



Minutes
Village of Glen Ellyn
Regular Village Board Meeting
Monday, December 8, 2025
6:00 PM
Glen Ellyn Civic Center, Galligan Board Room

A. Call to Order – 6:03 P.M.

B. Pledge of Allegiance

C. Roll Call

Upon roll call by Clerk Cosby, President Burket and Trustees Christiansen, Duncan, Kalinich, Simon, and Thompson answered “Present.” Trustee Bhagwakar was absent.

Also in attendance: Village Manager Franz, Assistant Village Manager Irizarry, Village Attorney Stephanides, Finance Director Brankin, Public Works Director Hubsy, Community Development Director Henaghan, Economic Development & Communications Director Hannah, Human Resources Director Vonachen, and Deputy Police Chief Vavra.

D. Adjourn to closed executive session for the purpose of discussing the purchase of property for the use of the Village pursuant to 5 ILCS 120/2(c)(5) and pending litigation and litigation that is probable or imminent pursuant to 5 ILCS 120/2(c)(11) to return to open session

Adjourn – 6:04 P.M.

Trustee Kalinich moved and Trustee Simon seconded to adjourn and enter Closed Executive Session. Unanimous vote of approval.

E. Resumption of Regular Meeting at 7:02 P.M.

F. Employee Recognition

- 1) Lisle Police Chief Rodriguez extended gratitude for Deputy Chief Vavra's assistance during a recent protest gathering

Assistant Village Manager Irizarry recognized Deputy Chief Vavra.

- 2) Resident expressed gratitude for quality of service provided by Accounts Receivable Specialist Zawacki

Assistant Village Manager Irizarry recognized Specialist Zawacki.

- 3) Resident thanked Streets Superintendent Beckman for exceeding expectations in assisting Postal Services driver during snowstorm

Assistant Village Manager Irizarry recognized Superintendent Beckman.

G. Audience Participation

David Firchau, resident, spoke about Panfish Park and the possible contamination of the water due to the demolition at the motel site across the street. He asked the Village to test the Park for contamination. He also spoke about passing an ordinance against displaying the flag upside down.

Glenn Nelson, resident, spoke about video gaming in DuPage County, namely at locations on Butterfield Road. His concern was to bring attention to this and that the appropriate zoning commission should vote in opposition to gaming in a neighborhood setting. Village Manager Franz replied that the Village was aware and that they recommended to the County to not allow gaming.

H. 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 [5 to 0]
MOVER:	Trustee Simon [Items 1 – 21]
SECONDER:	Trustee Kalinich
AYES:	Simon, Kalinich, Christiansen, Duncan, Thompson
NAYS:	

Motion to approve the following items including Payroll and Vouchers totaling \$4,527,431.16. These agenda items have been reviewed by the Executive Team and are consistent with the Village's purchasing policy (Trustee Simon).

- 1) Total Expenditures (Payroll and Vouchers) - \$4,527,431.16
- 2) Approve Village Board November 17, 2025 Special Meeting Minutes
- 3) Approve Village Board November 17, 2025 Closed Executive Session Minutes
- 4) Approve and Adopt the 2026 Official Boards and Commissions Regular Meeting Calendar (Manager Franz)
- 5) Approve and Adopt the President Pro Tem Schedule for 2026 (Assistant Manager Irizarry)
- 6) Consent to President Burket's Appointment of Tara Sheeley as a Member of the Environmental Commission for a Term Ending July 31, 2028 (Assistant Manager Irizarry)
- 7) Adopt Resolution No. 25-83, A Resolution to Support the Legislative Action Program of the DuPage Mayors and Managers Conference for the 2026 Legislative Session (Assistant Manager Irizarry)
- 8) Adopt Resolution No. 25-84, A Resolution Approving a Professional Services Agreement with Hampton, Lenzini and Renwick, Inc., for Tree Preservation Consulting Services in an Amount Not to Exceed \$45,000 and Authorizing Its

- 9) Adopt Resolution No. 25-85, A Resolution Approving a Funding Grant Agreement With the Alliance of Downtown Glen Ellyn in the Amount of \$110,000 for 2026 and Authorizing its Execution (Economic Development and Communications Director Hannah)

Trustee Simon acknowledged Dawn Smith and the Alliance Board for their work, as well as Director Hannah for her contributions. She asked for the Village residents to support the downtown area. Lastly, she asked landlords to support their business tenants.

