



Minutes
Village of Glen Ellyn
Village Board Workshop Meeting
Monday, May 18, 2026
7:00 PM
Glen Ellyn Civic Center, Galligan Board Room

A. Call to Order – 7:01 P.M.

B. Pledge of Allegiance

C. Roll Call

Upon roll call by Deputy Clerk Cannova, 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, Public Works Director Hubsy, Community Development Director Henaghan and Management Analyst Barrett.

D. Audience Participation

Lucas Van Witzenburg, resident, spoke about the safety of Flock camera systems.

Trustee Kalinich commented that she had received information on this topic and would be happy to share it with the rest of the Board.

Village Attorney Stephanides agreed to send specific sections cited from the Illinois Vehicle Code to the Board for review.

E. Presentation

- 1) Presentation and Discussion of Current Village Demolition Permit Fees (Community Development Director Henaghan) (Tentative Timeline: 7:00 PM - 7:30 PM)

Management Analyst Barrett reviewed the current fee structure. He stated that staff sought direction on restructuring of fees.

Trustee Duncan commended Trustee Christiansen for the questions she had raised earlier in the day, stating that this gave the Board a better starting point for the evening’s conversation. He then asked if it was correct that approximately 16 home demolitions per year have been permitted since 2020. Community Development Director Henaghan replied.

Trustee Duncan asked for a rundown of how many staff hours are needed to review each demolition application. Community Development Director Henaghan replied.

Trustee Kalinich added that this is a topic that the Historic Preservation Commission has discussed extensively. The Commission’s thought was that fees could be a source of funding the incentive grants.

Trustee Simon thought this could be considered as a decision of policy in that this particular cost is not prohibitive for a developer. She felt that if the goal is to protect the historic nature of the Village, the fee imposed needs to be much larger.

Trustee Christiansen agreed with Trustee Simon, continuing with relevant data regarding past teardowns. She also felt the housing study needs to be looked at again. Discussion ensued.

Trustee Bhagwakar thought that the Village did not want to discourage families from moving into the Village and investing in and improving properties.

Trustee Kalinich thought if the preservation program was to be successful, people needed to know about it and how to access it, and it needed to be well-funded. Trustee Kalinich also felt that it needed to be linked to fees. Discussion ensued.

Trustee Thompson asked where the fees are placed within the Village budget. Village Manager Franz replied. Trustee Thompson thought the budget needed to be increased for the current historic housing preservation program. He also agreed the fees should increase.

Trustee Bhagwakar didn't think the fees should be increased so complacently and that the Board needs to be cognizant of representing all residents of the Village.

Trustee Christiansen pointed out that the Board is there to represent the Village overall and that 12% of the housing stock has been lost. And if the historical charm is going to be maintained, something needs to be done.

Trustee Kalinich added that the Village portion of the tax bill is a fraction of its total, and that the concept of a fee versus a tax is that a fee applies to the individual user rather than the whole community. She added that currently the Preservation Grants are funded by the whole community.

Trustee Bhagwakar replied to this and then asked about other fees paid by homeowners. Staff replied.

President Burket asked how the comparable communities were chosen. Management Analyst Barrett replied. Village Manager Franz added to the response.

Discussion continued about how to restructure the fee schedule and the best way to discourage teardowns to preserve the historic charm of the Village. Discussion included the rights of private property owners, as well as the relationship between fees and the historic grant preservation program.

The Board's direction to staff was to increase the demolition permit fee. The increase will not be gradual and will be made in conjunction with other permit fees being increased this year.

Norris Eber, resident, asked what the demolition ordinance would say in regard to a house that suffers a fire and needs partial or full demolition to be rebuilt. The Board responded they would take this into consideration as a possible carveout in the ordinance.

Anne Gould, resident, spoke about the possibility of addressing the percentage of property that can be built upon versus raising the fee if the goal is to preserve

historic homes. Trustee Kalinich replied.

