

Minutes
Regular Meeting
Glen Ellyn Village Board of Trustees
Monday, September 24, 2012

Call to Order

Village President Pfefferman called the meeting to order at 8:05 p.m.

Roll Call

Upon roll call by Deputy Village Clerk Solomon, Village President Pfefferman and Trustees Cooper, Hartweg, Henninger, Ladesic and McGinley answered, "Present." Trustee Friedberg at 9:50 p.m.

Pledge of Allegiance

President Pfefferman led the Pledge of Allegiance.

Village Recognition:

- A. A grateful resident emailed Public Works to thank Greg Garcia and Victor Zarate of the Forestry Division for the timely work done in removing a broken limb on a parkway tree in front of his home.
- B. Letters were received from NAMI (National Alliance on Mental Illness), Bridge Communities, and the People's Resource Center thanking the Village for providing a grant through the 2012 Community Grant Program.
- C. The Village accepts the resignations of Piotr Szczesniewski, student member of the Zoning Board of Appeals, and of Shannon Cooney, student member of the Finance Commission, and thanks them for their service.
- D. The Village Board and Management Team congratulate the following employees who recently celebrated an anniversary as a Village employee:

David Fries	Facilities Maintenance	10 Years
Joseph Nemchock	Police Department	10 Years

Audience Participation

- A. Proclamation was given to the Glen Ellyn Volunteer Firefighters in recognition of Fire Prevention Week, October 7th through October 13th, 2012.
- B. Mike Carter, of 1S479 Sunnybrook Road, Glen Ellyn, Illinois in the Sunnybrook Estates Subdivision re-introduced an issue which he brought before the Village Board in May 2011. Mr. Carter expressed his concerns over the variances allowed and the sidewalk requirement for the Sunnybrook Estates Subdivision, and he stated he has not received a reply or a response. Mr. Carter presented a petition of 34 signatures which asked the Village Board that any plans for the Sunnybrook Estates Subdivision be subject to all existing Village ordinances, by-laws and regulations, that no major variances be granted and that sidewalks be a requirement for any subdivision that is

approved for this site. Mr. Carter said the petitioners objected to 6 particular variances for the subdivision which had previously been approved by the Village Board. Planning and Development Director Hulseberg stated the previous approvals for variations and special uses expired 18 months after they were approved, and there would need to be a full Public Hearing process in order to develop this subdivision.

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. September 10, 2012 Regular Workshop
2. September 10, 2012 Regular Meeting

B. Total **Expenditures** (Payroll and Vouchers) - \$2,210,877.67.

The vouchers have been reviewed by Trustee McGinley and by Manager Franz prior to this meeting, and are consistent with the Village's purchasing policy.

C. **Ordinance No. 6072**, an Ordinance Granting Exterior Appearance Approval for the Glen Ellyn Chamber of Commerce to be Located at 810 North Main Street.

D. **Ordinance No. 6073**, an Ordinance Approving Variations from the Lot Coverage Ratio and Front Porch Setback Requirements of the Zoning Code to allow a Building Addition and an Open Front Porch for Property at 596 Phillips Avenue.

E. **Ordinance No. 6074-VC**, an Ordinance Amending the Village Code Title 4, Building Regulations, Chapter 1, (Building Code) to Establish Stormwater Fees.

F. **Ordinance No. 6075-VC**, an Ordinance Amending the Village Code Title 4, Building Regulations, Chapter 8, (Tree Preservation) to Increase Tree Preservation Fees.

G. **Ordinance No. 6076-VC**, an Ordinance Amending Title 4 (Building Regulations) of the Village Code to Create a New Application Fee for Amendments to Approved Planned Unit Development Plans.

H. **Ordinance No. 6077**, an Ordinance Designating the Property at 716 Crescent Boulevard, Glen Ellyn, IL as a Glen Ellyn Local Landmark. Assistant to the Village Manager Schrader presented information concerning the property owned by Mike Wilson and located on the north side of Crescent Boulevard between Lee Street and Riford Road. This property was designed by Frank Lloyd Wright. The Historic Preservation Commission held a Public Hearing on August 23, 2012 and recommended approval by a vote of 6-0.

