



**MINUTES**  
**VILLAGE OF GLENCOE**  
**BOARD OF TRUSTEES**  
**REGULAR MEETING**

Village Hall Council Chambers  
675 Village Court  
Thursday, March 19, 2026 – 7:00 PM

**I. CALL TO ORDER AND ROLL CALL**

The Meeting of the Board of Trustees of the Village of Glencoe was called to order by the Village President of the Village of Glencoe, Cook County, Illinois, at 7:04 p.m. on the 19th day of March 2026, at the Village Hall Council Chambers, 675 Village Court, Glencoe. The following were in attendance:

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>
<b>Village Board</b>		
Howard Roin	Village President	Present
Joe Halwax	Trustee	Present
Georgia Mihalopoulos	Trustee	Present
Dudley Onderdonk	Trustee	Present
Michael Rosenblat	Trustee	Present
Gary Ruben	Trustee	Present
Hilary Scott	Trustee	Present
<b>Village Staff</b>		
Philip Kiraly	Village Manager	Present
Steven Elrod	Village Attorney	Present
Taylor Baxter	Development Services Director	Present
Katy Darr	Human Resources Manager	Present
Adam Hall	Assistant Village Manager	Present
Sammy Hanzel	Communications Manager	Present
Sean Loughran	Public Safety Director	Present
Stella Nanos	Glencoe Golf Club General Manager	Present
Monica Sarna	Public Works Director	Present
Margaret Schwarz	Assistant CFO	Present
Matt Siegel	IT Director	Present

**II. CONSIDERATION OF MINUTES**

Trustee Scott moved, seconded by Trustee Halwax, to approve the following meeting minutes, as submitted:

- a. *Board of Trustees – Committee of the Whole – February 19, 2026*
- b. *Board of Trustees – Regular Meeting – February 19, 2026*
- c. *Closed Session Minutes – January 15, 2026*

The motion was approved by unanimous voice vote.

### III. PUBLIC COMMENT

There was no public comment.

### IV. REPORTS OF COMMITTEES

#### *a. Committee of the Whole*

President Roin reported that the Committee of the Whole meeting was held prior to the Regular Meeting and Trustees discussed the Preservation Commission recommendations regarding enhanced preservation incentives. In addition, Public Safety Director Sean Loughran presented information about the Glenview Public Safety Dispatch Center Drone as a First Responder Pilot Program (DFR).

#### *b. Finance Committee*

Trustee Ruben reported that the Committee convened on February 17 and discussed monthly financial reports for February. The general fund revenue sources exceeded both the monthly budgeted targets and prior year receipts, and those included sales tax, building permits, parking fees, garbage service fees, and sewer charges. Trustee Ruben advised that the Committee also discussed the fact that property taxes were received in February and the beginning of March, and they are waiting to receive documentation from Cook County to determine if the receipts received were from the first installment in 2025, the second installment from 2025, or the first installment from 2026. He noted that first installment 2026 property taxes are due April 1.

Continuing, Trustee Ruben reported that staff provided an update on the construction of the golf clubhouse, and there was also discussion about changes in the schedule for the Community Investment Program. The CY 2025 audit fieldwork will be completed this week and the final report is expected to be presented to the Village Board in June.

Trustee Ruben announced that good news was received for the Village in the form of a State of Illinois grant for over \$194,000 to be used for in-car video cameras in law enforcement vehicles, officer-worn video cameras and data storage, and training for the officers on this equipment. He noted that this was a five-year grant. He said that \$48,000 was budgeted this year for this equipment, so the grant is quite meaningful.

Lastly, Trustee Ruben reported that the Committee discussed local impact fees from a new development, and staff are reviewing possible options.

The next Finance Committee meeting is Tuesday, April 14, 2026 at 6 p.m.

#### *c. Plan Commission*

Trustee Mihalopoulos reported that the Plan Commission met on February 25 and approved an exterior appearance review for an addition to the Glencoe Public Library at 320 Park Avenue. She advised the architects returned with an updated plan containing changes that were suggested by the Plan Commission at last month's meeting. She noted that they may need to return in the future for signage and lighting. In conclusion, she advised that discussion of next steps for the development of a Planned Development Ordinance will be discussed at the March meeting.

The next Plan Commission meeting is Monday, March 25, 2026 at 7 p.m.

*d. Golf Advisory Committee*

Trustee Halwax reported that the Golf Advisory Committee met on March 16. He expressed his excitement about the new clubhouse building and said that with the clearing of buckthorn, the building can now be viewed from Green Bay Road. He advised that work on the clubhouse is progressing, and the ground plumbing and trusses have been completed. The pouring of the north side grade and final geothermal installation is underway and expected to be completed next week, and work on the perimeter walls has begun.

Trustee Halwax reported that the interim agreement for the restaurant vendor is being considered this evening and the final agreement will come before the Village Board for approval within the next couple of months. He explained that special event requests for the new facility continue to come in with people requesting information and booking events at the clubhouse. He noted that staff are responding to the inquiries and the new vendor is planning to create menus and pricing which will be available in mid-April.

The next Golf Advisory Committee meeting is Tuesday, April 20, 2026 at 5:30 p.m.

