Minutes
Village of Glen Ellyn
Regular Village Board Meeting
Monday, July 28, 2025
7:00 PM
Glen Ellyn Civic Center, Galligan Board Room

A. Call to Order – 7:05 P.M.

B. Pledge of Allegiance

C. Roll Call

Upon roll call by Clerk Cosby, President Burket and Trustees Bhagwakar, Christiansen, Kalinich, Simon, Szymanski, and Thompson answered "Present."

Also in attendance: Village Manager Franz, Assistant Village Manager Irizarry, Village Attorney Stephanides, Public Works Director Buckley, Finance Director Brankin, Community Development Director Henaghan, Assistant Village Engineer Peebles, Police Chief Norton, and Fire Chief Clark.

D. Audience Participation

Norris Eber, resident, spoke about the fixed utility rates, specifically the water rates, asking for clarification on information he received after meeting with Village representatives at an earlier date. This clarification was given to Mr. Eber.

E. Presentation

1) Proclamation Honoring Services of Firefighter R. Leonard to Glen Ellyn Volunteer Fire Company (Fire Company Chief Clark)

Fire Chief Clark read the proclamation in honor of Firefighter Leonard for his service to the community. Firefighter Leonard gave a few words of thanks for the recognition.

2) Chamber of Commerce Update (Executive Director Claudia Thornton)

Executive Director Thornton presented an update of the Chamber of Commerce membership, recent activities, new programs, and upcoming events.

3) Innovation DuPage Update (Daniel Facchini, Managing Director and Joe Cassidy, Assistant Provost, Workforce and Economic Development, College of DuPage)

Managing Director Cassidy began with a video recapping the past 6 years. Daniel Facchini then talked about their partners and resources. The presentation continued with Managing Director Cassidy giving a brief history of Innovation DuPage and its achievements. Mr. Facchini talked about their impact as well as services offered through the incubator. The Board thanked them for their partnership.

F. Employee Recognition

1) Bartlett Interim Chief of Police expressed appreciation for response provided by Sergeant Gill and Officers Horan and K. Duval during recent incident

   Village Manager Franz recognized the officers for their actions in this incident.

2) Resident thanked Sergeant Duffie and Officers Flores, Gorzkowicz, Goy, Horan, Roberts, and Tabor for assistance in locating family member

   Village Manager Franz thanked the officers for their assistance in this matter.

3) Naperville Chief of Police thanked Officer Srejma for providing assistance during an incident

   Village Manager Franz thanked the officer for the assistance provided.

G. 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 Kalinich [Items 1 – 6; 8 – 15]**
SECONDER:	**Trustee Thompson**
AYES:	**Kalinich, Thompson, Bhagwakar, Christiansen, Simon, Szymanski**
NAYS:	

Motion to approve the following items including Payroll and Vouchers totaling $4,045,261.12. These agenda items have been reviewed by the Management Team and Village Attorney and are consistent with the Village's purchasing policy (Trustee Kalinich).

1) Total Expenditures (Payroll and Vouchers) - $4,045,261.12
2) Recognition of the Service of Ian Dawson who has served as a Plan Commissioner since 2022
3) Consent to Village President Burket's Reappointment of the following Members of Various Boards and Commissions:

Finance Commission
Mike Graham, term ending 7/31/28
Anne Arnold, term ending 7/31/28
Brian Niksa, term ending 7/31/28

Historic Preservation Commission
Jeremy Schletz, term ending 7/31/28
Donna Leak, term ending 7/31/28

Plan Commission
Rob Wyant, term ending 7/31/26
Adam Kreuzer, term ending 7/31/28

Zoning Board of Appeals
Christiane McKnight, term ending 7/31/28

4) Consent to Village President Burket's Reappointments of the Following Persons to Serve as Chairs of Various Boards and Commissions with Terms Ending July 31, 2026

Finance Commission
Chris Goodman

Historic Preservation Commission
Penn French

Plan Commission
Tim Loftus

5) Consent to Village President Burket's Appointment of Chip Miller as Chair of the Zoning Board of Appeals with a term ending 7/31/26

6) Consent to Village President Burket's Appointment of Emily Dougherty as a Member of the Plan Commission with a term ending 7/31/28

7) Adopt Resolution No. 25-42, A Resolution Approving an Independent Contractor Agreement with JLJ Contracting, Inc. for the Civic Center Exterior Door Replacement Project in the Not-to-Exceed Amount of $87,375.75 to be expensed to the Facilities Maintenance Reserve Fund and Authorizing the Agreement's Execution (Public Works Director Buckley)

This item was removed from the consent agenda for further review.

