristol, Illinois for cleaning and televising expenses associated with the emergency sanitary sewer repair on Highland Avenue between Oak and Maple, to be expensed to the FY 07-08 Sanitary Sewer Fund.

On January 7, Public Works responded to reports of a sewer backup at 715 Highland Avenue. While trying to clear the blockage, a piece of equipment became lodged in the sanitary line. United Septic was contacted to clear material from the line and provide preliminary televising to determine the location of the blockage. The repair was beyond the scope and capabilities of Public Works due to the depth of the sanitary line. Wheaton Trenching was called in to perform the emergency repair to the 8-inch sanitary sewer line located at a depth of 18 feet at 734 Highland. Both companies provided the emergency work on a time-and-material basis. Public Works was onsite with each contractor to monitor and coordinate the repair effort.

- d. Waive competitive bidding and award the Village's **telephone services contract** to Call One of Chicago, Illinois at an estimated annual cost of \$68,000 for a three-year term.

The Village's five-year contract for telephone services with AT&T recently expired. In order to minimize the Village's costs for telephone services while still maintaining the quality and reliability of services, the Village investigated alternatives to signing a new contract with AT&T. Through the services of the Village's telephone support firm, AT&T would continue to provide the Village

with telephone connections, while Call One would assume billing for the telephone services and resell the services to the Village at a lower rate than AT&T.

- e. **Ordinance No. 5648-VC**, An Ordinance to Amend the **Liquor Control Code**, Chapter 19 of Title 3, Section 11, to Modify the Definition of a Class B-1 Liquor License and Chapter 19 of Title 3, Section 12 (Restriction on Number of Licenses) to Increase the Number of Permitted Class H Liquor Licenses and to Decrease the Number of Permitted Class M Liquor Licenses of the Village Code of Glen Ellyn, Illinois.

This action modifies the definition of a Class B-1 liquor license to clarify the requirement of food service. This action also increases from one to two the number of Class H liquor licenses, which authorizes the operation of amusement devices as an additional license for Tap House Grill at 411 N. Main Street; and also decreases from two to one the number of Class M liquor licenses, which authorizes the sale of liquor as an adjunct to a principal beauty shop business to reflect the closure of Rodeo Drive Beauty Bar at 413 N. Main Street.

- f. Authorize the continued purchase of **rock salt** for the purpose of snow and ice management from North American Salt Company of Overland Park, Kansas at a unit price of 40.15 per ton, on an as-needed basis to complete the 2007/2008 winter season, to be expensed to the FY 07-08 Motor Fuel Tax Fund.

On October 22, 2007, the Village Board approved a contract with North American Salt Company for the purchase of this year's rock salt to be utilized in our snow and ice management program. The \$60,255 award amount was based on the minimum purchase requirement through the State Joint Purchase Program. Staff responded to an above average number of events this year. The allotted salt for the year has been effectively used up. This action allows the continued purchase of salt through the State supplier at a unit cost of \$40.15 per ton on an as-needed basis for the remainder of the 2007/2008 winter season.

- g. **Resolution No. 08-01**, a Resolution Authorizing Participation in the **Northern Illinois Municipal Electric Cooperative (NIMEC)** and Authorizing the Village Manager to Approve a Contract with the Lowest Cost Electricity Provider.

On January 2, 2007, the State of Illinois implemented a plan to deregulate Commonwealth Edison (ComEd). As such, ComEd no longer generates electricity for its customers but continues to provide electrical power through its distribution system. As a result of this deregulation, electricity can now be purchased on the open market. Last year the Village chose to participate in the Northern Illinois Municipal Electric Cooperative (NIMEC) to pool together our energy needs with those of other municipalities in order to secure more competitive pricing based on higher volumes. Our current contract expires on May 31, 2008 and the next cooperative bid date is anticipated to be early February 2008. As was the case last

year, the bidding procedure requires written acceptance from the Village within 24 hours of the bid opening.

Upon roll call on the Consent Agenda, Trustees Thorsell, Norton, Armstrong, Comerford, Ladesic and Lee voted "Aye". Motion carried.

### **Ordinance – Town Builder Studios – Professional Services Agreement – Remove from Agenda**

Trustee Lee moved and Trustee Ladesic seconded the motion that an Ordinance Approving an Agreement for Professional Services Between Town Builder Studios and the Village of Glen Ellyn for the Development of a Downtown Strategic Plan be removed from the agenda.

Trustee Lee requested further consideration of this item by the Village Board.

Trustee Armstrong suggested the Village Board consider a pro bono offer made recently by Houseal Lavigne & Associates, discussed at tonight's Pre-Board meeting, to host the Village website for this project, instead of TBS.

Trustee Comerford suggested unresolved issues brought up at tonight's Pre-Board meeting regarding the contract between Town Builder Studios and the Village be addressed before a vote on the contract.

Upon roll call, Trustees Lee, Ladesic, Armstrong and Comerford voted "Aye." Trustees Norton and Thorsell voted "Nay." Motion carried.

President Hase said this item would be on the February 11, 2008 Regular Village Board Meeting agenda.

Trustee Comerford referred to unfortunate comments made during discussion of the downtown development plan at the Monday, January 21 Regular Workshop meeting. He asked that a mutual sense of respect be shown to all, regardless of their role or position on the downtown development plan. Trustee Comerford asked the Village Board to focus on key issues and to keep a proper perspective by concentrating on what is truly important to our Village relative to this project.

Trustee Lee thanked Trustee Comerford for his comments.

