

Minutes
Regular Board Meeting
Glen Ellyn Village Board of Trustees
Monday, September 9, 2013

Call to Order

Village President Demos called the meeting to order at 7:00 p.m.

Roll Call

Upon roll call by Village Clerk Galvin, Village President Demos and Trustees Clark, Elliott, Friedberg, Ladesic and McGinley answered "Present".

Trustee O'Shea was excused.

Pledge of Allegiance

President Demos asked Village Attorney Stewart Diamond to lead the Pledge of Allegiance.

Village Recognition:

- A. A new resident sent an email to the Public Works Department thanking them for the great job they do and commending all of the municipal employees for their attention to detail, professionalism and friendliness in making Glen Ellyn a wonderful place to live and visit.

Consent Agenda:

The following items presented by Village Manager Franz are considered routine business by the Village Board and will be approved in a single vote in the form listed below:

Motion to approve the following items including Payroll and Vouchers totaling \$2,032,643.36:

- A. Village Board Meeting Minutes:
 - 1. August 19, 2013 Village Board Tour of the Civic Center

- B. Total Expenditures (Payroll and Vouchers) - \$1,906,964.20.

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. Motion to approve the recommendation of Village President Alexander W. Demos that the following appointments and reappointments be made for Boards and Commissions:

Finance Commission

William A. Demos, student, for a term ending February 2014

Zoning Board of Appeals

James P. Bourke for a term ending May 2018

Larry K. LaVanway for a term ending May 2018

- D. Motion to waive Section 6-2-2.5 (Unnecessary Noise), and Section 4-5-7(G) (Portable Signs) of the Village Code and approve the St. Petronille Picnic on Saturday, September 14, 2013 located on the St. Petronille Parish grounds.
- E. Ordinance No. 6162, An Ordinance Designating the Property Located at 644 N. Main Street as a Glen Ellyn Local Landmark.
- F. Motion to approve an Interior Improvement Grant request in the amount of \$15,000 (conditional based upon retail or restaurant tenant) and Façade Improvement Grant request in the amount of \$15,000 to 535 Penn, L.L.C., opening at 535 Pennsylvania Avenue. *Manager Schrader*)
- G. Ordinance No. 6163-VC, An Ordinance Amending the Village Code of the Village of Glen Ellyn, Title 3 Business Regulations, to Add a New Chapter 40 Hotels, Establishing Hotel Licensing Regulations and Amending Related Sections of the Village Code.

Trustee McGinley made a motion to approve the Consent Agenda, Items A-G. The motion was seconded by Trustee Ladesic.

Upon roll call, Trustees Clark, Elliott, Friedberg, Ladesic and McGinley voted “Aye.” Motion carried.

Village Manager Mark Franz, Assistant to the Village Manager Kristen Schrader and Consultant Bob Rychlicki of Kane McKenna & Associates presented information related to the proposed Roosevelt Road/Park Boulevard Tax Increment Financing District. Over the past several months, the Village has met all of the statutory and procedural requirements necessary to designate Roosevelt Road/Park Boulevard as a TIF District, with the next step being to hold a formal Public Hearing.

Trustee Clark made a motion to open the Public Hearing to consider the approval of the proposed Roosevelt Road/Park Boulevard Business District Redevelopment Plan and the designation of the Roosevelt Road/Park Boulevard Project Area. The motion was seconded by Trustee Elliott.

Upon roll call, Trustees Clark, Elliott, Friedberg, Ladesic and McGinley voted “Aye.” Motion carried.

Village Manager Franz introduced Mr. Bob Rychlicki, Consultant, Kane McKenna & Associates. Mr. Rychlicki provided an overall review of the TIF process leading up to the Public Hearing:

The Joint Review Board of the affected taxing bodies took place on July 31, 2013.

The second meeting of the Joint Review Board was held on August 22, 2013.

A letter was sent to everyone within the proposed TIF District and beyond on August 12, 2013.

A notice was placed in the Daily Herald on August 13 and August 20, 2013.

On August 22, 2013 Parkside Apartments were removed.

Mr. Rychlicki outlined reasons to create a TIF such as a proactive approach to improve the character of an area.

In order to qualify for a TIF 50% or more of the buildings need to be 35 years old or greater. Over 50% of the buildings in the proposed TIF were built before the Village's first Comprehensive Plan in 1971. Overall other requirements include obsolescence, lack of community planning and inadequate utilities/infrastructure.

Once a TIF is approved it is a TF Plan; not a detailed footprint.

The TIF is intended to accommodate development over a 23 year time frame. The Joint Review Board will meet annually to review the budget. The JRB met on July 31 and on August 22; they are favorable to the proposed Roosevelt Road/Park Boulevard Tax Increment Financing District.

