



Minutes
Village of Glen Ellyn
Regular Village Board Meeting
Monday, March 23, 2026
7:00 PM
Glen Ellyn Civic Center, Galligan Board Room

A. Call to Order – 7:03 P.M.

B. Pledge of Allegiance

C. Roll Call

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

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

D. Presentation

- 1) National Wildlife Federation Mayors' Monarch Champion Proclamation - Calendar Year 2026 (Clerk Cosby)

Christy Pruitt, Chair of the Environmental Committee, read the Proclamation.

Trustee Christiansen noted that these efforts really do work to increase the monarch population.

- 2) Proclamation in Honor of Two-Time Olympian Athlete Ethan Cepuran (Clerk Cosby)

President Burket praised Mr. Cepuran and his efforts. Economic Development and Communications Director Hannah showed a video of highlights from Mr. Cepuran's performance at the Olympics. Clerk Cosby then read the proclamation.

Mr. Cepuran gave comments of appreciation for the recognition by the Village. The Board and audience members asked him questions about his experience.

E. Audience Participation

Jacquine Casazza and Charlie Johnson, with Go Green Glen Ellyn, asked the Village to participate in “Skip the Plastic” Day to raise awareness. Ms. Casazza spoke about how easy it is to participate in this observance. Master Johnson then spoke to the Board about why this issue is so important to him and how it affects all of us.

Trustee Christiansen wanted to point out Charlie Johnson mentioning the amount of plastic in Lake Michigan and that every day can be skip the plastic day.

F. 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 Duncan [Items 1 – 3; 5 - 6]
SECONDER:	Trustee Kalinich
AYES:	Duncan, Kalinich, Bhagwakar, Christiansen, Simon, Thompson
NAYS:	

Motion to approve the following items including Payroll and Vouchers totaling \$1,322,108.56. These agenda items have been reviewed by the Executive Team (Trustee Duncan).

- 1) Total Expenditures (Payroll and Vouchers) - \$1,322,108.56
- 2) Approve Village Board January 20, 2026 Closed Executive Session Minutes
- 3) Approve a Fire Prevention Award in the Amount of \$10,000 to Vintage Charm, Inc. located at 495 N. Main Street to be Expensed to the Central Business District TIF Fund (Economic Development & Communications Director Hannah)

A member of the business owner’s family expressed thanks to the Board for the award to go toward the fire alarm system expense.

- 4) Approve Resolution No 26-30, A Resolution Approving an Employment Contract between the Village of Glen Ellyn and the Village Manager and Authorizing Its Execution (President Burket)

RESULTS:	APPROVED [7 to 0]
MOVER:	Trustee Duncan
SECONDER:	Trustee Thompson
AYES:	Duncan, Thompson, Bhagwakar, Christiansen, Kalinich, Simon President Burket
NAYS:	

Village Attorney Stephanides gave an overview of the agreement related to this resolution.

- 5) Adopt Resolution No. 26-31, A Resolution Approving an Independent Contractor Agreement with Eco-Clean Maintenance Inc. for Civic Center Parking Garage Custodial Services for One Year with Two Option Years an Amount not to Exceed \$125,709.09 for the First Year to be Expensed to the Parking Fund and Authorizing its Execution (Public Works Director Hubsy)

- 6) Adopt Ordinance No. 7264, An Ordinance Reserving and Authorizing the Transfer of Volume Cap in Connection with Private Activity Bond Issues and Related Matters (Economic Development & Communications Director Hannah)

G. Non-Consent Agenda

- 1) Adopt Resolution 26-32, A Resolution Approving Amendment Number 4 to the Phase II Engineering and Architectural Design Services Agreement with CDM Smith of Chicago, Illinois for the Glen Ellyn Metra Station and Multimodal Access Improvements Project in an Amount Not-to-Exceed \$312,459 to be Expensed to the Capital Projects Fund and Authorizing the Amendment's Execution (Engineer Daubert) (Trustee Simon)

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

Professional Engineer Daubert gave a presentation reviewing the project and its updates.

Trustee Kalinich pointed out that this will not be the first time the Plan and Architectural Appearance Commissions have seen the plans.

