

**Minutes  
Regular Village Board Workshop  
Glen Ellyn Village Board of Trustees  
July 19, 2010**

Time of Meeting: 7:00 P.M.

Present: President Pfefferman; Trustees Comerford, Cooper, Hartweg, Ladesic, Thorsell, Henninger; Village Clerk Connors.  
Staff present: Village Manager Jones, Schrader, Batek, Hulseberg, Norton, Caracci.

**1. Call to Order**

President Pfefferman called the Board Workshop to order at 7:02 P.M. with a roll call. Trustees Comerford, Cooper, Hartweg, Ladesic, Thorsell, and Henninger responded "Here."

**2. Public Comments**

None

**3. July 26, 2010 Village Board Meeting Agenda Review**

6C. Village Manager Jones introduced a recommendation for the creation of a new liquor license, Class C-3. This new class is based on the type of alcohol sold and the gross sales area. It does not allow for consumption on the premises where sold. The annual fee would be \$2,000.

6D. Public Works Director Caracci explained the need to begin to repaint the fire hydrants throughout the Village. This previously was done by seasonal staff, but the reduction of seasonal help requires an attempt to have the work done under contract at this time. \$20,000 was budgeted for this fiscal year. The award was \$18,450. A five year contract allows for approximately 225 hydrants to be painted each year so that all hydrants have been painted at the end of the contract. The hydrants should not have to be painted again for about 8 years. Using a contractor eliminates possible health issues that could arise when using seasonal help.

7. Planning & Development Director Hulseberg reviewed the question of a license agreement to allow the property owners at 196 Brandon (corner of Brandon & Greenfield) to install a 4' picket fence in the right-of-way along Greenfield. The Village

Attorney has prepared a license agreement that would allow the owners to install the fence within the 5' area. The fence must be removed upon the sale, rental, or lease of the property or within 10 years whichever comes sooner. The area must be restored to its original state. The Village Board directed that the wording of the license agreement should be changed to read that the fence must be removed prior to the home being offered for sale, rental or lease.

John Mulherin, 569 Dorset, Glen Ellyn spoke against requiring the fence be removed prior to the home being offered for sale or lease and suggesting the license agreement be recorded.

The owner of 196 Brandon spoke about just wanting to install the fence and will follow the Village Board's direction whatever it might be.

The Village Board agreed that the phrase "offered for sale or lease" will be part of the agreement.

8. President Pfefferman introduced the topic of the resolution to accept a \$200,000 anonymous donation to the Village for the Glen Ellyn Historical Society that will satisfy in full the obligation of the Historical Society regarding 820 N. Main.

John Mulherin, 569 Dorset, Glen Ellyn, is the contact with the donor/s. He indicated that he has had no negative comments on the wording of the resolution. He sent a letter to the Village President and Village Manager about the procedure after the \$200,000 is paid indicating that the money is tax deductible as funds donated to municipalities are. All the money is available at this time.

Bill Peterson, President of the Glen Ellyn Historical Society, informed the Village Board that the Society has an investment portfolio. The Society's advisor has been instructed to begin liquidation of some investments in the amount of \$230,000. The exact date when the money will be available is not yet known.

The completed purchase of the corner at 820 N. Main triggers a donation of landscaping of the property which will enhance the northern gateway to the Village. The last part is \$57,000 in debt that the Village Board would be forgiving if this resolution is approved. Village Manager Jones suggested that the resolution be worded to acknowledge what the Historical Society is contributing and that with the addition of the donor/s \$200,000 all obligation for the purchase of 820 N. Main has been met. In that manner, the exact day of receipt of the \$230,000 from the Historical Society would not be vital. The resolution will be revised by Attorney Mulherin and sent to the Village.

**4. 810 N. Main and Glen Ellyn Historical Society (Non-Agenda Items)**

President Pfefferman introduced for Village Board's consideration the appointment of a temporary 7 member task force to assist in determining the highest and best use of the property at 810 N. Main. This was a recommendation of the Finance Commission. The property should be complimentary to the History Park, school, businesses and residences in the area. Eric Ford has agreed to chair the task force. Others who would be interested in serving are welcome. It is expected to take about four months or maybe a little longer.

President Pfefferman explained the transfer of all services of the Glen Ellyn Historical Society to the Village. All duties related to landlord activities will be performed by the Village. Jan Langford and other Society members have been performing landlord duties for some rentals. That will now be handled entirely by the Village.