Mr. Rychlicki concluded his remarks by stating that no action will be taken by the Board at this Board Meeting regarding the proposed TIF, this is a Public Hearing.

Ms. Renie Atchison, 66 Forest Avenue, Glen Ellyn approached the Board to express her concerns about Parkside Apartments being removed from the proposed TIF. Ms. Atchison does not believe that Parkside Apartments are a safe environment for the children affiliated with World Relief who reside there or for her children. It is a slum. The police are there all the time, this costs money. They are lowering property values.

Ms. Atchison added that there are many residents occupying 1 and 2 bedroom apartments and that 6-8 people are living in some apartments. Ms. Atchison is hoping the Board reconsiders the removal of Parkside Apartments from the proposed Roosevelt Road/Park Boulevard Tax Increment Financing District and that many residents are not safe people. Ms. Atchison added that she is not including the World Relief associated residents as unsafe. Ms. Atchison concluded her remarks by questioning if the Village has any say in this area, especially now that the buildings are for sale.

Village Attorney Diamond responded that the Village has a zoning process if zoning is going to be changed. This may encourage development in this area; however any redevelopment in a significant way cannot occur without zoning approval.

Ms. Atchison inquired about rules and regulations for Section 8 housing and hoped the Village would step up to the plate to protect the residents, children and their investment.

Mr. Fiore Carrino, 39 N. Main St., Glen Ellyn approached the Board to express his concerns about Parkside Apartments being removed from the proposed TIF. Among Mr. Fiore's concerns are that Parkside is not the fairy tale that Parkside residents have led people to believe. It is worse than a war zone unless the police department is on the property. Last year his neighboring complex spent approximately \$6,000 to repair damage sustained from Parkside residents and some damage occurs almost daily.

Mr. Fiore explained that there is a fence to separate 39 N. Park from Parkside Apartments. The most recent repair cost \$400. Due to repeated damage to this fence the Village suggested that nails not be used for future repairs; that screws be used. Now the flats are being torn down and broken. They have spent \$86 on "No Trespass" signs that are damaged or stolen.

The children residing at Parkside Apartments are continually asked to stay off the property at 39 N. Park while waiting for the school bus. The Parkside children play soccer at 39 N. Park and have damaged the lights in the parking lot. So far 3 lights have been damaged and 2 needed replacement. The flag at the entrance of 39 N. Park was torn down and ripped.

Mr. Carrino stated that on several occasions the Parkside children are told that the yard at 39 N. Park is not a thoroughfare; there are signs posted, it is private property. Mr. Carrino stated that his Board is considering a \$15,000 security system in order to have video documentation of all the damage. He has lived at 39 N. Park almost 20 years and it has always been a war zone.

Mr. Carrino added that the older residents are frightened by fires starting in the vestibule and by smoke bombs going off and setting off the fire alarms. While Parkside Apartments is a better environment than where some of the residents lived before, it is a rat hole. Mr. Carrino suggested that World Relief in Wheaton could have lobbied for low cost housing off Roosevelt Road where the school was torn down.

Mr. Carrino concluded his remarks by pledging to report every instance of criminal activity so that there will be a police report. This is not how the Village should be protecting us.

Mr. Dan Dwyer, 72 Forest Ave., Glen Ellyn, approached the Board to express his concerns about Parkside Apartments being removed from the proposed TIF. Mr. Dwyer asked the Board to clarify the reason for redefining the boundaries of the proposed TIF, that it seemed counter intuitive.

Village Manager Franz responded the reason to change the proposed TIF boundaries included a challenge for redevelopment and the cost associated to relocate residents in a facility that is almost fully occupied. Furthermore, the residents at Parkside Apartments asked to be removed.

Trustee McGinley responded that the decision to remove Parkside Apartments from the proposed TIF was educational. There was an influx of emails, correspondence, and articles from people not in the area. One article claimed that the Village wanted to replace Parkside Apartments with a Target. The buildings at Parkside are on the MLS. There is more of a risk for the residents at Parkside not to be in the proposed TIF and it will be interesting to see what the property turns into.

Trustee McGinley stated that the Parkside neighbors' concerns are serious and these concerns can be addressed without a TIF.

Village Manager Franz responded that the Parkside Apartments will not be here in 20 years. These buildings require significant renovations and investment.

President Demos responded that some of the Parkside residents are reconsidering removal from the proposed TIF and they are seeking investors to redevelopment one building at a time.

Mr. Bruce Larrabee, 40 S. Main St., Glen Ellyn asked if the proposed TIF would improve the area, why are they being excluded. Village Manager Franz responded that the residents at Parkside Apartments asked to be taken out and that they can always reconsider being included again.

Mr. Marcus Wargin, 54 Forest Ave., Glen Ellyn asked what the timeline is for Parkside to be reincluded in the proposed TIF. Mr. Rychlicki responded that it is a 4-5 month timeframe, due to the legal issues with notices and meetings.