Trustee Kalinich asked if the Village secures the Surface Transportation Fund grants, could it ask for additional Congestion, Mitigation and Air Quality Improvement Program grant funding. Professional Engineer Daubert replied.

Trustee Kalinich asked if any of the grant money has been spent from the design phase. Professional Engineer Daubert replied.

Trustee Christiansen thanked Professional Engineer Daubert for his work on this project and asked about paying for the rest of the streetscape in relation to the grants. Professional Engineer Daubert replied. Trustee Bhagwakar asked a follow-up question about the grants. Professional Engineer Daubert replied.

Trustee Simon, as the liaison to the Capital Improvements Commission, pointed out the complexity of this project and that the results are very close to the finish line. She thanked Professional Engineer Daubert, CDM Smith, and everyone involved in moving the project along to this phase.

Charlie Johnson, resident, asked when the project will be completed if everything goes as planned. Professional Engineer Daubert replied.

- 2) Adopt Ordinance No. 7265, An Ordinance Granting a Second Amendment to the Special Use Permit for the Glenwood Station Planned Unit Development Located at 464 Glenwood Avenue, Glen Ellyn, Illinois (Community Development Director Henaghan) (Trustee Thompson)

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

Community Development Director Henaghan gave a presentation regarding the proposal for the property. She noted the Plan Commission approved this in a 4-2 vote.

Trustee Kalinich thought it would be a nice addition to the property.

Drew Mitchell, of Holladay Properties, the developer and petitioner, spoke about the ordinance and the benefits it would bring to the Glenwood Station community as well as the Village.

H. Consideration of an Annexation Agreement for the Property located at 22W584 Ahlstrand Road (Community Development Director Henaghan) (Trustee Thompson)

- 1) Motion to Open the Public Hearing Regarding a Proposed Annexation Agreement for 22W584 Ahlstrand Road, Glen Ellyn, Illinois (Trustee Thompson)

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

Village Attorney Stephanides reviewed the public hearing notice being posted.

Community Development Director Henaghan presented the petitioner’s request. She included staff recommendations. The Plan Commission voted 3-3 on this proposal.

Trustee Kalinich asked which areas on the map were incorporated and unincorporated. Community Development Director Henaghan replied.

Trustees Thompson and Bhagwakar asked about the sidewalk regulations. Community Development Director Henaghan replied. Discussion ensued and included the lighting requirements as well.

Trustee Thompson asked if this kind of request could happen again in the future, and perhaps there was a need to make a special rule to be applied to the area’s development.

President Burket asked about the difference between incorporated and unincorporated Ahlstrand Road regarding the sidewalks. Discussion continued on this point.

Trustee Thompson asked if the Village would be responsible for the area, i.e. snow removal. Community Development Director Henaghan replied.

Trustee Thompson asked if the Police Department was in favor of better lighting in this neighborhood. Deputy Police Chief Vavra replied.

Trustee Duncan asked how many traffic complaints the Village has received in this area. Community Development Director Henaghan replied.

Andy Draus, the petitioner's attorney, spoke about the proposed project and the annexation. He said it would allow two homes to be built on the lot. He gave more project details and the benefits to the Village.

Trustee Bhagwakar wanted to know who would pay the cost for a lighting generator, if needed. Community Development Director Henaghan replied with additional information given by Public Works Director Hubsy. Discussion ensued regarding streetlights in general.

Trustee Thompson asked Mr. Draus about how the action of subdividing this lot could change the character of the neighborhood. Mr. Draus replied. Trustee Thompson and Mr. Draus had a discussion on this point.

Trustee Christiansen asked why the lots near this property do not have sidewalks. Community Development Director Henaghan replied. Discussion continued on this point.

James and Francine Long, residents and representatives of the Homeowners Association, spoke about their concerns with the variance being proposed, and the reasons they do not want sidewalks or streetlights.

Trustee Kalinich asked how the residents feel about the lot being subdivided. Mr. and Mrs. Long replied.

Trustee Thompson asked about ADA concerns. Mrs. Long replied.