I. **Ordinance No. 6078-VC**, an Ordinance to Amend the Liquor Control Code Chapter 19 of Title 3, Section 12 (Restriction on Number of Licenses) of the Village Code of Glen Ellyn, Illinois, to Decrease the Number of Permitted Class A-1 Liquor Licenses.

Trustee Ladesic asked if the restaurant would relocate to which President Franz said the owners may be retiring.

- J. Motion to approve a contract with National Power Rodding Corp. of Chicago, IL for the 2012 Sewer Televising Contract to be expensed to the FY12/13 Sewer Fund at a total cost not-to-exceed \$38,000. Trustee Henninger asked about the vehicle that the Village was outfitting for sewer televising to which Public Works Director Hansen said this vehicle is in the works and would be used for trouble-shooting and routine maintenance; however this is a big project and surpasses the in-house ability for this vehicle.
- K. Motion to approve an invoice with Mondi Construction Inc. of Roselle, IL in the amount of \$20,730 for concrete pavement repair work to be expensed to the FY12/13 Capital Projects Fund.
- L. Motion to approve a construction contract with DiNatale Construction of Addison, IL for the 2012/2013 Sidewalk, Curb and Concrete Street Rehabilitation Program, in the not-to-exceed amount of \$85,000 (including a 14% contingency), to be expensed to the FY12/13 Capital Projects Fund.
- M. Motion to approve award of a Forestry Consultant Contract to Osage Inc. to be expensed to the General Fund.
- N. Motion to approve an engineering services agreement with Rempe-Sharpe & Associates, Inc. of Geneva, IL for design of the new Duane – Glenwood Metra Parking Lot, in the amount of \$30,000 (including a 15% contingency) to be expensed to the FY12/13 Parking Fund. President Pfefferman asked about a lower price option to Engineer Minix said this has not been considered yet, but would need to look at the Stormwater requirements.
- O. Motion to approve an engineering services agreement with Strand & Associates Inc. of Joliet, IL for the Roosevelt Road Water Main Replacement Study in the amount of \$26,000 (including an 8% contingency) to be expensed to the FY12/13 Water Fund.

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

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

Motion to approve a development agreement between the Village of Glen Ellyn and Haggerty Chevrolet

Village Manager Mark Franz presented information on the proposed development agreement between the Village and Haggerty Chevrolet as General Motors is mandating an “image enhancement” at each of its dealerships. If dealerships do not comply with these building and site improvements, General Motors can eliminate the dealership. Mr. Haggerty thanked Village Manager Franz and Planning and Development Director Hulseberg for their time and commitment to this project.

The Development Agreement includes the following key provisions:

- The Village maintains existing base of 224,400; then splits 80/20 for the first 10 years and 75/25 for the last five year;
- Commences next year provided all improvements are completed according to the their plans (Deadline May 1, 2013);
- 15 year agreement of 850,000 whichever first occurs;
- Haggerty agrees to return 50% of reimbursement if they leave during the first five year of the agreement; and
- If the Village were to increase the Home Rules Sales Tax rate, this increase is not included in the reimbursement.

Trustee Cooper moved, seconded by Trustee Hartweg to approve a development agreement between the Village of Glen Ellyn and Haggerty Chevrolet.

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

Motion to approve award of construction contract to G & M Cement Construction of Addison, Illinois

Engineer Bob Minix presented information on the 2012 Crescent Boulevard Sidewalk Extension Project. The proposed project includes approximately 2,000 ft. of new sidewalk on the south side of Crescent between Roger Road and the current Village limits and other drainage and shoulder improvements required to construct the walkway.

There was discussion regarding possible additional sidewalk being added and the monies ear-marked through the Inter Governmental Agreement.

