

**Minutes**  
**Regular Meeting**  
**Glen Ellyn Village Board of Trustees**  
**Monday, August 13, 2012**

**Call to Order**

Village President Pfefferman called the meeting to order at 8:00 p.m.

**Roll Call**

Upon roll call by Deputy Village Clerk Solomon, Village President Pfefferman and Trustees Cooper, Friedberg, Hartweg, Henninger and McGinley answered, "Present." Trustee Ladesic was excused.

**Pledge of Allegiance**

Mark Billings, Community Housing Advocacy and Development (CHAD) representative led the Pledge of Allegiance after which he gave background on CHAD which is a non-profit affordable housing organization. CHAD has 26 properties in the Village, ranging from one-bedroom apartments to single-family homes and is a way for families to stabilize themselves. If one would like to support CHAD, there will be a Lake Michigan Cruise on Saturday, September 8, 2012 and a ribbon-cutting for the new development of Brandon Court, near the intersection of Evergreen and Roosevelt Road, on Tuesday, August 21, 2012 from 5 p.m. to 6:30 p.m.

**Village Recognition:**

- A. The Village of Glen Ellyn thanks the Glen Ellyn Park District and the City of Naperville for their assistance in removing branch and brush from Village parkways due to the July 1 storm.
- B. A resident emailed the Village to compliment Public Works and the great job they did removing the large amount of brush from her parkway.
- C. A resident emailed Public Works to compliment Utilities Inspector Bill Miller for his assistance in helping her to obtain a permit for parkway irrigation.
- D. An email was received from a resident forwarding her thanks to Public Works employees Greg Garcia, Sam Fernald, and Mike Nichols for quickly removing tree branches from a private tree which was overhanging the public right-of-way.
- E. Community Service Officer Rose Volpe received a letter of thanks from the Village of Oak Brook, Illinois for her assistance at the recent Child Safety Seat Event.
- F. A resident emailed President Pfefferman to compliment Craig Bromann of the Glen Ellyn Plan Commission for informing neighbors of the extra garbage pickup following the July 1 storm event.
- G. A very complimentary email was received from a resident thanking Permit Clerk Mary Ellen Olson for her assistance throughout the permit process.

- H. Glen Ellyn Volunteer Fire Company paramedics Jamie Waller and Eric Davison received a complimentary email from Cadence Health for their very capable assistance with a patient who suffered a heart attack.
- I. The Village accepts the resignation of George Allen from the Architectural Review Commission and thanks him for his service.

### **Audience Participation**

- A. James Burdett, Architectural Review Commission Chairman, presented this year's annual Traveling Trophy Award to Jill Foucre, owner of Marcel's Culinary Experience at 490 N. Main Street, Glen Ellyn.
- B. President Pfefferman remembered Ethyl Lynch, long-time Village resident, who passed away on July 27, 2012. She was active in the community and often attended Village Board meetings as an audience participant.

### **Consent Agenda**

Village Manager Franz presented the Consent Agenda. President Pfefferman called for questions and/or discussion of the items on the Consent Agenda.

- A. Village Board **Meeting Minutes:**
  - 1. July 23, 2012 Special Workshop
  - 2. July 23, 2012 Regular Meeting
- B. Total **Expenditures** (Payroll and Vouchers) - \$2,677,744.56  
  
The vouchers have been reviewed by Trustee Hartweg and by Manager Franz prior to this meeting, and are consistent with the Village's purchasing policy.
- C. Motion to designate Trustee McGinley as Village President Pro Tem for the four-month period from September through December 2012.
- D. Resolution No. 12-08, a Resolution to Determine the Status of Minutes of Certain Executive Sessions Held in 2007, 2008, 2009, 2010, 2011 and 2012 and to Authorize the Destruction of Audio or Video Recordings of Certain Executive Sessions Held in 2007, 2008, 2009, 2010, 2011 and 2012.
- E. Motion to approve a license agreement to allow tables and chairs in the public right-of-way for Bon Yogurt at 449 N. Main Street.
- F. Ordinance No. 6060, an Ordinance Approving a Variation from the Corner Side Yard Setback Requirements of the Zoning Code to allow a Mud Room Addition for Property at 400 Windsor Avenue.
- G. Motion to approve a contract with National Decorating Service of Oak Brook, Illinois for painting of street lights on Roosevelt Road in the not-to-exceed amount of \$65,000 to be expensed to the FY12/13 Capital Projects Fund.

