



Minutes
Village of Glen Ellyn
Regular Village Board Meeting
Monday, May 11, 2026 7:00 PM
Glen Ellyn Civic Center, Galligan Board Room

A. Call to Order – 7:32 P.M.

B. Pledge of Allegiance

C. Roll Call

Upon roll call by Clerk Cosby, President Burket and Trustees Bhagwakar, Christiansen, Duncan, Simon, and Thompson answered “Present.” The Board allowed Trustee Kalinich to join the meeting via phone.

Also in attendance: Village Manager Franz, Village Attorney Stephanides, Assistant Finance Director Chaparro, Assistant Public Works Director Ross, Community Development Director Henaghan, Economic Development & Communications Director Hannah, Forestry Superintendent Brown, and Volunteer Fire Company Chief Clark.

D. Presentation

1) Idling in Parking Zones (Amy Hohulin, Resident)

Amy Hohulin, Resident, gave a presentation about the no idling campaign. She then shared a video featuring students promoting the campaign. The students involved in making the video then answered questions from the Board,

E. Audience Participation

There was no off-agenda audience participation.

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 Christiansen [Items 1 – 4; 6 – 12]
SECONDER:	Trustee Thompson
AYES:	Christiansen, Thompson, Bhagwakar, Duncan, Kalinich, Simon
NAYS:	

Motion to approve the following items including Payroll and Vouchers totaling \$3,409,995.02. These agenda items have been reviewed by the Executive Team (Trustee Christiansen).

- 1) Total Expenditures (Payroll and Vouchers) - \$3,409,995.02
- 2) Approve Village Board April 20, 2026 Workshop Meeting Minutes

- 3) Adopt Resolution 26-45, A Resolution Approving a Rear Pedway License Agreement with Mocat2, Inc., d/b/a Nobel House for an Outdoor Café at 419A North Main Street and Authorizing Its Execution (Community Development Director Henaghan)
- 4) Adopt Ordinance No. 7276-VC, An Ordinance Amending Title 4 (“Building Regulations”), Chapter 1 (“Building Code”), Section 4-1-2 (“Purpose”) and Section 4-1-9 (“Adoption of Energy Conservation Code”) of the Glen Ellyn Village Code (Community Development Director Henaghan)
- 5) Adopt Ordinance No. 7277, An Ordinance Granting Variations from the Village’s Zoning Code to Construct a Deck at Kenilworth Arms Located at 470 N. Kenilworth Avenue, Glen Ellyn, Illinois (Community Development Director Henaghan) (Trustee Thompson)

RESULTS:	APPROVED [5 to 0]
MOVER:	Trustee Thompson
SECONDER:	Trustee Simon
AYES:	Thompson, Simon, Bhagwakar, Duncan, Kalinich
NAYS:	

Trustee Christiansen recused herself from the vote on this item.

Trustee Simon asked if the variance was to replace the deck currently in place and its relation to the Code. Community Development Director Henaghan replied.

- 6) Adopt Resolution No. 26-46, A Resolution Approving the Northern Illinois Municipal Electric Collaborative (NIMEC) to Administer a Bid Process on Behalf of the Village of Glen Ellyn for an Electricity Supply Contract for a Three-Year Term and Authorizing the Village Manager to Execute the Subsequent Contract with the Lowest Responsible Bidder (Village Manager Franz)
- 7) Adopt Resolution No. 26-47, A Resolution Approving an Independent Contractor Agreement with Utility Dynamics Corporation for Streetlight On-Call Services and the Streetlight Capital Replacement Project for a One-Year Term and Three Option Year Terms in the Not-to-Exceed Total Amount of \$119,570.00 for the First Year to be Expensed to the Capital Improvements Fund and Authorizing its Execution (Public Works Director Hubsy)
- 8) Adopt Resolution 26-48, A Resolution Approving an Intergovernmental Cooperation Agreement Between the Village of Glen Ellyn and the Glen Ellyn Park District for the Village’s Provision of Fuel and Road Salt and Authorizing Its Execution (Public Works Direction Hubsy)

Trustee Christiansen asked if there was a sense of the impact from higher prices of gasoline on fuel cost to the Village. Village Manager Franz replied.

- 9) Approve a Downtown Retail Interior Improvement Award in the Amount of \$30,000 and a Fire Prevention Award in the Amount of \$6,250 to Heidenberger Holdings LLC, d/b/a Pete's Ice Cream Bar, located at 505 Pennsylvania Ave to be

Expensed to the Central Business District TIF Fund (Economic Development & Communications Director Hannah)

- 10) Approve a Downtown Retail Interior Improvement Award in the Amount of \$30,000 and a Fire Prevention Award in the Amount of \$6,250 to Spencer's Specialty Ice Cream, LLC, d/b/a Glen Ellyn Candy & Cones, located at 550 Crescent Blvd to be Expensed to the Central Business District TIF Fund (Economic Development & Communications Director Hannah)
- 11) Adopt Resolution No. 26-49, A Resolution Approving a Professional Services Agreement with Hampton, Lenzini and Renwick, Inc., for Engineering Consulting Services for an Initial Two-Year Term with Four Additional One-Year Renewal Terms in an Amount Not to Exceed \$395,000 Annually and Authorizing Its Execution (Community Development Director Henaghan)

Trustee Bhagwakar asked for an explanation for the residents as to the purpose of this agreement. Village Manager Franz replied.

