

**Minutes**  
**Regular Meeting**  
**Glen Ellyn Village Board of Trustees**  
**Monday, November 26, 2012**

**Call to Order**

Village President Pfefferman called the meeting to order at 8:04 p.m.

**Roll Call**

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

**Pledge of Allegiance**

Lee Crumbaugh, President of the Civic Betterment Party, and Erik Ford, Nominating Committee Chairman for the Civic Betterment Party, led the Pledge of Allegiance. There will be a Town Meeting at the Civic Center on Saturday, December 1, 2012 where the residents can hear the candidates speak and then nominate the candidates for the Spring 2013 elections. The speeches can be heard around 10:30 a.m.

**Village Recognition:**

- A. The Milton Township S.A.L.T. Council sent a letter of appreciation to the Police Department for supporting its Seniors Auto Inspection Program.
- B. Building Inspector Michael Morange received a note of thanks for his help related to a building project at 404 Lawrence.
- C. Officers Hampel, Flores, Miko, Booton and Schmidt of the Police Department received a letter of thanks from a grateful resident for their courteous and compassionate professionalism in her time of need.
- D. The Village Board and Management Team congratulate the following employee who recently celebrated an anniversary as a Village employee:

Erik Hendrickson      Public Works      20 Years

**Audience Participation**

- A. Proclamation in recognition of William McGurr's dedication to the Village for over 34 years as the Stormwater Administrator.
- B. Trustee Ladesic will talk about the Hurricane Sandy relief efforts at the December 3, 2012 meeting or the December 10, 2012 meeting.
- C. Proclamation recognizing the accomplishment of Glenbard South High School Boys Cross Country Team Member John Wold for emerging as State Champion in the ISHA Boys Class 2A race.

- D. Proclamation recognizing the accomplishment of Glenbard West High School Girls Cross Country Team Member Madeline Perez for emerging as State Champion in the ISHA Girls Class 3A race, setting a new course record.

### **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. November 13, 2012 Special Workshop
- 2. November 13, 2012 Regular Meeting

- B. Total Expenditures (Payroll and Vouchers) - \$1,617,372.54.

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

- C. Motion to waive sections of the Village Code including 10-4-17.1(B)32, 10-4-17.2(B)25, and 8-1-11 to permit the Alliance of Downtown Glen Ellyn to host its 2012 "You're Giving, We're Grateful" Holiday Events.

- D. Ordinance No. 6088-VC, An Ordinance to Amend Section 9.2.5 (Class E Violations) of the Village Code regarding Parking During Snow Accumulation.

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

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

### **285 Roosevelt Road – Special Use Permits, Zoning Variations, Sign Variations and Exterior Appearance**

Planning and Development Director Hulseberg presented information about requests from Vequity, LLC and The Opus Development Corporation for approval of Special Use Permits, Zoning Variations, Sign Variations and the Exterior Appearance of an approximately 34,200 square foot shopping center proposed on the former Webb Dodge property at 285 Roosevelt Road. The development would be anchored by The Fresh Market grocery store. As part of the project, property would be dedicated to the Village to accommodate the construction of Taft Avenue between Lambert Road and Lorraine Street in Glen Ellyn. The property is located on the south side of Roosevelt Road between Lambert Road and Lorraine Street in the C3 Service Commercial Zoning District. There are a number of Special Use Permits, Zoning Variations, Sign Variations and Exterior Appearance requests for this project which are listed in the agenda packet. The project site extends over the Village limits and the proposed parking lot is located in Wheaton. The petitioner will need to receive various approvals from the City of Wheaton for the construction of Taft Avenue and the western Wheaton parking lot, and the Wheaton City Council is currently scheduled to review the project by December 3, 2012.

The Architectural Review Commission (ARC) reviewed the proposed Exterior Appearance at public meetings on October 24, 2012 and November 14, 2012, and the requested sign variations were considered at a Public Hearing on November 14, 2012. By a vote of 7-0, the ARC recommended approval of the requested sign variations. The Plan Commission reviewed the Special Use Permits and Zoning Variations at a Public Hearing on November 15, 2012, and by a vote of 6-1 recommended approval of the project subject to 8 conditions. A significant portion of the discussion at the October 24, 2012 and November 14, 2012 ARC meetings focused on the petitioner's request to allow future tenants to choose their own awning colors as this is contrary to the Appearance Review Guidelines which encourage a cohesive appearance and recommend keeping the number of colors for a single project to a minimum. Trustee Henninger attended the November 14, 2012 ARC meeting and explained the final recommendation by the ARC on the awning colors. Trustee Hartweg attended the October 24, 2012 ARC meeting and suggested the Appearance Review Guidelines may need to be re-evaluated.

Trustee Friedberg moved, seconded by Trustee McGinley to approve the following:

- A. Ordinance No. 6089, An Ordinance Accepting the Dedication of Right-of-Way to Accommodate the Construction of Taft Avenue between Lambert Road and Lorraine Street in Glen Ellyn.
- B. Ordinance No. 6090, An Ordinance Granting Approval of Special Use Permits, Zoning Variations, Sign Variations and the Exterior Appearance for the Glen Ellyn Market Shopping Center to be Located on Property Commonly Known as 285 Roosevelt Road.