- H. Motion to approve a contract with Utility Services Company of Perry, Georgia for the Cottage Avenue Water Tower Annual Maintenance Contract Agreement in the not-to-exceed amount of \$22,000 to be expensed to the FY 12/13 Water Division Fund.
- I. Motion to approve emergency expenses in the amount of \$178,695.50 to Trees-R-Us for emergency removal of tree debris incurred from the July 1, 2012 storm event for the FY 12/13 Residential Solid Waste Fund.
- J. Motion to approve the replacement of the split rail fence in the Central Business District in the not-to-exceed amount of \$53,000 to be expensed to the FY 12/13 Capital Projects Fund. This item was removed from the Consent Agenda to be considered separately later in the meeting.
- K. Resolution No. 12-09, a Resolution of Support for the West Suburban Fire/Rescue Alliance. This item was removed from the Consent Agenda to be considered separately later in the meeting.
- L. Motion to approve an Interior Improvement Grant request in the amount of \$671.50 and Façade Improvement Grant request in the amount of \$11,706.00 to the Run Today retail store located at 515 Crescent Boulevard. Economic Development Planner Corner gave background on this item as the application is for both interior and façade grants. The correct designations should be \$671.50 for the Façade Improvement Grant and \$11,706 for the Interior Improvement Grant. This item was removed from the Consent Agenda to be considered separately later in the meeting.

Trustee Hartweg moved and Trustee McGinley seconded the motion that items A through I be considered routine business by the Village Board and be approved in a single vote.

Upon roll call, Trustees Hartweg, McGinley, Cooper, Friedberg and Henninger voted “Aye.” Motion carried.

#### **Resolution No. 12-09 – Item K from the Consent Agenda**

Trustee Henninger moved, seconded by Trustee McGinley to Table Item #6K from the Consent Agenda to a special Village Board meeting on August 20, 2012. The Village Board Trustees would like to hear why there may be opposition to this alliance from the fire company. President Pfefferman encouraged any feedback from the public about this possible alliance.

Upon roll call, Trustees Henninger, McGinley and Hartweg voted “Aye,” and Trustees Cooper and Friedberg voted “No.” Attorney Diamond said President Pfefferman needs to vote due to the vote currently being 3-2. President Pfefferman voted “Aye.” Motion carried by a vote of 4-2.

#### **Motion to approve Interior Improvement and Façade Improvement Grants – Item L from the Consent Agenda**

Trustee Cooper said he has a general opposition for façade and interior grants for established businesses or businesses who already received a grant so new businesses can bring in new

merchants; however, he said Run Today is a valuable store and valuable merchant. Trustee Cooper asked why the business had to move from 476 Main Street to 515 Crescent Boulevard to which business owner Paul O'Neill answered they had signed a 3-year lease for 476 Main Street and the landlord then wanted to double the rent. There was a discussion by the Village Board about the use of the Village's grant money.

Trustee Hartweg moved and Trustee McGinley seconded the motion to approve an Interior Improvement Grant request in the amount of \$11,706 and Façade Improvement Grant request in the amount of \$671.50 to the Run Today retail store located at 515 Crescent Boulevard.

Upon roll call, Trustees Hartweg, McGinley, Cooper, Friedberg and Henninger voted "Aye." Motion carried.

**Motion to approve replacement of split-rail fence in the Central Business District – Item J from the Consent Agenda**

Trustee Henninger supports replacing the fence on the north side of the tracks and completely remove the fence on the south side of the tracks instead of replacing the fence. President Pfefferman said the Public Works Department preferred a fence on the south side of the tracks due to a safety concern as the Public Works Department felt there needed to be a separation between the parking lot and the Prairie Path.

A discussion followed about the cost of the north side fence and south side fence replacements, the possible safety concerns, the possibility of the removal of the south side fence and not a replacement fence, the potential scope of work and the purpose of a south-side fence barrier. The general consensus of the Village Board was to remove the split-rail fence on the south side of the tracks without replacing this fence.

Trustee Hartweg moved and Trustee McGinley seconded the motion to approve the replacement of the split rail fence in the Central Business District in the not-to-exceed amount of \$53,000 to be expensed to the FY 2012/2013 Capital Projects Fund. There was no vote on this.

