

Agenda
Glen Ellyn Village Board of Trustees
Monday, August 24, 2009
8:00 p.m. – Galligan Board Room

1. Call to Order
2. Roll Call
3. Pledge of Allegiance will be led by a representative of the Glen Ellyn Historical Society, who will provide information on Tavern Days, scheduled for Sunday, September 27.
4. Correspondence:
 - A. August 10 letter sent to Fire Chief Scott Raffensparger from a Glen Ellyn resident telling of the professional care he received from the attending paramedics who transported him to Central DuPage Hospital after he experienced cardiac symptoms.
 - B. Excerpt of an email from builder Ray Whalen to President Pfefferman concerning the outstanding level of service in the Planning and Development Department under Director Staci Hulseberg.
5. Audience Participation
 - A. Proclamation recognizing the more than twenty years of dedicated service provided by Former Village Manager Gary Webster to the Village of Glen Ellyn.
 - B. Reflections on Gary Webster.
6. 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:

- A. Village Board Meeting Minutes:
 1. July 20, 2009 Special Village Board Workshop
 2. June 22, 2009 Regular Meeting
- B. Total Expenditures (Payroll and Vouchers) - \$1,390,202.06.

The vouchers have been reviewed by Trustee Ladesic prior to this meeting.

- C. Motion to waive Section 10-4-17.1 of the Village Code to authorize a special event with live music where this type of event/use is neither a permitted or special use in the C5A Central Business District and Section 4-5-7(G) to allow portable signs on the public right-of-way to direct guests to the event, in order to allow for Bridge Communities' Charity Event at Gearhead Auto Repair.

This Bridge Communities event will be held at Gearhead Auto Repair, 474 Forest Avenue, on Saturday, January 30, 2010 at 7:00 p.m. through Sunday, January 31, 2010 at 1:00 a.m. This party is a charitable event and will include catered food, alcohol and live music.

- D. Resolution No. 09-16, a Resolution Accepting Public Improvements and a Bill of Sale Associated with the Avon Court Subdivision Located on the North Side of Geneva Road and Approximately 800 Feet West of Bloomingdale Road.

Ted Leiblich of Develco, Inc. has requested the Village accept the public improvements and the Bill of Sale associated with the Avon Court Subdivision, which is located on the north side of Geneva Road and approximately 800 feet west of Bloomingdale Road. The Village consulting engineer has approved the final as-built drawings and the public improvements for the subdivision and is recommending the Village proceed with the acceptance.

- E. Resolution No. 09-17, a Resolution Authorizing the Execution of a License Agreement Pertaining to Soukup's Hardware Store's Use of Village Owned Property.

The owners of Soukup's Hardware at 421 Main Street have requested approval of a license agreement to allow the expansion of the outdoor storage area at the rear of their business onto Village-owned property to provide a screened storage area. The storage area requested would be sufficient in size to contain the bulk containers, garbage, recyclables and other materials that are currently being stored in this area. The license agreement requires certain improvements at the rear of Soukup's Hardware store in order to allow the use of Village property.

- F. Resolution No. 09-18, a Resolution Concerning the Determination of the Village Board that Change Order No. 1 (FINAL) with Glenbrook Excavating & Concrete, Inc., for a Decrease in the Contract Price of \$27,541 is required for the Kenilworth Basin Improvements Project, for a Revised Contract Cost of \$651,965.

This action is the first and final change order for the Kenilworth Basin Improvements Project. The work featured the upgrading of the trunk storm sewer line on Kenilworth Avenue between Linden and Oak. The work was accomplished primarily by using directional drilling and pipe bursting: trenchless techniques that allowed for minimal disruption. A total of about one-third of a mile of storm sewer was improved in the project.

All aspects of the project have been completed and a final agreement on quantities has been reached with the contractor. On July 28, 2008, the Village Board approved a construction contract with Glenbrook Excavating & Concrete, Inc., of Wauconda, Illinois, in the amount of \$679,506 with appropriations from the Capital Construction Funds totaling \$720,000 (including a 6-percent contingency). Change Order No. 1 requests a decrease of \$27,541 to the contract, and will serve as a final change order that includes items associated with all outstanding force account (time and material) items, additional unit price items deemed necessary during construction, and balancing of contract items. The modified contract cost of \$651,965 is 4 percent under the original bid award amount of \$679,506.