### **Ordinance No. 5649 – Duane Street Condominiums – Sign Variation**

Planning and Development Director Staci Hulseberg presented information on Duane Street Condominium Association's request for a variation from Section 4-5-5(I) of the Glen Ellyn Sign Code for two multiple family dwelling signs on the site of the Duane Street Condominium development with areas of 14 and 15 square feet in lieu of the maximum area of 5-square feet permitted for each. The subject property is located south

of Duane Street, west of Melrose Avenue and north of Hillside Avenue in the R4 Residential District on property commonly known as 385-389 Duane Street, 393-395 Duane Street and 404-416 Duane Street. The Architectural Review Commission reviewed the request at a public hearing on January 9, 2008 and voted 5-0 to recommend approval of the requested sign variation.

Trustee Comerford moved and Trustee Thorsell seconded the motion that Ordinance No. 5649 be passed, an Ordinance Approving a Sign Variation for the Duane Street Condominiums Located on Property Commonly Known as 385-389 Duane Street, 393-395 Duane Street and 404-416 Duane Street.

Upon roll call, Trustees Comerford, Thorsell, Armstrong, Ladesic, Lee and Norton voted "Aye." Motion carried.

**Ordinance No. 5650 – Bells and Whistles Snackery (401-405 Main Street) – Approval of Zoning Code Text Amendments and Special Use Permits**

Planning and Development Director Staci Hulseberg presented information on the request of Tracey Kreiling, owner of Bells and Whistles Snackery to be located at 401-405 Main Street for Zoning Code Text Amendments, a special use permit for indoor amusement and a special use permit for live entertainment for a restaurant (snackery) and family entertainment center to occupy the existing building at 401-405 Main Street. The subject property is located at the northeast corner of Main Street and Hillside Avenue in the C5A Central Business District, Central Retail Core Sub-District and it includes the former Craig's Pharmacy and Big Kernel and More spaces. The Plan Commission reviewed the request at a public hearing on January 10, 2008 and voted 8-0 to recommend approval of the requests subject to conditions.

Trustee Armstrong moved and Trustee Lee seconded the motion that Ordinance No. 5650 be passed, an Ordinance Granting Approval of Zoning Code Text Amendments, a Special Use Permit for Live Entertainment and a Special Use Permit for Indoor Amusement for Bells and Whistles Snackery to be Located at 401-405 Main Street.

Danny Sronkoski, Tap House Grill, 411 N. Main Street, informed the Village Board how pleased he was to have Bells and Whistles Snackery as his new neighbor.

Trustee Comerford asked, and Ms. Kreiling answered, that she hoped to be open for business in time for school graduations this spring.

Upon roll call, Trustees Armstrong, Lee, Comerford, Ladesic, Norton and Thorsell voted "Aye." Motion carried.

**Public Hearing – B. R. Ryall YMCA – Property Exchange**

Trustee Lee moved and Trustee Comerford seconded the motion that the public hearing to receive comment on the proposed exchange of real estate between the Village of Glen

Ellyn and the B. R. Ryall YMCA be opened. All Trustees present voted "Aye." Motion carried.

Public Works Director Joe Caracci presented information regarding a land exchange with the B. R. Ryall YMCA. The Village of Glen Ellyn maintains two wells as a backup water supply in the event the DuPage Water Commission cannot provide water to our distribution system. One of the wells has been identified to actually reside on property owned by the B. R. Ryall YMCA adjacent to our Newton Pump Station. At the same time, the YMCA utilizes Village property for parking along a vacated portion of Newton Avenue. Village staff and the YMCA have been working on developing a land exchange agreement that would cleanup land ownership and use issues, and ultimately be mutually beneficial to both parties. The agreement includes the Village deeding to the YMCA 5,544 square feet of Village property in exchange for 1,570 square feet of YMCA property. The land exchange would be consummated via the quick claim deed process.

Village Attorney Diamond indicated President Hase would sign findings of fact regarding this real estate exchange that states the Village no longer needs the property being transferred, that the Village does need the YMCA property being transferred, and that the YMCA property exceeds the value of the Village property.

Trustee Lee moved and Trustee Comerford seconded the motion that the public hearing be closed. All Trustees present voted "Aye." Motion carried.

#### **Ordinance No. 5651 – B. R. Ryall YMCA – Property Exchange**

Trustee Lee moved and Trustee Armstrong seconded the motion that Ordinance No. 5651 be passed, an Ordinance Approving the Exchange of Certain Property Located Within the Village of Glen Ellyn.

Upon roll call, Trustees Lee, Armstrong, Comerford, Ladesic, Norton and Thorsell voted "Aye." Motion carried.

#### **Reminders**

- The next Pre-Board Workshop of the Glen Ellyn Village Board is scheduled for Monday, February 11, 2008, beginning at 7 p.m. in Room 301 of the Glen Ellyn Civic Center.
- The next Regular Village Board Meeting is scheduled for Monday, February 11, 2008, beginning at 8 p.m. in the Galligan Board Room of the Glen Ellyn Civic Center.

#### **Other Topics**

Trustee Comerford requested any forthcoming information regarding the downtown development plan be given to the Village Board for review as soon as possible and President Hase suggested any questions from the Village Board directed to Attorney Diamond be requested as soon as possible.

## **Adjournment**

At 8:51 p.m., Trustee Lee moved and Trustee Ladesic seconded the motion that the Regular Meeting of the Village Board of Trustees be adjourned. All Trustees present voted "Aye." Motion carried.

Respectfully Submitted,

Andrea Draths  
Village Clerk