Trustee Ladesic requested that Mr. Rychlicki provide an overview of potential costs associated with keeping Parkside residents in the proposed TIF. Mr. Rychlicki responded the costs would include counseling, moving and relocation expenses for residents located in the proposed TIF. New construction is not allowed in a TIF except for a portion of low cost housing.

Trustee Clark made a motion to close the Public Hearing considering the proposed Roosevelt Road/Park Boulevard Business District Redevelopment Plan and the designation of the Roosevelt Road/Park Boulevard Project Area. The motion was seconded by Trustee McGinley.

Upon roll call, Trustees Clark, Elliott, Friedberg, Ladesic and McGinley voted “Aye.” Motion carried.

Agenda Item 8 - Proposed annexation agreements for 21W180 and 21W200 Hill Avenue

Trustee Elliott made a motion to open the Public Hearing to consider annexation agreements with 21W180 Hill Avenue and 21W200 Hill Avenue. The motion was seconded by Trustee McGinley.

Planning and Development Director Hulseberg presented information about proposed annexation agreements for 21W180 and 21W200 Hill Avenue. The properties are located on the north side of Hill Avenue between Route 53 and Walnut Road directly west of the Hill Avenue Bridge.

Included in Director Hulseberg’s presentation; In September of 2010 the Village entered into an intergovernmental agreement with Lombard to repair the Hill Avenue Bridge. As part of negotiations, the boundary line agreement between the communities was amended and two light industrial properties west of the bridge known as 21W180 and 21W200 Hill Avenue were transferred to Glen Ellyn’s side of the boundary line. These two addresses consist of four parcels and four buildings. Three of the four parcels making up these two properties are currently connected to Lombard water and sanitary sewer. Lombard plans to disconnect these properties from their utilities once Glen Ellyn utilities become available. Director Hulseberg and staff have been working to negotiate annexation agreements with the owners of these properties which would allow them to connect to Glen Ellyn’s utilities when they become available.

Trustee Elliott made a motion to close the Public Hearing considering annexation agreements with 21W180 Hill Avenue and 21W200 Hill Avenue. The motion was seconded by Trustee Clark.

Upon roll call, Trustees Clark, Elliott, Friedberg, Ladesic and McGinley voted “Aye.” Motion carried.

Trustee Elliott made a motion to approve Ordinance No. 6164, An Ordinance Approving Annexation Agreements for Properties Located at 21W180 Hill Avenue and 21W200 Hill Avenue. The motion was seconded by Trustee Ladesic.

Upon roll call, Trustees Clark, Elliott, Friedberg, Ladesic and McGinley voted “Aye.” Motion carried.

Agenda Item 9 - Special Use Permit, Zoning Variations, and the Exterior Appearance of the Duane/Glenwood Parking Lot

Planning and Development Director Hulseberg presented information on requests for approval of a Special Use Permit, Zoning Variations, and the Exterior Appearance of the Duane/Glenwood Parking Lot to be Located at 460-478 Duane Street.

The Public Works Department submitted applications for approval of a special use permit, zoning variations and the exterior appearance of a new 47-space commuter parking lot proposed at 460-478 Duane Street. The parking lot would be reserve for commuter use in the morning and available to the public after 11:00a.m., similar to the Village’s other commuter lots.

The first phase of the downtown streetscape and parking study will be implemented with the project and will act as a pilot to showcase what the build-out of the plan might look like. The project incorporates sidewalk pavers, seatwalls, parkway trees, lighting and native landscaping all as recommended in the plan. The use of permeable pavers and native landscaping in the parking lot is also consistent with the recommendation to develop a “*sustainable parking lot prototype*”.

Trustee McGinley expressed concerns regarding the use of permeable pavers. Concerns included use on heavily used sidewalks and not being safe and effective, especially when strollers and wheelchairs are being used. They can sink, fade and are expensive. President Demos inquired if the pavers would be adhered to a concrete base. Public Works Director Hansen responded that pavers would be adhered to a concrete base with 12 ft. panels.

Village Manager Franz responded there will be some maintenance no matter what you do.

Trustee Elliott stated that since Trustee McGinley has concerns can these be installed and monitored over time. Director Hansen responded that this would be a great test to see how the pavers hold up. Trustee McGinley pointed out that with the next Streetscape project, pavers will always be requested. Trustee Clark asked if Trustee McGinley had concerns with foot or wheel traffic on the pavers. Trustee McGinley expressed concerns with all traffic on pavers.

Trustee Friedberg commented that pavers over a concrete base will hold up but will accumulate salt. The pavers will get white and bleached after the first winter and they will need to acknowledge different levels of maintenance, will that be a problem. Trustee McGinley asked if staff was available to power wash the pavers.