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

### **Redevelopment Agreement between the Village of Glen Ellyn and Opus Development Corporation**

Village Manager Franz presented information on the proposed Redevelopment Agreement between the Village and Opus Development Corporation to construct a development called the Glen Ellyn Market at 285 Roosevelt Road. The development agreement consists of a reimbursement of up to \$793,000 for the public improvements to Taft Avenue and not to exceed \$1 million in sales tax incentives over 10 years. Village Manager Franz outlined the Redevelopment Agreement as well as the Sales Tax Incentive and Revenue Analysis. Village Management recommends approval of this agreement. There was no discussion.

Trustee Hartweg moved, seconded by Trustee Ladesic to approve a Redevelopment Agreement between the Village of Glen Ellyn and Opus Development Corporation.

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

### **Bids Received in Response to the Village's Proposed Electricity Aggregation Program**

Dave Hoover, Executive Director of Northern Illinois Municipal Electric Collaborative (NIMEC), presented the bids that had come in that afternoon for the Village's proposed Electricity Aggregation Program. All the bids were on a chart with the name of the company, their credit rating, their customer

service rating and the number of electrical aggregations each company has done. There was discussion regarding the different companies' credit ratings, customer service ratings, the definition of 100% green, the cost difference for 100% green and the different contract periods and those rates.

William Hellman, 664 Prairie Avenue, Glen Ellyn, Illinois, asked why the Village had not negotiated lower rates that other communities have received to which Mr. Hoover responded some of the communities had gone with 1-year rates which are lower and power is a commodity and can be traded so the rates go up and down. Mr. Hoover also said some of the mentioned communities have larger homes so there is a larger base which spreads out the load more; hence, the average size of consumption per average resident is larger.

Henry Lewis, 465 Raintree Court, Glen Ellyn, Illinois, asked how a resident might opt out to which Mr. Hoover responded residents will receive a letter with opt-out information within 2 to 3 weeks so the resident can then opt-out and remain with ComEd. Mr. Lewis asked about an early-termination fee to which Mr. Hoover responded there will not be. Mr. Lewis asked how ComEd was still involved to which Mr. Hoover responded ComEd is the electricity delivery agent. The new supplier will generate the power; however, this will all be on one bill that will come from ComEd.

Trustee McGinley asked what if a resident is already not with ComEd to which Mr. Hoover responded they are trying to have an informational letter mailed which explains how these residents can join the aggregation by calling the new electricity supplier. Also, early termination fees from the other electricity suppliers could apply to these residents.

Commissioner Adam Kreuzer of the Environmental Commission presented the Resolution from the Environmental Commission to recommend 100% green –produced energy. There is only about an \$8 difference per household annually.

Jeff Gahris, 520 Longfellow Avenue, Glen Ellyn, Illinois talked about his experience with an individual opt-out program which has been good. He said the Village has made a tremendous decision.

Village President Pfefferman took a straw poll vote on choosing green-produced energy or not to which 5 Commissioners wanted to go 100% green while one did not want to go green. Village President Pfefferman said the Village would go with the 100% green rate. He then took a straw poll vote on the contract term and preferred supplier to which all 6 Trustees agreed on the 18-month term of the contract. 4 Trustees wanted to go with Verde while the other 2 Trustees wanted to go with First Energy. It was decided that the Village would go with Verde for an 18-month contract and the 100% green rate.

Trustee Henninger moved, seconded by Trustee McGinley to authorize the Village President to enter into a Master Power Supply Agreement with Verde Energy for the joint purchase of electricity for the Village of Glen Ellyn Electricity Aggregation Program for a term of 18 months, with a 100% purchase of green energy.

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

### **Village's Goals**

Village Manager Franz presented an update on the Village goals that were identified and approved

earlier in the year. The strategic issues are Economic Development, Customer Service, Infrastructure, Human Resources, Partnerships, Funding and the Downtown Plan. Village Manager Franz highlighted and updated the progress on a few goals under each Strategic Issue. There was discussion regarding some of the goals and then a request for an Executive Session soon on one of the topics. Village President Pfefferman said the next report on these goals would occur in January.

**Reminders:**

- A Special Village Board Meeting is scheduled for Monday, December 3, 2012 beginning 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, December 10, 2012, with the Workshop beginning at 7:00 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 Cooper mentioned there would be a feature story on Marcel's on the WGN Morning News. Trustee McGinley mentioned Ladies Night Out on Tuesday, November 27, 2012.

**Adjournment**

At 10:25 p.m. Trustee Hartweg moved and Trustee Henninger seconded motioned to adjourn the meeting.

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

Respectfully submitted,  
Debbie Solomon  
Deputy Village Clerk

Reviewed by,  
Patti Underhill  
Acting Village Clerk