- G. Motion to approve the recommendation of Village President Pfefferman that the following appointments be made to the Finance Commission:

Chris Faber, for a term ending December 31, 2012

Evan Geiselhart, for a term ending December 31, 2012

Rebecca McCloskey, for a term ending December 31, 2012

Theodore Moody, for a term ending December 31, 2012

Bert Nuehring, for a term ending December 31, 2012

Theodore Skirvin, for a term ending December 31, 2012

7. Finance Director Jon Batek will present information related to the proposed establishment of two Special Service Area (SSA) taxing districts in the unincorporated areas to the north and south of the Village limits that are currently served by the Glen Ellyn Volunteer Fire Company.

These SSAs, if established, will result in an additional property tax levied on the properties contained within the boundaries of the SSAs, to pay for the cost of providing fire services which have historically been delivered without any financial contributions from property owners. The proposed maximum tax rate for the SSAs is 25 cents per \$100 of assessed property value (about \$250 per year for a \$300,000 home), which is well below that of surrounding fire service districts which could service the areas if the proposed SSAs were to fail due to resident opposition.

The public hearings are required, following newspaper publication and mailing of notices to impacted property owners, to provide appropriate public notice of the Village's adoption of ordinances announcing its intent to create the SSAs. Those ordinances were adopted at the Village Board meeting held on August 10, 2009.

Upon completion of the public hearings, a 60 day period begins, during which time registered voters and property owners within the proposed SSAs may object to their creation. If a petition signed by at least 51 percent of the electors residing within the SSA and by at least 51 percent of the owners of record of the land included within the boundaries of the SSA is filed with the municipal clerk prior to the expiration of the 60 day filing period, the SSAs will not be created.

If the SSAs are not established, the Fire Company has expressed its intent to discontinue service to these areas. The residents of these areas would then be responsible for obtaining fire protection services from a neighboring jurisdiction.

- A. Public hearing to receive comment on the proposed establishment of the North Glen Ellyn Fire Protection Special Service Area.
 - B. Public hearing to receive comment on the proposed establishment of the South Glen Ellyn Fire Protection Special Service Area.
 - C. Resolution No. 09-19, a Resolution of the Village Board of the Village Of Glen Ellyn Regarding North and South Glen Ellyn Fire Protection Special Service Areas.
 - D. Motion to exclude the following properties from the Proposed North Glen Ellyn Fire Protection Special Service Area: 820 Second Street, 1N114 Lenox Road, 1N148 Lenox Road and 1050 River Drive.
8. Ordinance No. 5789, an Ordinance Approving Variations from the Lot Coverage Ratio, Side Yard Setback and the Front Yard Setback Requirements of the Zoning Code to Allow the Construction of a Two-Story Residential Addition for Property at 275 Sunset Avenue, Glen Ellyn.

Planning and Development Director Staci Hulseberg will present information on a request by Alan and Jessica Buttmer for three variations from the Glen Ellyn Zoning Code to allow a lot coverage ratio of 21.6 percent in lieu of the maximum permitted lot coverage ratio of 20 percent, a side yard setback of 5.15 feet in lieu of the minimum required side yard setback of 8.0 feet and a front yard setback of 31.83 feet in lieu of the minimum required front yard setback of 39.4 feet. The subject property is an interior lot on the east side of Sunset Avenue between Turner Avenue and Arlington Avenue in the R2 Residential District. The Zoning Board of Appeals considered the request at a public hearing on July 28, 2009, voting on a motion to recommend approval of the variation requests by a unanimous vote of five (5) "yes".

9. Public Works Director Joe Caracci will present information on an amendment to the existing engineering services agreement with Walter E. Deuchler Associates for the design of water main and sanitary sewer extensions on Hill Avenue and nearby roadways on the eastern end of the Village. The Hill Avenue Utility Extensions Project will construct 8-inch and 12-inch water mains and a network of 8-inch sanitary sewers in a currently unincorporated area of the Village east of Cumnor Avenue along Hill Avenue, near the Glen Oak Country Club, to potentially serve up to about 80 new customers. The estimated construction cost for the project is \$4,250,000.

