



Minutes
Village of Glen Ellyn
Special Village Board Workshop Meeting
Monday, February 23, 2026
6:00 PM
Galligan Board Room

A. Call to Order – 6:06 P.M.

B. Pledge of Allegiance

C. Roll Call

Upon roll call by Deputy Clerk Cannova, President Burket and Trustees Christiansen, Duncan, Kalinich, and Thompson answered “Present.” Trustees Bhagwakar and Simon were absent.

Also in attendance: Village Manager Franz, Assistant Village Manager Irizarry, Village Attorney Stephanides, Finance Director Brankin, Public Works Director Hubsky, Community Development Director Henaghan, Economic Development & Communications Director Hannah, Professional Engineer Daubert, Deputy Police Chief Vavra, and Fire Chief Clark.

D. Audience Participation

Jennifer Shannon, owner of Shannon’s Irish Pub, spoke about her private property behind her building and how it is being perceived to be public property. She spoke of issues with a neighboring business infringing on her private property. She asked the Board for assistance.

Village Manager Franz told Ms. Shannon that staff would follow up with her later in the week about possible solutions.

E. Intergovernmental Agreement (IGA) - Village of Glen Ellyn and City of Wheaton Jurisdictional Boundaries

- 1) Discussion of the Intergovernmental Agreement on Jurisdictional Boundaries with the City of Wheaton

Community Development Director Henaghan gave a summary of the memo included in the meeting’s agenda packet.

Trustee Thompson asked for clarification of two parcels, which municipality would have jurisdiction over each, and guidelines for development. Community Development Director Henaghan replied.

President Burket clarified the boundary issue.

Trustee Christiansen asked for clarification of the flood plain boundaries. Community Development Director Henaghan suggested that the developer speak to this during their presentation.

Trustee Thompson asked for clarification of the red and blue lines in the site map. Community Development Director Henaghan replied.

Warren James, Managing Partner of Reva Development Partners LLC, introduced his business partner at Reva, Managing Partner Matthew Nicks, their engineer, William Loftus of Spaceco, a civil engineering and surveying company, and a representative of the property owner, Wheaton College.

Mr. James presented Reva's proposed development plan for the property. He noted that the biggest issue with this project is development on the flood plain. Solving the flood issues on Anthony Street is part of their plan.

Mr. Loftus spoke about the engineering aspects of the project, specifically water storage and mitigation. At this time, Trustee Thompson's question about the red line and the blue line was addressed.

Trustee Thompson asked who would own the retention pond. Mr. James replied.

President Burkett asked for clarification on the culvert. Mr. James replied.

Trustee Kalinich asked if Mr. James had ever worked with two municipalities for one development project. Mr. James replied. Trustee Kalinich asked what he saw as the challenges in this situation. Mr. James replied.

Trustee Christiansen acknowledged that the plan was a thoughtful and elegant solution to the issues with this property.

Trustee Thompson stated he was glad that the residents on Anthony Street will finally receive relief from the storm water issue. He wanted to know how the connection will be accomplished. Professional Engineer Daubert replied. Trustee Thompson asked for further clarification of responsibility for the connection. Professional Engineer Daubert replied. Discussion ensued.

Trustee Kalinich asked if there would be a barrier around the retaining pond. Mr. James replied, adding that safety issues would be addressed while preserving the open vista.

President Burket asked Mr. Loftus if this was similar to any other project he had worked on. Mr. Loftus replied.

Trustee Duncan asked what the project's next steps would be and the reasonable timeline involved. Mr. James replied. Village Manager Franz added information about the status of the City of Wheaton in the project.

Rick Scheck, resident, commented on the proposed development. He thanked the Board for their steps to make this happen. He then expressed concern regarding density of the proposed development.

Trustee Thompson asked if planned use restrictions could be included in the IGA. Village Attorney Stephanides replied. Discussion continued on this point.

Trustee Thompson asked Mr. James to keep affordable, work force, and special needs housing in mind as part of the plan for this project.

F. Adjourn – 7:00 P.M.

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