

Minutes

Village of Glen Ellyn Board of Trustees

Workshop Meeting

December 2, 2013

Call to Order

President Demos called the meeting to Order at 6:30 p.m.

Upon Roll Call Trustees Elliott, Friedberg, Ladesic, McGinley and O'Shea answered "Present". Village Clerk Galvin arrived at 6:37 p.m.

Introduction and Training for Electronic/Wireless Agenda Packets – Assistant to the Village Manager Schrader and IQM2 Consultant Anthony LaGreca. This is a training session for Village's new Electronic Agenda.

The training session ended at 7:00 p.m.

After a short break President Demos called the Workshop Meeting back to order at 7:10 p.m.

Present: President Alex Demos: Trustees Clark, Elliott, Ladesic, McGinley and O'Shea. Village Clerk Galvin.

Staff present: Village Manager Franz, Assistant Village Manager Stonistsch, Police Chief Norton, and Assistant to the Village Manager Schrader, Finance Director Wachtel, Public Works Director Hansen, Director of Planning and Development Director Hulseberg and Professional Engineer Minix.

Fire + Wine Streetscape Improvements – Planning and Development Director Hulseberg

Director Hulseberg introduced Michael Vai, owner of Fire + Wine to discuss an outdoor Dining Addition. Mr. Vai was in attendance with his partners, key staff and several customers. Mr. Vai expressed his interest in the possibility of constructing a permanent outdoor patio on the north side of the building, to be used approximately from April to October each year. Fire + Wine is one of the most talked about restaurants in the suburban area and draws diners from great distances. Their visitors provide additional exposure to downtown Glen Ellyn which can result in spin off sales and return visits.

The proposal involves the construction of a 680 square foot outdoor, covered patio in the Duane Street public right of way. This would include an awning over the ding area that would be surrounded by brick pillars and an ornamental fence. This addition would result in the loss of two parallel public parking spaces. Other municipalities charge approximately \$10,000 for each lost parking space resulting from private projects. The total cost of \$20,000 would be paid over a 10 year period with the full amount due immediately if the business were to relocate out of the space.

This project involves the reconstruction of the public sidewalk and associated appurtenances. The project is not feasible for the restaurant owners if they need to cover the cost of the public improvements totally approximately \$87,000. In the next 2-3 years the Village will be undertaking a resurfacing of the downtown street and implementing various Streetscape improvements.

In order to allow the construction of an outdoor patio within the public right-of-way a license agreement would be necessary. This request is consistent with the downtown plan and streetscape plan.

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The total estimated project cost is \$286,000. Fire + Wine has requested to absorb approximately \$10,000 of the cost of the public improvements. In order to make the project a reality, staff recommends the Village cover \$77,000 of the public improvements from either the Capital Fund or TIF Fund. Fire + Wine is eligible for a Façade Improvement Grant up to \$15,000.

At this time, Fire + Wine need to make a decision regarding whether it will be possible to move forward with this project. Would the Board be supportive of covering the cost of the public improvements for this area a few years ahead of schedule? Would the Board be supportive of the business owner applying for either the full amount of an interior grant (\$15,000) or the remainder of the prior interior grant (\$8,330)?

President Demos and Trustees Elliott, Friedberg, Ladesic, McGinley and O'Shea complemented Mr. Vai on the restaurant and what a fine addition it is to the community. Trustee Friedberg questioned the walls proposed and if this would be appealing. Mr. Vai responded that to make it usable in rain or other weather related conditions, walls would be necessary. Trustee Ladesic asked why this would be a permanent fixture when streetscape recommended temporary outdoor patios. Engineer Minix responded that due to the slope in the roadway, a temporary patio would not be safe, or feasible. All Trustees were supportive, and all raised concerns over the funding of this initiative.

Capital Allocation Discussion – Village Manager Franz, Public Works Director Hansen and Professional Engineer Minix

Last November, the Village Board reviewed and discussed the 10-year Capital Plan for the Village. The discussion included a summary of revenues, detailed reports for Street, Water, Sewer, Parking, 20-Year Facilities Plan and Recreation Department and provides important planning tool for the future. In addition, the Equipment Replacement Fund is a major component and has been established as a separate fund and plan for many years. The replacement schedule is updated annually and provides the roadmap for the Village Fleet Program.

During the strategic planning sessions with the Village Board, capital allocation was a major strategic initiative. Staff is looking for some direction from the Village Board on how to address unfunded projects and prioritize some short term and long term needs.

A review of the long term capital plan and unfunded projects and discuss how to meet these needs. President Demos asked Trustee McGinley to facilitate this Agenda item to assist the Board in prioritizing projects to aid staff.

Capital Fund: Used primarily for street/sidewalk/stormwater projects.

Trustee O'Shea asked what the endgame is. Professional Engineer Minix responded to assess long term roadway improvements if the funds allocated are redirected to other projects. Lower tiered projects can be delayed 1-2 years. The scope of the projects can be changed in some of the peripheral areas to lower costs.