Trustee Simon asked that if a staff person were assigned to this, would the Village still need an outside vendor. Village Manager Franz replied.

- 12) Adopt Resolution No. 26-50, A Resolution Approving an Independent Contractor Agreement with Elemental Air Heating and Cooling LLC of Brookfield, IL for HVAC Replacements at various Village facilities in an Amount Not to Exceed \$68,220.00 to be Expensed to the Facilities Maintenance Reserve Fund and Authorizing its Execution (Public Works Director Hubsky)

G. Non-Consent Agenda

- 1) Adopt Ordinance No. 7272, An Ordinance Denying a Variation from Section 10-5-5(B)(4)(15) of the Village's Zoning Code at the Property Located at 485 St. Charles Road, Glen Ellyn, Illinois (Community Development Director Henaghan) (Trustee Duncan)

RESULTS:	NOT APPROVED [3 to 4] (failed to deny: ordinance dead)
MOVER:	Trustee Duncan
SECONDER:	Trustee Simon
AYES:	Duncan, Christiansen, Burket
NAYS:	Simon, Bhagwakar, Kalinich, Thompson

Community Development Director Henaghan gave a presentation on the variance. The Zoning Board of Appeals (ZBA) had recommended denial of this variance.

Trustee Thompson asked whether the Zoning Code review would reflect changing needs of garage size and space. He then asked a follow-up question about zoning changes. Community Development Director Henaghan replied to both questions.

Trustee Duncan asked if the petitioner will be able to reapply for the variance after the zoning code. Community Development Director Henaghan replied.

The homeowner spoke about the reasons for requesting the variance. Trustee Simon asked where the new footprint would be. The homeowner replied.

Trustee Simon asked if the proposed variance meets the setback requirement. Community Development Director Henaghan replied.

Trustee Bhagwakar asked about the number of vehicles that need to be inside the garage. The homeowner replied. Trustee Bhagwakar then asked about vehicle break-ins. The homeowner replied.

Trustee Bhagwakar asked what the minimum space needed would be. The homeowner replied. Trustee Bhagwakar followed up by asking why the variance has been proposed this way. Community Development Director Henaghan replied.

Trustee Christiansen felt that break-ins were not a hardship that meets the requirements for the variance.

Trustee Duncan gave his thoughts on granting the variance. He agreed that there were no “unique circumstances” that would be met. The homeowner replied.

Trustee Kalinich thought this was a unique situation based on its location. She felt this area is more isolated than most neighborhoods in the Village and may therefore experience more theft. She also felt that the Village should support all businesses in the Village, not just the brick-and-mortar variety.

Trustee Simon agreed that the property’s location could increase the likelihood of theft. Trustee Thompson added that he thought that supporting businesses and residents was important and the lot is unique in its odd shape. Discussion ensued.

Trustee Duncan reviewed the reason for the ZBA not recommending approval of the variance.

Trustee Christiansen asked if the homeowner could build a fence as an alternative. Community Development Director Henaghan replied. Discussion continued.

Trustee Simon asked the requirement to overturn the ZBA’s recommendation. Village Attorney Stephanides replied.

- 2) Adopt Ordinance No. 7278, An Ordinance Denying a Variation from Section 10-4-8(F) and Section 10-5-5(B)(4)(15) of the Village's Zoning Code at the Property Located at 718 N. Main Street, Glen Ellyn, Illinois (Community Development Director Henaghan) (Trustee Duncan)

RESULTS:	APPROVED [4 to 2] (denying a variation)
MOVER:	Trustee Duncan
SECONDER:	Trustee Simon
AYES:	Duncan, Simon, Christiansen, Kalinich
NAYS:	Bhagwakar, Thompson

Community Development Director Henaghan gave a presentation on the variance. ZBA recommended denying this variance.

Tom Coronelli, resident, explained why he and his wife sought the variance.

President Burket asked about the extension on the back of the garage. Mr. Coronelli replied.

Trustee Kalinich asked to hear from Trustee Duncan about the ZBA meeting where this was denied. Trustee Duncan replied. Trustee Kalinich replied to Trustee Duncan's input.

Christian Ambler, neighbor, spoke in support of the petitioner.

Trustee Thompson felt that the Board not granting this request makes the Board look like they do not want to make such decisions when the Zoning Code is being renewed.

Trustee Simon felt that the Board needed to be consistent.

Trustee Christiansen felt that possible changes in the Zoning Code should be considered based on the current code, as there is no hardship or unique situation. Mr. Coronelli replied.

Trustee Bhagwakar felt that a unique circumstance did exist, based on the size of the lot.

President Burket commented on the beautiful job done on the home remodel, but the request is well over the amount currently allowed. He suggested alternatives to this request. Mr. Coronelli replied.

H. Other Business

Victoria Fitz Maurice, Villa Park resident, spoke about the need for funds to renovate McKee House. She asked the Board for help in this effort.

President Burket asked what the current cash donation were to McKee House. Trustee Thompson replied.

I. Reminders

- 1) Village Board Workshop Monday, May 18, 2026 at 7 pm
- 2) Village Board Meeting Monday, Tuesday, May 26, 2026 at 7 pm

J. Adjourn – 9:01 P.M.

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