Trustee Elliott commented that they were losing sight of the overall goal: to test three panels in the plan.

Trustee McGinley inquired about the stall width in the lot. Director Hulseberg responded that commuter lots have lower turnover, this is the same standard used in other commuter lots in the Village.

Trustee Friedberg made a motion to approve Ordinance No. 6165, An Ordinance Granting Approval of a Special Use Permit, Zoning Variations and the Exterior Appearance for a Public Parking Lot to be Located at 460-478 Duane Street. The motion was seconded by Trustee Elliott.

Trustee McGinley made a motion to amend the Ordinance No. 6165, An Ordinance Granting Approval of a Special Use Permit, Zoning Variations and the Exterior Appearance for a Public Parking Lot to be Located at 460-478 Duane Street to remove the permeable pavers. The motion was seconded by Trustee Clark.

Upon roll call of Trustee McGinley’s amended motion, Trustees Clark, Elliott, Friedberg and Ladesic voted “Aye.” Trustee McGinley voted “Nay”. Motion carried.

Upon roll call of the original motion made by Trustee Friedberg to approve Ordinance No. 6165, An Ordinance Granting Approval of a Special Use Permit, Zoning Variations and the Exterior Appearance for a Public Parking Lot to be Located at 460-478 Duane Street. Trustees Clark, Elliott, Friedberg and Ladesic voted “Aye.” Trustee McGinley voted “Nay”. Motion carried.

Agenda Item 10 – Duane/Glenwood Metra Parking Lot Project

Public Works Director Hansen presented information on the Duane/Glenwood Metra Parking Lot project. Included in Director Hansen's presentation:

Award of the construction project,
Award of the construction oversight agreement, and
Approval of the design agreement amendment.

Trustee McGinley asked if there was any way to lower the cost of the project so that there would be no cost to the taxpayer. Director Hansen responded that this is a project the Village received a CMAQ grant for, which was used to acquire the property – no Village funds were used as part of the land purchase and transfer activity. This is also the first parking lot in Glen Ellyn utilizing permeable pavers, not concrete. The pavers are green; they can try to obtain grants for the use of green materials.

Dan Smith, Jr., 97 Newton Ave., Glen Ellyn addressed the Board to express his concerns regarding the expense of the project. Mr. Smith stated that the Village will be spending \$240,000 to offset the \$851,000 from Metra for 47 parking spaces. Mr. Smith asked if they were throwing money to get grant money and commented that this does not feel good to him.

Manager Franz responded the project was more expensive due to cost associated with acquiring the land. The 47 parking spaces are not as many as they would like but it is in a great location. The parking lot is not just to recoup money but to be responsible to the community and business needs. This project is less financial and more about restaurants competing for parking spaces. This project will alleviate a need with the businesses.

Director Hulseberg responded that per the Village's agreement with Metra, if the Village finds a better use for the land, the Village will have to find another 47 parking spaces to provide for Metra use.

Trustee Ladesic made a motion to approve the following in a single vote; the motion was seconded by Trustee Elliott:

- A. Motion to approve award of a contract to Hoppy's Landscaping, Inc. for the construction of the Duane/Glenwood Metra Parking Lot, in the amount of \$575,000 (including a 6% contingency) to be expensed to the Parking Fund.
- B. Motion to approve award of a construction oversight agreement to Rempe-Sharpe & Associates of Geneva, Illinois, in the amount of \$45,000 (including a 15% contingency) to be expensed to the Parking Fund.
- C. Motion to increase the appropriation for engineering services associated with the design of the Duane-Glenwood Metra Parking Lot project in the amount of \$4,416, for a revised total appropriation of \$34,416 to be expensed to the Parking Fund, and to increase the contract amount of the design services agreement with Rempe-Sharpe & Associates to provide for additional design expenses in the amount of \$8,521 resulting in a not-to-exceed amount of \$34,416.

Upon roll call, Trustees Clark, Elliott, Friedberg and Ladesic voted “Aye.” Trustee McGinley voted “Nay”. Motion carried.

Cam Page, 206 Hill Ave., Glen Ellyn addressed the Board to request a reminder of the upcoming open house and Public Hearing for the Wayfinding Proposal. Director Hulseberg responded that the Public Hearing will take place, Wednesday, September 11 at 7:30 p.m. at the Civic Center.

Reminders:

- The next Village Board Workshop is scheduled for Monday, September 16, 2013 at 7:00 p.m. in Room 301 of the Glen Ellyn Civic Center.
- The next Village Board Meeting is scheduled for Monday, September 23, 2013 at 7:00 p.m. in the Galligan Board Room of the Glen Ellyn Civic Center.

Adjournment

At 8:44 p.m. Trustee Elliott moved and Trustee Clark seconded the motion to adjourn the meeting.

Respectfully submitted,

Catherine Galvin,
Village Clerk