President Pfefferman recalled that the relationship between the Village and the Glen Ellyn Historical Society has changed based on the changes of property ownership and other matters. It appears that a new agreement should be considered that clearly defines development, what is maintenance and operation, and future costs. Jon Batek and representatives of the Historical Society will meet to revise the seven year forecast which was originally done with the Finance Commission, but has changed during the last few months. Following the revised forecast, a proposed new agreement should be ready for Village Board questions.

**5. 633 Davis Terrace Rental/Vacation Home**

Planning and Development Director Hulseberg announced that the owner of the property at 633 Davis Terrace, William Harty, was not able to be present due to a cancelled plane flight, but would be at the meeting next Monday. He did provide e-mails from users including one from the producer from Columbia College who used the home for a filming. He provided a copy of the lease he uses. Director Hulseberg gave the pros and cons of allowing short term rentals. She contacted 10 other communities concerning short term or vacation rentals. Wheaton was the only response that prohibited them. Glen Ellyn does not now regulate or prohibit any type of vacation rentals, but it can regulate the rentals.

In response to a question, Police Chief Norton indicated that he had no record that he is aware of as to the incidence of crimes or complaints regarding these types of rentals.

Mr. Lifka, 627 Davis Terrace, spoke against allowing short term rentals in single family areas.

Mary Ann McCluskey, 69 Brandon, asked how many short term rentals there are in Glen Ellyn. She was told there were a few and there was a steady change of renters in the summer.

Martin Johnson, 61 Brandon, suggested that some communities allow individuals to rent their homes for big events for a week and the Village should contact those towns about how they handle those situations.

After Village Board discussion and suggestions to changes to Mr. Harty's lease, it was agreed to monitor the situation, but that no action is required at this time.

#### **6. New Downtown Organization Proposal**

Planning and Development Director Hulseberg reported that at the Village Board's request, she solicited comments from downtown business and property owners to review the TDAC proposal. Using the EDC's list, 134 e-mails were sent out, 84 responses were received, one of which was from the Chamber of Commerce president. She also prepared a chart listing the Economic Development Corporation, Downtown Glen Ellyn Alliance, Chamber of Commerce and the TDAC recommendations for the new downtown organization. The chart compared the four organization's missions, goals, and responsibilities (including business attraction, marketing and events). The chart will be posted on the Village website.

Ms. Hulseberg detailed the TDAC recommendation for the new organization which dealt only with the downtown and not with the rest of the Village. The recommendation did include marketing, business retention and promotion, and event planning which has been done by the EDC and the Alliance. Retail grants were also administered by the EDC, but it was recommended that the new organization begin to manage this as well.

Neil Dishman, 395 Prospect, the president of the EDC board, spoke regarding the TDAC recommendation. Although the EDC does agree with most of the TDAC recommendations, it does not agree that recruitment of new businesses, business retention, and facilitating redevelopment in the business districts should be the responsibility of the new organization. The EDC is experienced in those three areas and is better able to go forward. The EDC needs the money the Village proposing to provide to the new organization to continue to do the job it has been doing. If the EDC was able to continue to have the responsibilities of recruitment, retention and redevelopment, it can continue to eliminate any image of Glen Ellyn as a poor place to do business and competition among groups. There would be a reduction in over-all cost.

Andrew Vangorp, 89 Newton, asked about Glen Ellyn logos and overlap between all the organizations.

Janet Availa, business owner at 477 N. Main, spoke about the Alliance and how the new organization is modeled on the Alliance. There is some overlap, but there was a lot of interaction with the EDC and the Alliance. Having a staff would not eliminate the spirit of the organization. The board meetings are what generate the enthusiasm. The staff will take the idea and put it in action.

Ms. Hulseberg reviewed six questions which the Village Board discussed in detail. She also explained that the TDAC surveys were the results of contacts with other municipalities and that prompted their recommendations in some cases. She detailed recommendations as to whom should sit on the new organization's board.

