



Minutes
Village of Glen Ellyn
Regular Village Board Meeting
Monday, February 24, 2025
7:00 PM
Glen Ellyn Civic Center, Galligan Board Room

A. Call to Order – 7:02 P.M.

B. Pledge of Allegiance

C. Roll Call

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

Also in attendance: Village Manager Franz, Village Attorney Stephanides, Public Works Director Buckley, Finance Director Brankin, Community Development Director Henaghan, Economic Development Coordinator Hannah, Professional Engineer Daubert, and Police Chief Norton.

D. Audience Participation

Norris Eber spoke about Village transparency for all its operations and actions.

E. Consent Agenda - The following items are considered routine business by the Village Board and will be approved in a single vote in the form listed below:

RESULTS:	APPROVED [6 to 0]
MOVER:	Trustee Gould [Items 1 – 4]
SECONDER:	Trustee Kalinich
AYES:	Gould, Kalinich, Christiansen, Fasules, Thompson, Acting President Simon
NAYS:	

Motion to approve the following items including Payroll and Vouchers totaling \$1,864,807.51. These agenda items have been reviewed by the Management Team and Village Attorney and are consistent with the Village's purchasing policy (Trustee Gould).

- 1) Total Expenditures (Payroll and Vouchers) - \$1,864,807.51
- 2) Adopt Ordinance No. 7168, An Ordinance Amending the Budget of the Village of Glen Ellyn for the Fiscal Year Ending December 31, 2025 to Provide Funds for Prior Year Projects, Encumbrances and Capital Improvements (Finance Director Brankin)

- 3) Adopt Ordinance 7169, An Ordinance Granting a Variation from Section 10-4-8(D)(3) of the Village's Zoning Code to Allow for a Reduction of the Required Side Yard Setback for the Property Located at 494 Hill Avenue, Glen Ellyn, Illinois 60137 (Community Development Director Henaghan)
- 4) Adopt Ordinance No. 7170-VC, An Ordinance to Amend Title 4 ("Building Regulations"), Chapter 1 ("Building Code"), Section 4-1-4 ("Fee and Deposit Schedule") of the Glen Ellyn Village Code and Other Provisions of the Village Code Regarding Fees and the Payment of Fees (Community Development Director Henaghan)

Trustee Fasules addressed his concern about bridging the change in fees to be fair to residents and maximize customer satisfaction. Village Manager Franz replied. Community Development Director Henaghan added comments as well.

F. 640, 650 and 656 Taft Avenue - Map Amendment and Zoning Variations (Community Development Director Henaghan) (Trustee Thompson)

- 1) Adopt Ordinance No. 7171, An Ordinance Granting a Zoning Map Amendment from C3 Service Commercial District to R4 Residential District, Variations from the Zoning Code, and Exterior Appearance Review to Construct a Multiple-Family Dwelling on the Property located at 640, 650 and 656 Taft Avenue, Glen Ellyn, IL 60137

RESULTS:	APPROVED [6 to 0]
MOVER:	Trustee Thompson
SECONDER:	Trustee Kalinich
AYES:	Thompson, Kalinich, Gould, Christiansen, Fasules, Acting President Simon
NAYS:	

Community Development Director Henaghan reviewed the finding of the Plan Commission for the above properties, highlighting the map amendment and zoning variations. She then turned the lectern over to Full Circle Communities, Inc. for a presentation.

Mary Donoghue, Full Circle Project Manager, started with an overview of Full Circle Communities. She then spoke specifically about the proposed project for the Taft property as well as why the map amendment and zoning variations are being requested.

Trustee Kalinich asked follow up questions about the property management office and service office. Ms. Donoghue replied to all questions.

Terese Thompson, architect at Cordogan Clark, working with Full Circle Communities, then spoke about the design details of the proposed project, including some background on how the architectural style was decided upon.

Ms. Donoghue returned to the lectern to close the presentation. She reviewed benefits to the community of the proposed project.

Trustee Thompson wanted to look back at the site plan to review the parking and landscaping. Village Manager Franz added comments. Ms. Donoghue commented on the parking plan and their responsibility for resident parking. Ms. Thompson spoke about the parking issues as well. Lindsey Haines, Full Circle Executive Vice President, addressed the parking plan and issues as well.

Trustee Thompson said he loved the architecture and thought it would be a beautiful addition to the area.

Clara Hughes, resident and representative of DuPage United, spoke on affordable housing and the support that the group has given to this kind of project being developed in the Village.

Trustee Kalinich asked if there was a specific name for the project. Ms. Donoghue replied there was not at this time.

- 2) Adopt Ordinance No. 7172, An Ordinance Approving a Redevelopment Agreement between Full Circle Communities, Inc. and the Village of Glen Ellyn for the Properties Located at 640, 650 and 656 Taft Avenue, Glen Ellyn, Illinois 60137 and Authorizing its Execution

RESULTS:	APPROVED [6 to 0]
MOVER:	Trustee Thompson
SECONDER:	Trustee Kalinich
AYES:	Thompson, Kalinich, Gould, Christiansen, Fasules, Acting President Simon
NAYS:	

Village Manager Franz reviewed the ordinance being proposed. He talked about the sale price, demolition responsibility, and future tax revenue.