Holly Clark, of unincorporated Glen Ellyn, lives by the Forest Preserve entrance and sees issues by not having a sidewalk on Crescent, including the safety of pedestrians and bicyclists. Ms. Clark asked if the Base Bid would only cover the incorporated Glen Ellyn limits and not unincorporated Glen Ellyn to which Mr. Minix stated the Base is only for incorporated Glen Ellyn. Ms. Clark stated she understands this is a complicated component, but there is a great need for a sidewalk. Ms. Clark asked about the addition of a bike lane to which Engineer Minix said there will be reconstruction to that roadway in the future.

Vanessa Pierce, 871 Cole Court, Glen Ellyn, Illinois asked if crosswalks and pedestrian-crossing signs would be installed to which Mr. Minix stated they will ensure the appropriate measures are in place. Ms. Pierce does want the sidewalk installed so the sidewalks can connect. Ms. Pierce understands this can be costly, but the safety is most important.

Trustee McGinley asked if the Village has a history of paying for and installing sidewalk extensions into unincorporated areas to which Village Manager Franz said the Village has not done this on a large scale due to cost. Trustee McGinley asked if there is an option for the unincorporated residents to help pay for the extension to which Village Manager Franz said they will approach the unincorporated residents with this. President Pfefferman asked if DuPage County has been approached about this to which Engineer Minix stated they had approached Milton Township, and Milton Township approves the sidewalk, but does not have any funds to help with this project.

Julie Dahl, of unincorporated Glen Ellyn, put up a picture of Crescent Boulevard which she feels is the most dangerous as there is more foot traffic going into the Forest Preserve. Ms. Dahl is concerned about the community's safety.

Attorney Diamond said there is a possibility of a Special Service Area where individuals can pay for something important and spread those payments over 10 years.

Eric Dahl, of unincorporated Glen Ellyn, understands the Village is looking out for its incorporated residents; however, he thinks this may leave the unincorporated residents in a rough place and thinks it would be good for the Village to come up with some options. President Pfefferman and Village Manager Franz said they would explore other avenues.

Trustee Henninger moved, seconded by Trustee McGinley to approve the award of a construction contract to G & M Cement Construction of Addison, IL for the Base Bid Only Part of the 2012 Crescent Boulevard Sidewalk Extension Project, in the amount of \$215,000 (including a 5% contingency), to be expensed to the FY12/13 Capital Projects Fund.

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

Motion to award a construction contract to E.P. Doyle & Son, of Wheaton, IL for the Village Links Improvements Project

Recreation Director Pekarek presented information on the award of a construction contract for the Village Links Improvements Project. This project provides a variety of updates to the clubhouse and surrounding property, including a clubhouse addition, renovated and additional parking and expansion of the driving range tee. The updated facility will attract more rounds of golf.

Recreation Director Pekarek said the bids were higher than expected due to higher-than-expected construction costs; however, the Village staff will do some of the work to keep costs down. There will not be a contingency added to this construction contract due to some work being done in-house. The funding sources would be a 20-year \$5,000,000 general obligation bond issue, the Village Links Cash Reserves and Capital Funds and grant monies from the Village.

There was discussion regarding the work done by the staff, different grant monies being used, a business plan for the facility, possibility of hiring more special events staff, adherence to the stated budget and the concern about using the cash reserves.

Trustee Cooper said he did not think the Recreation Commission was taking a serious look into the restaurant issue as he thinks the facility needs to be renovated, but he has concerns around costs, projections and restaurant operations. Trustee Ladesic said he would like to see a marketing plan for the facility. President Pfefferman said he understood the concern around the projections; however, the goal is to update the facility in order to bring in more business.