- 10) Approve a Downtown Retail Interior Improvement Award in the Amount of \$8,750 to Main Street Venture Partnership, L.L.C. for the Property Located at 495 N. Main Street be Expensed to the Central Business District TIF Fund (Economic Development & Communications Director Hannah)
- 11) Adopt Resolution No. 25-86, A Resolution Approving an Independent Contractor Agreement with Alpine Demolition Services, LLC for the Demolition of the Properties Located at 640, 650 and 656 Taft Avenue in an Amount Not to Exceed \$466,024.99 to be Expended to the Corporate Reserve Fund and Authorizing the Agreement's Execution (Public Works Director Hubsky)

President Burket asked if the demolition services would be properly handled given prior work at the site with a different demolition vendor. Public Works Director Hubsky replied. Mr. Firchau asked a follow-up question regarding the safety of the demolition. Carston Pollack, a representative of Alpine Demolition, addressed these concerns by outlining their work and procedures.

Norris Eber, resident, spoke about the cost of the demolition. Finance Director Brankin replied and Village Manager Franz spoke more about the grant and TIF funds being utilized.

- 12) Adopt Ordinance No. 7245, An Ordinance Providing for the Abatement of \$818,393.76 Against the 2025 Tax Levy for the Village's General Obligation Bonds, Series 2015 (Capital Projects Bonds) (Finance Director Brankin)
- 13) Adopt Ordinance No. 7246, An Ordinance Providing for the Abatement of \$680,268.76 Against the 2025 Tax Levy for the Village's General Obligation Bonds, Adopt Ordinance No. 7247, An Ordinance Providing for the Abatement of \$607,972.50 Against the 2025 Tax Levy for the Village's General Obligation Bonds, Series 2020 (Capital Projects Bonds) (Finance Director Brankin)
- 14) Adopt Ordinance No. 7248, An Ordinance Providing for the Abatement of \$303,900 Against the 2025 Tax Levy for the Village's General Obligation Bonds, Series 2021A (2012 Refunding Bonds) (Finance Director Brankin)
- 15) Adopt Ordinance No. 7249, An Ordinance Providing for the Abatement of \$126,587.50 Against the 2025 Tax Levy for the Village's General Obligation Refunding Bonds, Series 2021B (2015 Refunding Bonds) (Finance Director Brankin)
- 16) Adopt Ordinance No. 7250, An Ordinance Providing for the Abatement of \$476,275.00 Against the 2025 Tax Levy for the Village's General Obligation Bonds, Series 2024 (Wastewater Bonds) (Finance Director Brankin)

- 17) Adopt Ordinance No. 7251-VC, An Ordinance Amending Title 3 (“Business Regulations”), Chapter 6 (“Comprehensive Regulation of Tobacco Products”), Section 3-6-12 (“Vending Machines; Locking Devices”) of the Glen Ellyn Village Code (Village Attorney Stephanides)
- 18) Adopt Resolution No. 25-89, A Resolution Approving Change Order Number 4 to the Village's Contract with AECOM Technical Services, Inc. of Los Angeles California in the Amount of \$591,413.25 for Engineering Consultant Services for the Village's Multi-Year Utility and Roadway Improvements Project to be Expensed to the Capital Projects and Water & Sanitary Sewer Funds and Authorizing the Change Order's Execution (Professional Engineer Daubert)
- 19) Adopt Resolution No. 25-88, A Resolution Approving and Adopting the Village of Glen Ellyn’s Historic Preservation Incentive Program (Community Development Director Henaghan)
- 20) Adopt Ordinance No. 7252-VC, An Ordinance Amending Title 4 (“Building Regulations”), Chapter 1 (“Building Code”), Section 4-1-4 (“Fee and Deposit Schedule”) of the Glen Ellyn Village Code (Community Development Director Henaghan)

Trustee Thompson asked that demolition fees be increased in the Village to fund the program in light of this program. The Board supported this idea. Trustee Kalinich added was considered by the Historic Preservation Commission in formulating the Preservation Incentive Program but it was decided this was beyond the scope of that project. Trustee Christiansen asked whether more data could be collected through the Preservation pilot program to understand how incentives impact residents’ decisions on demolition. Village Manager Franz said the fees will be reconsidered in the Spring and this one will be addressed in Quarter 2 in 2026. Discussion continued regarding this amendment.

I. Lease Agreement with Glen Ellyn Chamber of Commerce (Economic Development & Communications Director Hannah)

RESULTS:	APPROVED [6 to 0]
MOVER:	Trustee Thompson
SECONDER:	Trustee Kalinich
AYES:	Thompson, Kalinich, Christiansen, Duncan, Simon, President Burket
NAYS:	

- 1) Adopt Resolution No. 25-87, A Resolution Approving a Lease Agreement with the Glen Ellyn Chamber of Commerce for the Property Located at 810 N. Main Street for a Five-Year Term and Authorizing its Execution

Economic Development & Communications Director Hannah reviewed the lease agreement established with the Chamber in 2012. This would be an extension of the lease with a few minor changes, which she outlined.

Trustee Christiansen asked about the upstairs space and whether it was leased. Economic Development & Communications Director Hannah replied regarding

the tenants.