Trustee Cooper moved and Trustee Henninger seconded the motion to amend the previous motion to delete the expenditure of replacing the fence on the south side of the tracks.

Upon roll call for the amended motion, Trustees Cooper, Henninger, Friedberg and McGinley voted "Aye," and Trustee Hartweg voted "No." Motion carried.

Attorney Diamond stated for the record that the intent of the amended motion is that the amount in the original motion is excessive, but will be done on a proportional basis, and this amended motion needs to be approved. President Pfefferman called for a roll call vote for this.

Upon roll call for the amended motion, Trustees Cooper, Henninger, Friedberg and McGinley voted "Aye," and Trustee Hartweg voted "No." Motion carried.

**Ordinance No. 6061 – Variation on the Lot Coverage Ratio for the Property at 724 Meredith Place**

Planning and Development Director Hulseberg presented information on a request by property owners Al and Dawn MacIsaac for a variation from the Glen Ellyn Zoning Code Section 10-4-8(E)1 to allow the construction of an attached one-story screened porch addition that will result in a lot coverage ratio (LCR) of 21.5% in lieu of the maximum permitted lot coverage ratio of 20%. This addition will be the same height and size of the existing patio, but as they are adding on a roof, this roof is now added on the LCR.

The Zoning Board of Appeals convened a public hearing on July 10, 2012 and then voted on a motion to recommend approval of the variation request which carried with four “yes” votes and one “no” vote. Trustee Cooper was at this public hearing and said there was a concern by the Zoning Board that there was no overriding/articulate hardship. Trustee Cooper said for future reference, the Village Board would not necessarily approve any request to turn an open pergola into a covered patio.

Trustee Cooper moved and Trustee Henninger seconded the motion to adopt Ordinance No. 6061, an Ordinance Approving the Variation from the Lot Coverage Ratio Requirements of the Zoning Code to allow a Screened Porch Addition for Property at 724 Meredith Place.

Upon roll call for the amended motion, Trustees Cooper, Henninger, Friedberg, Hartweg and McGinley voted “Aye.” Motion carried.

**Ordinance No. 6062 – Denying Variations to Allow Additions to the Property at 586 Lowden Avenue**

Planning and Development Director Hulseberg presented information on a request by Gary and Christine Schlosser for variations to allow a garage addition with a front yard setback of 37 feet in lieu of the minimum required 40.9 feet, a garage addition and rear home addition with right and left side yard setbacks of 5 feet in lieu of the minimum required side yard setback of 6.5 feet, and additions that result in a lot coverage ratio of 23.3% in lieu of the maximum permitted lot coverage ratio of 20%.

The Zoning Board of Appeals convened a public hearing on July 24, 2012. The Zoning Board did not feel that there were any physical conditions on the property which posed a practical difficulty or particular hardship, the requested variances could be generally applicable to other similar properties which are contrary to established variation criteria and the variations could change the character of the area. The Zoning Board voted on a motion to deny approval of the variation request which carried unanimously with five “yes” votes.

A discussion followed about the proposed additions and the concern over the proposed 2-car garage. The petitioners were not present at the meeting. Trustee Cooper asked for this discussion to be tabled to the next meeting so the petitioners could be present and possibly sway the Village Board.

Trustee Cooper moved and Trustee McGinley seconded to Table Item #8 to the next Regular Board Meeting so the property owners could possibly attend this meeting.

Upon roll call, Trustees Cooper and McGinley voted “Aye,” and Trustees Friedberg, Hartweg and Henninger voted “No.” Motion failed to carry.

Trustee Cooper moved and Trustee Friedberg seconded an Ordinance No. 6062, an Ordinance Denying Variations from the Setback and Lot Coverage Ratio Requirements of the Zoning Code to Allow Additions to the Existing Single-Family Home for Property at 586 Lowden Avenue.

Upon roll call for the motion, Trustees Cooper, Friedberg, Hartweg, Henninger and McGinley voted “Aye.” Motion carried.

### **Ordinance No. 6063 – Special Use Permit, Zoning Variations and Exterior Appearance for the Village Links**

Planning and Development Director Hulseberg presented information about the requests of the Recreation Department for approval of a Special Use Permit, Zoning Variations and the Exterior Appearance for the proposed expansion of the Village Links Clubhouse located at 785 Winchell Way and related site improvements. The project would include the construction of an approximately 7,400 square foot addition on the north side of the existing 8,300 square foot clubhouse. A number of related site improvements are planned including an expansion to the driving range, relocation of existing putting greens, expansion of the front parking lot, construction of a new golf cart storage building and construction of a new trellis-covered walkway and new entrance. Planning and Development Director Hulseberg reviewed the Special Use Permit, the variations from the Glen Ellyn Zoning Code and the Exterior Appearance request.

