



Minutes
Village of Glen Ellyn
Regular Village Board Meeting
Monday, March 10, 2025
7:00 PM
Glen Ellyn Civic Center, Galligan Board Room

A. Call to Order – 7:15 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, and Police Chief Norton.

D. Audience Participation

There was no off-agenda audience participation.

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 Fasules [Items 1 – 12]
SECONDER:	Trustee Kalinich
AYES:	Fasules, Kalinich, Christiansen, Gould, Thompson, Acting President Simon
NAYS:	

Motion to approve the following items including Payroll and Vouchers totaling \$3,455,913.38. These agenda items have been reviewed by the Management Team and Village Attorney and are consistent with the Village's purchasing policy (Trustee Fasules).

- 1) Total Expenditures (Payroll and Vouchers) - \$3,455,913.38
- 2) Adopt Resolution 25-10, A Resolution Approving a Real Estate Purchase Agreement between the Village of Glen Ellyn and the Catholic Charities of the Diocese of Joliet, Inc. for the Property Located at 22W164 Butterfield Road, Glen Ellyn, Illinois 60137 for \$250,000 Plus Closing Costs and Expenses as set forth in the Agreement and Authorizing its Execution (Economic Development Coordinator Hannah)

- 3) Adopt Resolution 25-11, A Resolution Approving and Adopting the Village of Glen Ellyn 2025 Official Zoning Map (Community Development Director Henaghan)
- 4) Adopt Resolution No. 25-12, A Resolution Approving an Independent Contractor Agreement with IHC Construction Companies, L.L.C. for the Village's Lead Service Line Replacement Project in an Amount Not to Exceed \$415,899.00 and Authorizing its Execution (Public Works Director Buckley)
Trustee Thompson asked a specific question regarding this project. Public Works Director Buckley replied.
- 5) Adopt Ordinance No. 7174, An Ordinance Granting a Variation from Section 4-5-10 of the Village's Sign Code to Allow an Increase in Wall Sign Size for the Property Located at 604 Roosevelt Road, Glen Ellyn, Illinois 60137 (Community Development Director Henaghan)
- 6) Pursuant to Section 1-10-7 of the Glen Ellyn Village Code, Adopt the Competitive Bidding Procedures of Sourcewell Purchasing Program in lieu of the Provisions of Chapter 10 ("Village Contracts") of Title 1 ("Administrative") of the Village Code and Approve the Purchase of One (1) Freightliner Forestry Bucket Truck from Custom Truck One Source of 12660 East Lynchburg Salem Turnpike, Forest, Virginia in the Amount of \$219,422 Expensed to the Fiscal Year 2025 Equipment Services Capital Outlay - Vehicles Fund (Public Works Director Buckley)
- 7) Pursuant to Section 1-10-7 of the Glen Ellyn Village Code, Adopt the Competitive Bidding procedures of the Suburban Purchasing Cooperative in lieu of the Provisions of Chapter 10 ("Village Contracts") of Title 1 ("Administrative") of the Village Code and Approve the Purchase of One (1) Ford F-550 Chassis with a Knapheide Body Package from Sutton Ford Commercial Truck Center of 21315 Central Ave. Matteson, Illinois 60443 in the Amount of \$99,731.76 Expensed to the Fiscal Year 2025 Equipment Services Capital Outlay - Vehicles Fund (Public Works Director Buckley)
- 8) Adopt Resolution No. 25-13, A Resolution Approving a Contract with Denler, Inc. for the Construction of the 2025 Asphalt Street Crack Sealing Program in the Total Not-To-Exceed Amount of \$40,000 to be Expensed to the Capital Project Fund and Authorizing the Contract's Execution (Public Works Director Buckley)
- 9) Adopt Resolution No. 25-14, A Resolution Approving a Contract with R.W. Dunteman Co. for the Construction of the 2025 Asphalt Roadway Patching Program in the Total Not-To-Exceed Amount of \$188,630 to be Expensed to the Capital Project Fund and Authorizing the Contract's Execution (Public Works Director Buckley)
- 10) Adopt Resolution No. 25-15, A Resolution Approving a Contract with Schroeder & Schroeder, Inc. for the Construction of the 2025 Sidewalk and Concrete Street Repair Program in the Not-To-Exceed Amount of \$398,620 to be Expensed to the Capital Project Fund and Authorizing the Contract's Execution (Public Works Director Buckley)
- 11) Adopt Resolution No. 25-16, a Resolution Approving a Contract with G.A. Paving LLC for the Construction of the 2025 Utility Pavement Restoration Program in the Total Not-To-Exceed Amount of \$58,340 to be Expensed to the Water and Sanitary Sewer Funds and Authorizing the Contract's Execution (Public Works Director Buckley)
- 12) Adopt Resolution No. 25-17, A Resolution Approving a Purchase Price Agreement

with Meridian Rapid Defense Group LLC for the Purchase of Nine (9) Archer Mobile Barriers and Related Equipment in an Amount Not to Exceed \$119,473.02 Expensed to the Corporate Reserve Fund, Authorizing the Agreement's Execution and Waiving the Village's Bid Process for the Purchase Pursuant to Sections 1-10-2(E) and 1-10-7 of the Village Code (Assistant Public Works Director Hubsby)

