



Minutes
Village of Glen Ellyn
Village Board Workshop
Tuesday, February 18, 2025
7:00 PM

Glen Ellyn Civic Center, Galligan Board Room

A. Call to Order – 7:04 P.M.

B. Pledge of Allegiance

C. Roll Call

Upon roll call by Clerk Cosby, Acting President Simon and Trustees Christiansen, Kalinich, Gould, and Thompson answered “Present.” Trustee Fasules was absent.

Trustee Christiansen moved and Trustee to allow Trustee Kalinich to join the meeting via phone, with a unanimous vote in favor.

Also in attendance: Village Manager Franz, Village Attorney Stephanides, Community Development Director Henaghan, Economic Development Coordinator Hannah, Police Commander Downey.

D. Audience Participation

There was no off-agenda audience participation.

E. Discussion Item

- 1) Discussion of the Redevelopment Agreement with Full Circle Communities, Inc. Regarding the Properties Located at 640, 650 and 656 Taft Avenue, Glen Ellyn, Illinois

Village Manager Franz gave a brief review of the background and status of the project. He also gave an overview of the current agreement and the return on investment.

Village Manager Franz confirmed that the focus of this meeting would be discussion of the redevelopment agreement (RDA).

Trustee Christiansen asked about when the Village would know about the grant for demolition and undergrounding utilities. Village Manager Franz replied. Discussion continued about the logistics of the demolition.

Trustee Thompson asked about the units, parking requirements, and other aspects regarding the RDA. Community Development Director Henaghan replied regarding parking. Village Attorney Stephanides and Village Manager Franz replied to the RDA questions.

Trustee Gould asked specific questions regarding the RDA. Village Attorney Stephanides replied. Lindsey Haines, Executive Vice President of Real Estate Development at Full Circle Communities, joined the discussion, adding financial information about the project. This conversation continued to also include taxes with the RDA.

Mary Donaghue, Senior Project Manager at Full Circle Communities, joined Ms. Haines to field questions from the Board. Subject matter included parking and building access.

Julie Evans, resident, asked for a few clarifications on the RDA requirements regarding affordable housing. Village Attorney Stephanides replied with further information being added by the Full Circle representatives.

Norris Eber, resident, commented on his experiences with the progression of this project. He then asked specific questions regarding the RDA. Village Attorney Stephanides replied, with Board members joining the discussion as well. Full Circle representatives added their perspectives to the conversation.

Further questions were fielded by the Full Circle representatives.

Trustee Kalinich thanked everyone for their efforts in working on this project.

F. Reminders

- 1) Village Board Meeting, Monday, February 24, 2025 at 7 pm
- 2) Village Board Special Workshop, Monday, March 10, 2025 at 6 pm
- 3) Village Board Meeting, Monday, March 10, 2025 at 7 pm

G. Adjourn – 8:10 P.M.

Adjourn to closed executive session to discuss the setting of a price for sale or lease of property by the Village pursuant to 5 ILCS 120/2 (c)(5) and to discuss the purchase or lease of real property for the use of the Village pursuant to 5 ILCS 120/2 (c)(6) not to return to open session

Trustee Thompson moved and Trustee Christiansen seconded to adjourn and go into Closed Executive Session. Unanimous vote of approval.