**J. 167 Forest Avenue Zoning Variation (Community Development Director Henaghan)
(Trustee Duncan)**

RESULTS:	APPROVED [4 to 1] with AMENDMENT – Approved variance overriding Commission recommendation
MOVER:	Trustee Duncan
SECONDER:	Trustee Thompson
AYES:	Duncan, Thompson, Kalinich, Simon
NAYS:	Christiansen

- 1) Adopt Ordinance No. 7253, An Ordinance Denying a Variation from Section 10-5-5(B)(4)(8) of the Village's Zoning Code to Allow for an Existing Deck Constructed without a Permit to Have a Setback Six Feet from the Side Yard Property Line at the Property Located at 167 Forest Avenue, Glen Ellyn, Illinois

Community Development Director Henaghan reviewed the history of the non-compliance and the variation request. She pointed out that the vote tonight was on whether to deny the variation.

Trustee Thompson asked what would need to be done to accommodate the Zoning Code. Community Development Director Henaghan replied. Trustee Thompson asked a follow-up regarding the neighbor's patio.

Trustee Duncan asked for clarification on the deck violations and wanted to know if this situation could happen if a permit had been obtained. Community Development Director Henaghan replied with further questions from Trustee Duncan.

Lance Rock, the petitioner, spoke about the deck violation in question and stated his case as to the current deck size. Discussion ensued.

Trustee Duncan reviewed the discussion at the Zoning Board of Appeals meeting and why the vote was to deny the variance. He felt they did a great job vetting the issue and that this was a close call. They considered the inability to state a hardship in voting to deny the request. Discussion ensued.

**K. 1184 Roosevelt (Legacy Shops of Glen Ellyn) Zoning Variations, Sign Variation, and Sidewalk Installation Waiver (Community Development Director Henaghan)
(Trustee Thompson)**

RESULTS:	APPROVED [4 to 1] Amend to Approve Items # 1 – 7 ONLY
MOVER:	Trustee Christiansen
SECONDER:	Trustee Simon
AYES:	Christiansen, Simon, Duncan, Kalinich
NAYS:	Thompson

RESULTS:	APPROVED [4 to 1] Amend to Approve Items # 8 ONLY
MOVER:	Trustee Christiansen
SECONDER:	Trustee Simon
AYES:	Thompson, Simon, Duncan, Kalinich
NAYS:	Christiansen

- 1) Adopt Ordinance No. 7254, An Ordinance Granting Variations from the Village's Zoning Code and Sign Code to Construct Site Alterations at the Shopping Center Located at 1182-1184 Roosevelt Road, Glen Ellyn, Illinois

Community Development Director Henaghan reviewed the variance requested for the property alterations, stating that the Plan Commission approved this by a 6-1 vote.

Trustee Kalinich asked about the depth of parking spaces and if the depth is sufficient for this parking lot. Community Development Director Henaghan replied.

Trustee Thompson asked if narrowing the spaces to add more spaces was a good idea. Community Development Director Henaghan replied as to the specific spaces where the variation applied and that the width of the spaces would be in compliance.

Trustee Kalinich asked about the landscape islands. Community Development Director Henaghan replied. She asked a follow-up question as well.

Trustee Simon asked how much of the property was currently vacant. Community Development Director Henaghan replied that it is totally vacant.

Trustee Christiansen asked what the hardship for the free-standing sign was. Community Development Director Henaghan replied.

The sidewalk requirement was addressed by the Board. Community Development Director Henaghan stated that Public Works recommended that the sidewalk be installed.

Andy Balzer, representing the petitioners, spoke about the hardships being presented in seeking approval of the variances. Trustee Duncan followed up by asking if there was a unique circumstance involved in terms of the economics of the property. Community Development Director Henaghan replied. Village Manager Franz added his thoughts. Mr. Balzer added his thoughts to the economic hardship factor. Discussion continued.

Trustee Kalinich asked if the property was not renovated, would the Board need to take any action. Community Development Director Henaghan replied.

Trustee Thompson brought up the development going on to the east of this property. He felt it was exciting to have this property improved to bring new businesses to the Village.

Trustee Simon asked if there were any insights to be considered from the Plan Commission meeting. Trustee Thompson replied, adding there was much support.

Trustee Christiansen asked about upgrading signage, lighting and other items mentioned in the Comprehensive Plan to improve the look of the Roosevelt Road corridor. Discussion ensued.

Norris Eber, resident, commented on the signage in the Comprehensive Plan regarding impact on tenants in this corridor. He asked about the number of trees being added, pointing out that the trees will block certain signs. He felt the current sign ordinance is too restrictive.

L. Other Business

Village Manager Franz updated on the progress of the speed limit study to identify whether the speed limit should be lowered.

M. Adjourn – 9:00 P.M.

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