2) Presentation and Discussion of Fees for Work Without a Permit (Community Development Director Henaghan) (Tentative Timeline: 7:30 PM - 8:00 PM)

Community Development Director Henaghan opened the topic by reviewing current fees for work without a permit and zoning variances for such work.

Trustee Simon asked how many violations the Village has per year for work without a permit. Community Development Director Henaghan replied.

Trustee Kalinich asked for clarification regarding the timeline for zoning variance application. Community Development Director Henaghan replied.

Trustee Thompson asked how permit violations could be charged to a contractor versus a homeowner. Community Development Director Henaghan replied.

Trustee Kalinich brought up the review of the zoning regulations, which she felt should be part of the fee restructuring process.

Community Development Director Henaghan reviewed her recommendations for restructuring both fee schedules. The Board asked questions regarding the recommendations and the fee process.

Trustee Simon wondered if a contractor should be the one to pay penalty fees. Community Development Director Henaghan replied.

Trustee Thompson asked about registering contractors as a requirement to work in the Village and whether a fee was involved. Community Development Director Henaghan replied.

Trustee Bhagwakar asked for clarification of the zoning fee options before the Board. Community Development Director Henaghan replied. Discussion ensued.

The Board gave direction of fee revisions. The construction necessitated variation fee should be triple the cost of the standard application fee. The work without a permit fee should be double the standard application fee.

3) Presentation and Discussion of Village Regulations Regarding the Preservation of Trees Located on Private Property (Public Works Director John Hubsby) (Tentative Timeline: 8:00 PM - 9:00 PM)

Christy Truitt, Chairperson of the Environmental Commission, gave a presentation on the importance of preserving oak tree canopy in the Village. It included relatively new information and as well as historical data. Ms. Truitt reviewed actions the Village could take to preserve trees, whether on private or public property.

Trustee Thompson wanted to know methods to encourage and incentivize tree preservation rather than just imposing fines for cutting down trees on private property. Chairperson Truitt replied.

Trustee Thompson asked if the required commercial landscaping plans include tree

type requirements in the Code. Chairperson Truitt replied.

Trustee Thompson commented on the tree evaluation at Village Links and the possible recommendations for replanting.

Trustee Christiansen commented on possible incentives such as a Heritage Tree Preservation Program. She felt this could help to preserve trees on private property. Discussion ensued.

Trustee Kalinich asked about former changes in tree removal regulations in the Village. Village Manager Franz replied.

Management Analyst Barrett reviewed the five goals regarding the preservation of trees and recommendations to achieve these goals. Staff also requested guidance on whether the Village should have tree removal permits, the permit cost for such permits, and enforcement.

Trustee Thompson asked about the circumstances in which a developer is hired by a property owner, does the contractor have discretion on which trees are allowed to be removed. Village Manager Franz replied. Forestry Superintendent Brown added to this reply. Discussion ensued.

Trustee Kalinich reemphasized that the Historic Preservation Commission is deeply interested in this subject and would be willing to help with mapping trees in the Village. Trustee Christiansen suggested a volunteer reporting system could help in this effort.

President Burket asked if satellite imagery was helpful in identifying types of trees or if the canopies in such imagery were indistinguishable. Forestry Superintendent Brown replied.

Chris English, resident, expressed his support of a tree removal permit, especially considering how trees affect water mitigation issues. He felt such a permit would strengthen the tree canopy.

Trustee Thompson asked what the timing of any action would be. Village Manager Franz replied. Trustee Thompson felt that the Board should get a progress report from staff by September of this year. Discussion ensued.

F. Reminders

G. Adjourn – 9:15 P.M.

Adjourn to closed executive session for the purposes of discussing the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the Village pursuant to 5 ILCS 120/2(c)(1) and pending litigation pursuant to 5 ILCS 120/2(c)(11), not to return to open session

Trustee Simon moved and Trustee Thompson seconded to adjourn and go into Closed Executive Session. Unanimous vote of approval.