Trustee Gould asked about the demolition date and specification. Attorney Stephanides replied to the question.

Trustee Christiansen extended her thanks to Full Circle Communities and everyone else for their hard work on this project.

G. Consideration of an Annexation Agreement for the Property located at 21W508 Acorn Avenue (Community Development Director Henaghan) (Trustee Thompson)

- 1) Motion to Open Public Hearing Regarding a Proposed Annexation Agreement for 21W508 Acorn Avenue, Glen Ellyn, IL 60137

RESULTS:	APPROVED [6 to 0]
MOVER:	Trustee Thompson
SECONDER:	Trustee Christiansen
AYES:	Thompson, Christiansen, Gould, Kalinich, Fasules, Acting President Simon
NAYS:	

- 2) Motion to Close Public Hearing Regarding a Proposed Annexation Agreement for 21W508 Acorn Avenue, Glen Ellyn, IL 60137

RESULTS:	APPROVED [6 to 0]
MOVER:	Trustee Thompson
SECONDER:	Trustee Kalinich
AYES:	Thompson, Kalinich, Gould, Christiansen, Fasules, Acting President Simon
NAYS:	

Village Attorney Stephanides started the presentation, with Community Development Director Henaghan continuing with details of the agreement.

Trustee Gould asked for confirmation of specific information concerning the annexation agreement. Community Development Director Henaghan replied.

The petitioner spoke about his love for the property and his desire to be in the Village.

- 3) Adopt Ordinance 7173, An Ordinance Approving an Annexation and Development Agreement for the Property Located at 21W508 Acorn Avenue, Glen Ellyn, Illinois 60137, and Authorizing its Execution

RESULTS:	APPROVED [6 to 0]
MOVER:	Trustee Thompson
SECONDER:	Trustee Kalinich
AYES:	Thompson, Kalinich, Gould, Christiansen, Fasules, Acting President Simon
NAYS:	

H. 2025 Street Resurfacing Project - Contract Awards and Funding Resolutions (Public Works Director Buckley) (Trustee Christiansen)

- 1) Adopt Resolution No. 25-06, A Resolution Approving a Contract with A Lamp Concrete Contractors, Inc. and Subsequent Change Orders for the Construction of the 2025 Street Resurfacing Project in the Total Not-To-Exceed Amount of

\$3,052,075.77 to be Expensed to the Motor Fuel Tax and Water and Sanitary Sewer Funds and Authorizing the Contract's Execution

RESULTS:	APPROVED [6 to 0]
MOVER:	Trustee Christiansen
SECONDER:	Trustee Kalinich
AYES:	Christiansen, Kalinich, Gould, Fasules, Thompson, Acting President Simon
NAYS:	

Village Engineer Daubert discussed the 2025 Street Resurfacing Project, summarizing key points of the project scope. The project timeline was also part of the presentation.

Trustee Christiansen asked if the sidewalks would be open by the time school started in the fall. Village Engineer Daubert replied yes with further detail. She followed up with a question regarding traffic in the Lincoln School area. Village Engineer Daubert replied.

Village Engineer Daubert continued with an overview of the bidding process.

Trustee Thompson asked about the two major projects mentioned in the presentation. Village Engineer Daubert replied. Trustee Thompson asked follow up questions which were answered by Village Engineer Daubert.

Trustee Gould asked about agreements being passed as resolutions versus as ordinances. Village Attorney Stephanides explained the benefits of resolutions being adopted. Discussion continued.

- 2) Adopt Resolution No. 25-07, A Resolution Approving a Contract with Chastain & Associates, LLC for Construction Engineering Services for the 2025 Street Resurfacing Project in a Total Not-To-Exceed Amount of \$309,929 to be expensed to the Motor Fuel Tax and Water and Sanitary Sewer Fund and Authorizing Its Execution

RESULTS:	APPROVED [6 to 0]
MOVER:	Trustee Christiansen
SECONDER:	Trustee Kalinich
AYES:	Christiansen, Kalinich, Gould, Fasules, Thompson, Acting President Simon
NAYS:	

- 3) Adopt Resolution 25-08, A Resolution Authorizing the Appropriation of \$996,326.58 in Rebuild Illinois Funds, contained within the Village's Motor Fuel Tax Fund, for Construction of the 2025 Street Resurfacing Project

RESULTS:	APPROVED [6 to 0]
MOVER:	Trustee Christiansen
SECONDER:	Trustee Thompson
AYES:	Christiansen, Thompson, Kalinich, Gould, Fasules, Acting President Simon
NAYS:	

- 4) Adopt Resolution 25-09, A Resolution Authorizing the Appropriation of \$2,223,281.19 in Motor Fuel Tax Funds for Construction and Construction Engineering for the 2025 Street Resurfacing Project

RESULTS:	APPROVED [6 to 0]
MOVER:	Trustee Christiansen
SECONDER:	Trustee Thompson
AYES:	Christiansen, Thompson, Kalinich, Gould, Fasules, Acting President Simon
NAYS:	

I. Other Business

Trustee Thompson thanked Trustees and staff for attending the McKee House event over the weekend.

J. Reminders

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

K. Adjourn – 8:29P.M.

Mover: Trustee Fasules; Second: Trustee Thompson. Unanimous vote to adjourn.