Trustee McGinley asked why there has been no pedestrian study for a railroad underpass. Manager Franz responded they need to identify the scope of the work. Trustee Ladesic commented that the contractor needs to be someone who has worked with U.P. Trustee McGinley added that this is your priority; we want it done and we need studies to make decisions.

Trustee O'Shea agreed with Trustee McGinley, adding that it can be hard to make decisions without all the information. Trustee Ladesic commented that there are contractors who do this all day, every day. Trustee Elliott added that the Board needs to know what and where.

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Trustee McGinley asked, as a Board, do we agree this is a priority. Trustee Friedberg responded how much are you willing to spend? Anything can be done. Police Chief Norton commented that typically the railroad will discuss grants if you close a crossing.

Trustee O'Shea stated that railroad crossings are one of the most frequent subjects residents comment on to him. He also asked where is the best place for an underpass and a rough estimate of cost.

President Demos stated that the Board needs to define the issues, find the answers and move on. Regarding the Duane-Lorraine parking lot: this can be done farther down the list. Usage is low and it is approximately 70,000 square feet. Trustee O'Shea asked about funds spent on engineering for this project. Professional Engineer Minix responded that 30% of the funds allocated for engineering have been spent.

Trustee O'Shea addressed Underground Utilities. Trustee O'Shea discussed the costs associated with and asked that underground utilities be tabled. Trustee Ladesic suggested ways to reduce the cost to Com Ed. Public Works Director Hansen responded that the ways to reduce the cost have never been done by the Village before.

Private Streets: Trustee Ladesic commented that private streets can be escrowed by four times; they are a win-win. Trustee Elliott asked if the residents will pay four times more.

Downtown Parking: Trustee McGinley stated this is not a priority as they should wait for development to come in.

Trustee Ladesic commented on the north Fire Department. Most fire calls are north of downtown. The north fire department should be relocated since land is cheap.

Trustee O'Shea asked about the timeline for a feasibility study for the railroad underpass. Trustee Ladesic requested that they contact contractors who have already worked with U.P. Trustee Elliott asked if this would be an RFP or Professional Services. Trustee McGinley asked for the study soon since she stated that she rolls off the Board in April. Trustee Friedberg reminded Trustee McGinley that she has one more year from April to serve on the Board.

Facilities – Fire Station: President Demos as if there are any restricted covenants on the downtown fire station. Director Hulseberg researched the property approximately 7 years ago and will provide that research and additional research to the Board. President Demos asked if the Fire Department should be moved, or can we build around it.

Manager Franz responded that the downtown fire department will be a 10-year project and that Fire Chief Bodony agrees with that assessment. The Fire Company needs to be downtown. President Demos agreed and added that the Fire Department location can add valuable minutes to a member of the GEVFC.

Civic Center/Police Station: Manager Franz recalled the space needs study. Panfish Park is becoming a more viable location due to the recent land acquisition on Park Blvd.

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Trustee O'Shea stated that there is a lot of spending and potential spending; the residents may not see the value. Trustee McGinley responded about the value of the railroad viaduct and underpass. Manager Franz responded that there is great value to the residents as the street program is second to none. Trustee O'Shea stated though that the residents expect a great street program.

Trustee Friedberg stated that buildings are not a 10-year project; they are in fact a 50-year project. Retrofits to existing buildings have a shorter life span. Trustee Friedberg added that if you relocate the Police Department you gain more parking. He added that the Board just spent 45 minutes discussing increasing the seating at Fire + Wine by 30%, where are they going to park. President Demos agreed with Trustee Friedberg.

Salt Storage Facility: Trustee McGinley asked about the status. Manager Franz responded that it will be on the agenda for the next meeting. The original estimates were low balled; they will provide a better analysis. The Village is revisiting the potential for an agreement with another community. The College of DuPage facility is too small.

Trustees Elliott and Ladesic identified a salt storage facility as a high priority; Trustee O'Shea placed this as a medium priority.

Streetscape: Trustee McGinley stated that she identifies Streetscape as a low priority. Trustee Elliott asked if some of the street program projects can be deferred. Engineer Minix responded that they can.

Regarding the budget, Trustee McGinley asked to know what has been spent and what is left.

Engineer Minix stated that the pavement has been assessed every 4 years for 28 years. The least impact is to defer some of the maintenance. Trustees O'Shea and McGinley are fine with that. Trustee McGinley stated that the projects need to be prioritized so the Board can determine which projects to delay. Trustee Friedberg reminded everyone that in 18 months there will be a Board change.

President Demos thanked Trustee McGinley for prioritizing the list of Unscheduled/Unfunded Projects and for facilitating this portion of the Workshop Meeting.

Adjournment

At 10:02 p.m. Trustee Elliott moved and Trustee McGinley seconded the motion to adjourn the meeting.

Respectfully submitted,

Catherine Galvin,
Village Clerk