8) Adopt Resolution No. 25-43, A Resolution Authorizing Levy of an Additional Tax for the Purchase of Sites and Buildings by the Glen Ellyn Public Library, for the Construction and Equipment of Library Buildings, for the Rental of Buildings Required for Library Purposes, and for the Maintenance, Repairs, and Alteration of the Library Building and Equipment (Finance Director Brankin)

9) Adopt Ordinance No. 7209, An Ordinance Granting a Special Use Permit to Allow for the Expansion of a Health Spa at the Property Located at 511 Duane Street, Glen Ellyn, Illinois 60137 (Community Development Director Henaghan)

10) Adopt Resolution No. 25-44, A Resolution Approving a Professional Services Agreement with TKB Associates, Inc. for Laserfiche Implementation Services for a Three-Year Term in a Total Not-to-Exceed Amount of $149,558.85 and Authorizing the Agreement's Execution (IT Director Chiappetta)

11) Adopt Ordinance No. 7207-VC, An Ordinance Amending Title 9 ("Traffic"), Chapter 5 ("Schedules"), Section 9-5-6 ("Schedule F; Parking Prohibited At All Times") of the Glen Ellyn Village Code (Police Chief Norton)

12) Adopt Ordinance No. 7208-VC, An Ordinance to Amend Title 3 ("Business Regulations"), Chapter 19 ("Liquor Control Code"), Section 3-19-12 ("Restriction on Number of Licenses") of the Glen Ellyn Village Code to Amend the Number of Permitted Liquor Licenses (Village Attorney Stephanides)

13) Motion to Approve an Interior Improvement Award in the Amount of $30,000 to A la main, LLC located at 532 Pennsylvania Avenue to be Expensed to the Central Business District TIF Fund (Economic Development & Communications Director Hannah)

14) Motion to Approve a Fire Prevention Award in the Amount of $15,000 to Elizabeth Mager, Property Owner of 532 Pennsylvania Avenue, for a new business, A la main, LLC, to be Expensed to the Central Business District TIF Fund (Economic Development & Communications Director Hannah)

15) Adopt Ordinance No. 7210, An Ordinance Terminating Special Service Area Number 12 (Village Attorney Stephanides and Finance Director Brankin)

H. Presentation of the 2024 Annual Comprehensive Financial Report (Finance Director Brankin) (Trustee Christiansen)

1) Motion to Accept the Village's Annual Comprehensive Financial Report for the 2024 Fiscal Year

RESULTS:	**APPROVED [6 to 0]**
MOVER:	**Trustee Christiansen**
SECONDER:	**Trustee Simon**
AYES:	**Christiansen Simon, Bhagwakar, Kalinich, Szymanski, Thompson**
NAYS:	

Finance Director Brankin introduced the Village's auditor who reviewed the process in preparing the Annual Report. She also pointed out key areas of the document to consider and letters that were included in the document as well.

Finance Director Brankin covered the key financial results of the document. He then answered questions from the Board, with the auditor contributing information as well.

Norris Eber, resident, gave his compliments on the report and gave his observations and suggestions.

I. 2025 Crescent-Glenwood Parking Lot and Median Rehabilitation Project - Contract

Awards and Funding Resolutions (Public Works Director Buckley) (Trustee Simon)

Assistant Village Engineer Peebles reviewed the project scope, timelines, project stages, bidding process, proposals received, funding sources, and recommended motions.

Trustee Kalinich asked if Crescent Blvd. would remain open the entire time. Assistant Village Engineer Peebles replied that was correct.

Trustee Bhagwakar asked for an explanation of the Motor Tax Fund. Assistant Village Engineer Peebles replied.

President Burket asked about the range in the bids. Assistant Village Engineer Peebles replied.

The Board continued to ask questions regarding the project, its scope, and timing in regard to the holiday season. Assistant Village Engineer Peebles replied to all questions.

Trustee Kalinich commented about the amount the approved bid and gave her thanks to achieve such a good outcome. Trustee Simon agreed.