Gary Gunderson, former resident of the subdivision, spoke about the trees that would need to be removed to accommodate the proposed sidewalk.

Christian Smith, project engineer representing the applicant, gave his thoughts on the proposed project and the sidewalk issue in relation to water mitigation. He also addressed the streetlight requirement. Trustee Thompson gave his thoughts on Mr. Smith's comments.

Trustee Kalinich asked if it was known how many trees would need to be removed for the sidewalk. Community Development Director Henaghan replied. Trustee Kalinich followed up with a question about the impact of connecting to Village water and sewer. Community Development Director Henaghan replied. Discussion ensued.

Trustee Simon thought that the Village should listen to the subdivision's residents.

Trustee Christiansen wondered about the benefit of the annexation to the Village. The costs involved in annexing and subdividing were reviewed by Village Manager Franz. Discussion continued on this point.

Village Attorney Stephanides explained why the ordinances were being presented in the order of the agenda.

Trustee Bhagwakar asked about the benefits of annexing to the Village. Village Manager Franz replied.

- 2) Motion to Close the Public Hearing Regarding a Proposed Annexation Agreement for 22W584 Ahlstrand Road, Glen Ellyn, Illinois (Trustee Thompson)

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

- 3) Adopt Ordinance No. 7266, An Ordinance Granting Approval of a Minor Plat of Subdivision with Subdivision Variations for the Property Located at 22W584 Ahlstrand Road, Glen Ellyn, Illinois (Community Development Director Henaghan) (Trustee Thompson)

RESULTS:	APPROVED [x to x] NO VOTE TAKEN – ITEM 4 NOT APPROVED
MOVER:	Trustee
SECONDER:	Trustee
AYES:	
NAYS:	

Trustee Duncan stated he saw no benefit to the Village in granting the annexation, but he was in favor of the variances. Trustee Simon agreed with Trustee Duncan.

Trustee Thompson stated he would vote for no streetlight that could be installed later but would like to see the sidewalk on the north side of Ahlstrand. He was in favor of annexation.

Trustee Christiansen was in favor of the sidewalk on the north side for safety issues and did not see the benefit of annexation to the Village. Trustee Bhagwakar and Kalinich agreed with Trustee Christiansen.

President Burket was in favor of the annexation but not the sidewalk requirement. He added that safety was not currently an issue in the subdivision.

- 4) Adopt Ordinance No. 7267, An Ordinance Approving an Annexation and Development Agreement for the Property Located at 22W584 Ahlstrand Road,

Glen Ellyn, Illinois and Authorizing its Execution (Community Development Director Henaghan) (Trustee Thompson)

RESULTS:	NOT APPROVED [3 to 4]
MOVER:	Trustee Thompson
SECONDER:	Trustee Kalinich
AYES:	Thompson, Bhagwakar, President Burket
NAYS:	Christiansen, Duncan, Kalinich, Simon

I. Other Business

Trustee Simon talked about the IDD (Intellectual and Developmental Disabilities) community meeting with the Community Relations Commission and inclusion goals. She stated that action steps have been identified and activities have already occurred. She added that there is a centralized list and transportation access information, and an initiative for employment. The upcoming meeting will be with the senior community on April 9, 2026.

Trustee Kalinich asked how seniors will know how to participate. Economic Development and Communications Director Hannah replied.

Trustee Thompson stated he was thrilled that the Community Relations Commission has been reconstituted. Trustee Simon acknowledged Economic Development and Communications Director Hannah and Communications Coordinator Paplauskas as well as Nancy McKee for their efforts.

Trustee Thompson suggested that veterans become a part of the Community Relations Commission as well.

Trustee Duncan said that this community was highly motivated to be heard and the Village should do all it can to foster participation.

J. Reminders

- 1) Village Board Meeting Monday, April 13, 2026 at 7 pm
- 2) Village Board Workshop Monday, April 20, 2026 at 7 pm
- 3) Village Board Meeting, Monday, April 27, 2026 at 7 pm

K. Adjourn – 9:47 P.M.

Mover: Trustee Duncan; Second: Trustee Bhagwakar. Unanimous vote to adjourn.