In 2005 Walter E. Deuchler Associates, Inc., of Aurora, Illinois was selected to undertake the original assignment of water main design. As the project evolved, the need and desire for sanitary sewer in the area became evident, and the pace of project implementation ramped up considerably this spring with the possible inclusion of the project into the American Recovery and Reinvestment Act (ARRA) program. While disappointing news was recently received about the prospect of ARRA funding, staff desires to continue with project implementation using the state revolving loan program. The purpose of the amendment in the amount of \$128,000 is to compensate the engineer for extra services performed to date to incorporate sanitary sewer improvements into the project plans and to

provide ongoing assistance with the many remaining easement and agency coordination tasks, as well as to perform miscellaneous design items such as soil borings.

- A. Motion to increase the appropriation for design engineering services associated with the Hill Avenue Utility Extensions Project provided by Walter E. Deuchler Associates by \$120,000 for a revised total appropriation of \$285,000, to be expensed to the FY 09 – 10 Water and Sanitary Sewer Fund; and
 - B. Motion to approve Amendment No. 1 to the engineering services agreement with Walter E. Deuchler Associates, Inc. for additional design services for the Hill Avenue Utility Extension Project, in the amount of \$128,000 for a revised not-to-exceed total fee of \$278,000.
10. Finance Director Jon Batek will present information on five ordinances proposed to continue or establish a number of Special Service Areas (SSAs) situated in the Village's commercial areas. These SSAs, most of which were first created in 1991, were established to promote the revitalization of the Village's commercial districts and to support economic development activities and programs. Proceeds of annual SSA property tax levies have historically provided primary operational funding to the Glen Ellyn Economic Development Corporation.

Presently, there are six commercial district SSAs, numbered 6 through 11. Funding for these SSAs has expired effective with the 2008 tax levies which support economic development operations for the current 2009/10 fiscal year. If a dedicated funding source for these activities is to continue, the SSAs must be extended through a public notice and hearing process. This action is the first step in that process.

The proposed ordinances establish the term of the SSAs to provide regular funding for economic development activities on an on-going basis. The maximum tax rate authorized under the SSAs, which is presently .15 percent of a property's assessed valuation, is not proposed to increase (except for SSA 9, which is proposed to be increased from .05 percent to .15 percent to maintain an equitable tax rate among all SSAs). Also proposed are some changes in the boundaries of most of the SSAs which were last updated in 1999. Finally, two of the smaller SSAs (numbers 8 and 9), which are located on the far eastern portion of the Roosevelt Road Business District, are proposed to be combined into one, as the proposed amended boundaries result in a contiguous area.

Upon adoption of the proposed ordinances, a public hearing on each of the proposed SSAs will be scheduled for Monday, September 14, 2009 at 8:00 p.m. in the Galligan Board Room of the Civic Center. This will be followed by a 60 day period in which impacted property owners will have the opportunity to file a petition objecting to the proposed establishment of any of the proposed SSAs. Final action on the proposed establishment of the SSAs is tentatively scheduled for Monday, November 23, 2009.

- A. Ordinance No. 5790, an Ordinance Proposing the Establishment of Special Service Area Number 6 in the Central Business District of the Village of Glen Ellyn and Providing for a Public Hearing and Other Procedures in Connection Therewith;

- B. Ordinance No. 5791, an Ordinance Proposing the Establishment of Special Service Area Number 7 in a Portion of the Roosevelt Road Business District of the Village of Glen Ellyn and Providing for a Public Hearing and Other Procedures in Connection Therewith;
 - C. Ordinance No. 5792, an Ordinance Proposing the Establishment of Special Service Area Number 9 in a Portion of the Roosevelt Road Business District of the Village of Glen Ellyn and Providing for a Public Hearing and Other Procedures in Connection Therewith;
 - D. Ordinance No. 5793, an Ordinance Proposing the Establishment of Special Service Area Number 10 in the Stacy's Corners Business District of the Village of Glen Ellyn and Providing for a Public Hearing and Other Procedures in Connection Therewith; and
 - E. Ordinance No. 5794, an Ordinance Proposing the Establishment of Special Service Area Number 11 in a Portion of the Roosevelt Road Business District of the Village of Glen Ellyn and Providing for a Public Hearing and Other Procedures in Connection Therewith.
11. Reminders:
- The next Pre-Board meeting of the Glen Ellyn Village Board is scheduled for Monday, September 14, 2009 beginning at 7 p.m. in the Galligan Board Room of the Glen Ellyn Civic Center.
 - The next Regular Village Board Meeting is scheduled for Monday, September 14, 2009 beginning at 8 p.m. in the Galligan Board Room of the Glen Ellyn Civic Center.
12. Other Business?
13. Adjournment