1) Adopt Resolution No. 25-45, A Resolution Approving a Contract with Abbey Construction Co., Inc. and Subsequent Change Orders for the Construction of the 2025 Crescent-Glenwood Parking Lot and Median Rehabilitation Project in A Total Not-To-Exceed Amount of $1,208,252.93 to be Expensed to the Motor Fuel Tax, Parking, and Capital Projects Funds and Authorizing the Contract's Execution

RESULTS:	**APPROVED [6 to 0]**
MOVER:	**Trustee Simon**
SECONDER:	**Trustee Kalinich**
AYES:	**Simon, Kalinich, Bhagwakar, Christiansen, Szymanski, Thompson**
NAYS:	

2) Adopt Resolution No. 25-46, A Resolution Approving a Professional Services Agreement with BLA, Inc. for Construction Engineering Services for the 2025 Crescent-Glenwood Parking Lot and Median Rehabilitation Project in a Total Not-To-Exceed Amount of $145,333 to be Expensed to the Motor Fuel Tax and Capital Projects Funds and Authorizing Its Execution (Public Works Director Buckley)

RESULTS:	**APPROVED [6 to 0]**
MOVER:	**Trustee Simon**
SECONDER:	**Trustee Christiansen**
AYES:	**Simon, Christiansen, Bhagwakar, Kalinich, Szymanski, Thompson**
NAYS:	

3) Adopt Resolution No. 25-47, A Resolution Authorizing the Appropriation of $178,703.01 in Motor Fuel Tax Funds for Construction and Construction Engineering for the 2025 Crescent-Glenwood Parking Lot and Median Rehabilitation Project (Public Works Director Buckley)

RESULTS:	**APPROVED [6 to 0]**
MOVER:	**Trustee Simon**
SECONDER:	**Trustee Kalinich**
AYES:	**Simon, Kalinich, Bhagwakar, Christiansen, Szymanski, Thompson**
NAYS:	

J. 680 Grand Avenue - Zoning Variation for Corner Side Yard Setback (Community Development Director Henaghan) (Trustee Szymanski)

1) Adopt Ordinance No. 7211, An Ordinance Denying a Zoning Variation for the Property Located at 680 Grand Avenue, Glen Ellyn, Illinois 60137 (Community Development Director Henaghan)

RESULTS:	**DENIED [5 to 1]**
MOVER:	**Trustee Szymanski**
SECONDER:	**Trustee Kalinich**
AYES:	**Christiansen**
NAYS:	**Szymanski, Kalinich, Bhagwakar, Simon, Thompson**

Village Attorney Stephanides started this review by outlining the parameter of information that could be presented at this meeting.

Community Development Director Henaghan presented the background on the denial of the variance.

The petitioners, Nancy and Chris Desmond, gave their viewpoint on why their original variance request should be approved.

Trustee Simon asked if any neighbors were impacted by possible repercussions from storm water. Community Development Director Henaghan replied. Trustee Christiansen asked a follow-up question. Community Development Director Henaghan replied.

Trustee Bhagwakar asked about the proposed patio and the zoning required. The petitioners replied. She then asked about the hardship involved. The petitioners replied. She believed the topography was a hardship.

Trustee Christiansen asked how the property slope affects the basement construction. The petitioners replied. She voiced her concerns with the hardship claims. The petitioner's architect gave his opinion of the requested variance and why it should be allowed.

Trustee Szymanski had attended the Zoning Board meetings and gave his point of view on their decision.

Trustee Kalinich added her perspective on the variance, especially the historic aspect of the property.

Trustee Thompson expressed his approval of the petitioner's approach and his feeling that it is a good solution that he can support.

Discussion continued amongst the Board regarding the variance with additional comments by the petitioner's architect.

Mark Simon, a neighbor, gave his thoughts on approving the original variance request.

After the denial vote, Trustee Szymanski made a motion the overturn the recommendation of the ZBA and adopt the ordinance, subject to attorney review.

RESULTS:	**Overturn of ZBA recommendations APPROVED [6 to 1]**
MOVER:	**Trustee Szymanski**
SECONDER:	**Trustee Simon**
AYES:	**Szymanski, Simon, Bhagwakar, Kalinich, Thompson, Burket**
NAYS:	**Christiansen**

K. Other Business

Village Manager Franz recognized Public Works Director Buckley for his dedication to the Village on his retirement. Public Works Director Buckley gave some comments of appreciation.

L. Reminders

1) Village Board Special Joint Meeting with Plan Commission, Monday, August 18, 2025 at 7 pm at the Police Department Community Room
2) Village Board Special Workshop, Monday, August 25, 2025 at 6 pm
3) Village Board Meeting, Monday, August 25, 2025 at 7 pm

M. Adjourn – 9:40 P.M.

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