F. Zoning Map Amendment, Special Use Permit, Variations from the Zoning Code, and Exterior Appearance Review for a Public Park on the Property Located at 453 Forest Avenue (Community Development Director Henaghan) (Trustee Kalinich)

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

Manager Franz gave a brief background on the project and proposal put in front of the Board at this meeting.

Community Development Director Henaghan presented the proposed site plan and the requested changes regarding the property at 453 Forest Avenue. She showed the approval process to-date.

The Board asked specific questions regarding the proposal. Manager Franz and Community Development Director Henaghan replied to questions.

Nate Troia, Director of Planning and Natural Resources for the Glen Ellyn Park District, spoke briefly about the park project and then introduced Claire Johnson from Site Design Group.

Ms. Johnson presented the current site plan to the Board. Mr. Troia then took questions from the Board. Manager Franz also replied when needed.

1) Adopt Ordinance No. 7175, An Ordinance Granting a Zoning Map Amendment, Special Use Permit, Variations from the Zoning Code, and Exterior Appearance Review for a Public Park on the Property Located at 453 Forest Avenue, Glen Ellyn, Illinois 60137 (Community Development Director Henaghan)

G. Redevelopment Agreement between the Village of Glen Ellyn and the Glen Ellyn Park District for the Property Located at 453 Forest Avenue (Manager Franz) (Trustee Kalinich)

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

- 1) Adopt Ordinance No. 7176, An Ordinance Approving an Intergovernmental Redevelopment Agreement between the Village of Glen Ellyn and the Glen Ellyn Park District for the Property Located at 453 Forest Avenue, Glen Ellyn, Illinois and Authorizing Its Execution

Manager Franz gave an overview of the redevelopment agreement and how it came about. He also reviewed the financial arrangement.

Trustee Gould spoke about how Wheaton dealt with the park in their downtown, Memorial Park. She wondered if something similar could be done for this park. Manager Franz replied. Discussion continued.

The Board asked further questions regarding the agreement. Attorney Stephanides and Manager Franz replied to these questions.

Trustee Thompson thanked the Glen Ellyn Park District for working with the Village on making this project a reality. He also thanked staff for their efforts in bringing the project together as well.

H. Lease Agreement between the Village of Glen Ellyn and the Glen Ellyn Park District for the Management and Maintenance of Manor Woods (Manager Franz) (Trustee Thompson)

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

- 1) Adopt Ordinance No. 7177, An Ordinance Approving an Intergovernmental Lease Agreement between the Village of Glen Ellyn and the Glen Ellyn Park District for the Management and Maintenance of the Manor Woods Property Located North of Illinois Street Between Newton Avenue and Brandon Avenue and Authorizing Its Execution (Manager Franz)

Manager Franz reviewed the lease agreement for management and maintenance of the park.

I. Lease Agreement between the Village of Glen Ellyn and the Glen Ellyn Park District for the Management and Maintenance of Panfish Park (Manager Franz) (Trustee Thompson)

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

- 1) Adopt Ordinance No. 7178, An Ordinance Approving an Intergovernmental Lease Agreement between the Village of Glen Ellyn and the Glen Ellyn Park District for the Management and Maintenance of Panfish Park and Authorizing Its Execution (Manager Franz)

Manager Franz reviewed the lease agreement for management and maintenance of the park.

Trustee Thompson asked for confirmation that the ponds are being retained as the responsibility of the Village for water mitigation. Manager Franz replied.

The Board continued to ask about specific items in the lease agreement.

J. Other Business

Acting President Simon acknowledged boy scout troop members in attendance.

K. Reminders

- 1) Village Board Workshop Monday, March 17, 2025 at 7 pm
- 2) Village Board Special Workshop Monday, April 14, 2025 at 6 pm
- 3) Village Board Meeting Monday, April 14, 2025 at 7 pm

L. Adjourn – 8:08 P.M.

Mover: Trustee Christiansen; Second: Trustee Kalinich. Unanimous vote to adjourn.