Trustee Ladesic moved, seconded by Trustee Henninger to approve the following:

- A. Motion to award a construction contract to E.P. Doyle & Son, of Wheaton, IL in the amount of \$5,443,952, which includes the base bid of \$5,394,841 for the Village Links Improvement Project and Alternate Number 6 of \$49,111 to build a concrete sidewalk with curb, to be expensed to the Recreation Fund.
- B. Motion to amend the FY 2012-13 Budget to include a revenue increase in the Recreation Fund of \$5,000,000 in Bond Proceeds and \$350,000 transfer from the Capital Projects Fund and amend the Recreation Fund to include a \$6,300,000 capital expenditure.

Upon roll call, Trustees Ladesic, Henninger, Hartweg and McGinley voted "Aye." Trustee Cooper voted "No." Motion carried.

Trustee Friedberg entered the meeting at 9:50 p.m.

Ordinance No. 6080 – Providing for the Issuance of Not-To-Exceed \$5,200,000 General Obligation Bonds

Finance Director Kevin Wachtel presented information on the recommendation to adopt an ordinance authorizing Village officials to execute the sale of bonds for the Village Links Improvements Project.

Village President Pfefferman and the Village Board of Trustees then discussed a proposed bond financing of certain capital projects in and for the village and considered an ordinance providing for the issuance of General Obligation Bonds, Series 2012, of the Village, authorizing the execution of a bond order in connection therewith, and providing for the levy and collection of a direct annual tax for the payment of the principal of and interest on said bonds.

Thereupon, Trustee McGinley presented an ordinance entitled:

AN ORDINANCE providing for the issuance of not to exceed \$5,200,000 General Obligation Bonds, Series 2012, of the Village of Glen Ellyn, DuPage County, Illinois, authorizing designated officers to sell said bonds by the execution of a bond order, and providing for the levy and collection of a direct annual tax sufficient for the payment of the principal of and interest on said bonds.

Trustee McGinley moved and Trustee Friedberg seconded the motion that the Bond Ordinance as presented be adopted.

A Board of Trustees discussion of the matter followed. During the discussion, Finance Director Wachtel, gave a public recital of the nature of the matter, which included a reading of the title of the ordinance and statements (1) that the ordinance provided for the issuance of general obligation bonds for the purpose of paying the costs of certain capital projects in and for the Village, (2) that the bonds are issuable without referendum pursuant to the home rule powers of the Village, (3) that the ordinance provides for the sale of the bonds by certain designated officers of the Village and the execution by them of a bond order in connection therewith, (4) that the ordinance further provides for the levy of

taxes to pay the bonds, and (5) that the ordinance provides many details for the bonds, including tax-exempt status covenants, provision for terms and form of the bonds, and appropriations.

The President directed the roll be called for a vote upon the motion to adopt the ordinance.

Upon the roll being called, the following Trustees voted AYE: Trustee McGinley, Trustee Friedberg, Trustee Hartweg, Trustee Henninger, Trustee Ladesic and the following Trustees voted NAY: Trustee Cooper.

WHEREUPON, the President declared the motion carried and the ordinance adopted, and henceforth did approve and sign the same in open meeting, and did direct the Acting Village Clerk to record the same in full in the records of the Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois.

Reminders:

- Meet Mayor Mark on Monday, October 1 from 7:00 p.m. - 8:30 p.m. in the Galligan Board Room of the Glen Ellyn Civic Center.
- The next Regular Village Board Meeting is scheduled for Monday, October 8, 2012, with the Special Workshop beginning at 7:30 p.m. and the Regular Board Meeting beginning at 8:00 p.m. in the Galligan Board Room of the Glen Ellyn Civic Center.

Other Business?

Trustee Henninger asked if the railroad underpass would remain closed on the weekends to which Police Chief Norton said the underpass would be closed for the duration of the project in order to eliminate any driver confusion.

Trustee Cooper reminded everyone that Tavern Day is Sunday, September 30, 2012 at Historic Stacy's Corners.

Adjournment

At 10:47 p.m. Trustee Henninger moved and Trustee Ladesic seconded motioned to adjourn the meeting.

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

Respectfully submitted,
Debbie Solomon
Deputy Village Clerk

Reviewed by,
Patti Underhill
Acting Village Clerk