#### **7. Hill Avenue Bridge, Lombard Response**

A letter was sent to the Village of Lombard outlining nine items of importance to the Village of Glen Ellyn in order for Glen Ellyn to enter into an intergovernmental agreement and contribute \$300,000 toward the rehabilitation of the Hill Avenue Bridge. The Village of Lombard agreed to keep the bridge open while details of the agreements were being discussed. Village Manager Jones summarized the Village of Lombard's response to Glen Ellyn's letter. A question was raised concerning an expansion of the bridge, but the Village of Lombard was not interested in that aspect, but would agree if Glen Ellyn assumed ownership of the bridge and became the lead agency. Another item concerned village boundaries. The Village of Lombard agreed that everything west of the DuPage River could be considered as part of the Glen Ellyn planning district. Several forest preserve parcels had been annexed into Lombard, but if Glen Ellyn wished, they could allow them to be part of Glen Ellyn. The Village of Lombard will allow Glen Ellyn to store salt at one of their facilities if Glen Ellyn pays for the enlargement that Glen Ellyn uses, but Glen Ellyn can use a portion of GWA stormwater plant at no lease cost. Public Works Director Caracci answered questions regarding the Village's salt storage. The intergovernmental agreement will come before the Village Board for formal approval in the future.

Discussion ensued regarding adding sidewalks to the bridge. Public Works Director was called upon to explain the costs involved in owning a bridge. The cost would be about \$20,000 for annual maintenance for the Hill Avenue Bridge. Repair projects would occur and those costs would depend on IDOT and the Federal government regulations at the time. Grants might be available. There are no sidewalks leading to the bridge on either end.

Adam Costello, 165 Exmoor, spoke to the Board to say he does not want the expansion of the bridge to be a determining factor in negotiations with Lombard.

The Village Board agreed that they are willing to pursue the sidewalk issue, but Glen Ellyn has no interest in owning the bridge.

Planning and Development Director Staci Hulseberg was asked to review items discussed regarding the planning district for the next Village Board Workshop.

Trustee Henninger left the meeting at 10:15 p.m.

#### **8. Manor Woods Short – and Long- Term Plan**

President Pfefferman recalled that neighbors have contacted the Village regarding reopening the pathway in the area owned by the Village referred to as Manor Woods. Public Works Director Caracci explained that a wetlands remediation project has been undertaken. The area was cleaned up years ago and a walking path was installed. Scout groups had maintained it for a while, but over time it has fallen into disrepair causing the Village to be forced to install No Trespassing signs due to hazards from broken overhead branches and other ground problems. The wetlands management plan is still on-going. In June Director Caracci was trying to qualify under an OSLAD grant, but it may not be high on the list because it is a small project. OSLAD grants are 50/50 grants. A tree climbing specialist would be needed to prune and remove trees because staff is not experienced in working with trees so close together. The area is basically an old peat bog. To partially clear the area to make it safe for volunteers to help clean up would cost \$15,000-\$20,000 which is not budgeted this fiscal year. The Park District is not involved. The Public Works Department cannot identify any available funds in their budget at this time. He would like to set aside \$25,000 for the FY2011/12 budget for this work. The Park District is not interested in ownership of this property at this time.

Martin Johnson, 61 Brandon, asked the Village Board to drive by to look at the property and the bad condition. He asked if small children can get into the storm system through the drainage area as his children did years ago.

Andrew Vangorp, 89 Newton, asked about the exposed pipe on the property, about the drain tiles and about draining part of the area.

Mr. Fry, 349 Fairview, spoke about how the property needs to be returned to the residents instead of taken away with no trespass signs.

Dan Smith, 97 Newton, wants the paths restored and returned to the community and suggested that the Village be pro-active.

Barbara Johnson, 61 Brandon, detailed Glen Ellyn beautification projects the Village undertook in past years while Manor Woods has been ignored.

The Village Board asked Finance Director Batek about the state of the Village budget and how things are going. He responded that income taxes have declined about 17% and the Village has lost about \$100,000 in two month's time. The Village is watching that trend in the current year's budget. If the trend does not reverse, some cut-backs may be necessary for this fiscal year.

The Village Board agreed that they would authorize up to \$2,500 to begin to clean up the problems in the area. Director Caracci will further investigate the cost to clear deadwood from the area by dividing it into four or five sections, showing the cost for each section.

President Pfefferman suggested that Director Caracci also contact Morton Arboretum and the Forest Preserve District.

**9. Other Items?**

President Pfefferman announced that Phil Suess will be the new District 4 commissioner to the DuPage Water Commission. He will start in August 2010.

**10. Adjournment**

At 11:20p.m. Trustee Cooper moved and Trustee Comerford seconded a motion to adjourn. All voted "Aye." Meeting adjourned.

Submitted by:

Suzanne R. Connors,  
Village Clerk