The clubhouse expansion and driving range expansion are planned to occur in the immediate future with the remaining project elements to be phased in as the budget allows. The Recreation Department is estimating that it may take anywhere from 5 to 15 years to complete the full scope of the project and is asking that any approvals be granted by the Village Board be valid for up to 15 years.

The Architectural Review Commission (ARC) reviewed the proposed exterior appearance at a public meeting on July 11, 2012 and by a unanimous vote of 7 “yes” votes, recommended approval of the variation request subject to 2 conditions: any rooftop mechanical equipment that is not screened will be painted to match the color of the roof and the final color selection of the roof shall be presented to the ARC for review and approval.

The Plan Commission reviewed the requested special use permit and zoning variations at a public hearing on July 26, 2012. By a unanimous vote of 10 “yes” votes, the Plan Commission recommended approval of the special use permit and all of the requested zoning variations with the exception of variation #8 related to the size of 2 landscape islands and variation #10 related to the material of the trash enclosure. The last portion of variation #6 was removed also. The Plan Commission’s motion contained 2 conditions: the project shall be constructed with the plans and testimony presented at the July 26, 2012 meeting and the requested approvals shall be valid for up to 10 years.

A discussion followed about the appropriate length of time for the approvals, the parking lot lighting height and light spill, the lighting along the traffic lane on Winchell Way. Recreation

Director Pekarek answered questions about the parking lot lighting, the traffic lane lighting, the aspects of the expanded lighting in reference to safety and the changes to the variation requests.

Trustee Friedberg moved and Trustee Hartweg seconded the Adoption of Ordinance No. 6063, an Ordinance Granting Approval of a Special Use Permit, Zoning Variations and the Exterior Appearance for the Expansion of the Village Links Clubhouse and Related Site Improvements Located on Property Commonly Known as 485 Winchell Way.

Upon roll call for the motion, Trustees Friedberg, Hartweg, Cooper, Henninger and McGinley voted "Aye." Motion carried.

### **Motion – FY 12/13 Community Grant Program Recommendations**

Assistant to the Village Manager Kristen Schrader presented information on a selection committee's recommendation for distribution of grant funding for the FY12/13 Community Grant Program. In 2011, the Village updated the funding process with the creation of the Glen Ellyn Community Grant Program which is intended to more efficiently and effectively manage funding requests from local organizations. There were funding applications from 18 Glen Ellyn organizations of which 12 were approved.

The grants were scored individually by members of the Selection Committee, the Committee then met to discuss the applications as a group and decided on 12 approved applications. The Selection Committee is recommending the consideration of direct inclusion of the 4<sup>th</sup> of July programming into the annual budget. There will be discussion later on this inclusion into the annual budget and where the inclusion would be in the Village budget.

Trustee McGinley moved and Trustee Henninger seconded the motion to approve funding in the total amount of \$30,000 to various community groups for the FY12/13 Community Grant Program.

Upon roll call for the motion, Trustees McGinley, Henninger, Cooper, Friedberg and Hartweg, voted "Aye." Motion carried.

### **Reminders:**

- The next Regular Village Board Workshop is scheduled for Monday, August 20, 2012 at 7:00 p.m. in the Galligan Board Room of the Glen Ellyn Civic Center.
- The next Regular Village Board Meeting is scheduled for Monday, August 27, 2012, with the Workshop beginning at 7 p.m. and the Regular Board Meeting beginning at 8 p.m. in the Galligan Board Room of the Glen Ellyn Civic Center.

### **Other Business?**

There was no other business to discuss.

**Adjournment**

At 9:49 p.m. Trustee Henninger moved and Trustee Hartweg seconded motioned to adjourn the meeting.

Upon roll call, Trustees Henninger, Hartweg, Cooper, Friedberg and McGinley voted "Aye." Motion carried. Meeting adjourned.

Respectfully submitted,

Reviewed by,

Debbie Solomon  
Deputy Village Clerk

Patti Underhill  
Acting Village Clerk