*e. Sustainability Task Force*

Trustee Rosenblat reported that the Sustainability Task Force met on February 24 and received an update from staff on the Sustainability Action Plan, the new Illinois Battery Disposal Law, and the Wesley Road buckthorn removal project. They also received an update on the Tree Preservation Ordinance and finalized language for the 10<sup>th</sup> Anniversary Commemorative Tree plaque. He highlighted some upcoming events: Donate & Recycle Day on May 9, Spring Clean-Up Day on May 16, and Electronics Pick-Up in June, date to be announced.

In addition, Trustee Rosenblat advised that the Task Force reviewed a communications plan and developed topics for March and April social media posts on sustainability and education.

The next Sustainability Task Force meeting is Tuesday, March 24, 2026 at 7 p.m.

*f. Glencoe Council for Inclusion and Community*

Trustee Scott reported that the GCIC convened on March 2<sup>nd</sup> and discussed upcoming events and reviewed recent initiatives. They also discussed potential connections with additional Glencoe businesses to highlight how local businesses are doing good in the neighborhood by supporting the community. The Council and staff will create a flyer to distribute to local businesses. Plans were also finalized for a booth at the District 35 Family Belonging event which was held on March 18.

Continuing, Trustee Scott advised that the Council discussed member partnerships and upcoming opportunities, including collaboration with the New Trier Transition Center, the Sustainability Task Force, and participation in the Sidewalk Sale. She noted that the Council continues to explore potential speakers who can share topics relating to belonging and effective communication. Finally, the annual calendar has been approved and the Council will meet every other month beginning Monday, May 4, 2026.

The next Glencoe Council for Inclusion and Community meeting is Monday, May 4, 2026 at 5:30 p.m.

*g. Preservation Commission*

Trustee Onderdonk reported that the Preservation Commission convened on March 3. The Commission reviewed a request for a Certificate of Appropriateness for 80 Estate Drive. The proposal is to remove deteriorated brick paving at the rear terrace and replace it with a landscape garden with a stone path, while preserving the existing limestone walls that maintain the historic character of the site. After reviewing the applicable preservation criteria and the reversible nature of the proposed improvements, Trustee Onderdonk advised that the Commission voted to approve the project.

Next, Trustee Onderdonk advised that the Commission also discussed preservation incentives that support investment and historically significant properties. A pilot incentives program was discussed and also presented at the Committee of the Whole meeting, along with funding eligibility and guidance.

Finally, Trustee Onderdonk reported that the Commission reviewed demolition proposals for properties at 129 Beach Road and 1124 Old Elm Lane, and it was determined that no further action needed to be taken.

The next Preservation Commission meeting is Tuesday, April 13, 2026 at 5:30 p.m.

*h. Tree Commission*

Trustee Onderdonk reported that the Tree Commission held a special meeting on February 23 to discuss potential modifications to the approved landscape plan for the Forest Edge Subdivision. These modifications are being requested due to the developer's hardship claim that 5" and 6" caliper trees, as specified in the approved plan, are not readily available in the required quantities. Trustee Onderdonk noted that the Commission reviewed the landscape plan and received an update from staff on ongoing discussions with the developer. The Tree Commission developed recommendations including a requirement for a third-party review by a certified arborist for guidance on tree substitution, tree diameter and spacing, and sequencing of screening the trees.

The next Tree Commission meeting is Monday, April 13, 2026 at 12:00 p.m.

**V. REPORTS OF OFFICERS**

Village Manager Philip Kiraly reported that vehicle and pet license renewals are now underway, and he encouraged residents to utilize the online renewal service. He noted that while the Village transitioned to a virtual program last year, physical stickers remain available upon request. Renewals must be completed by May 1, after which a late fee will be assessed. Village Manager Kiraly also reminded residents traveling for Spring Break of the House Watch Program, advising that registration is available online or by contacting the Public Safety Department.

Village Manager Kiraly advised that Lakeshore Recycling's curbside pickup of landscape waste and buckthorn resumes on April 1, and stickers may be purchased at Village Hall. He further noted that gas-powered leaf blowers may be used from April 1 through April 20, after which only battery-powered or electric blowers are permitted.

Concluding his report, Village Manager Kiraly noted that the Village is aware of residents' concern that the battery recycling program at Public Works has been suspended. He advised that due to State law changes, batteries may no longer be disposed of in household

garbage and that the Village is no longer able to accept batteries for disposal, but the Village is working with the Solid Waste Agency of Northern Cook County (SWANCC) to understand these law changes and explore whether the Village can re-establish a dedicated battery collection program. In the interim batteries may be dropped off by residents at Home Depot, Lowe's, or Best Buy.

## VI. VILLAGE PRESIDENT'S REPORT

### a. *Appointment of Michael Mitchell to the Preservation Commission*

Trustee Onderdonk moved, seconded by Trustee Ruben, to approve the appointment of Michael Mitchell to the Preservation Commission. The motion was approved by unanimous vote.

### b. *Consideration of a Proclamation Declaring April 2026 as Autism Awareness Month in Glencoe*

Trustee Halwax moved, seconded by Trustee Scott, to approve the Proclamation Declaring April 2026 as Autism Awareness Month in Glencoe. The motion was approved by unanimous vote.

Commission.

### c. *Consideration of a Proclamation Declaring April 22, 2026 as Earth Day in Glencoe*

Trustee Onderdonk moved, seconded by Trustee Halwax, to approve the Proclamation Declaring April 22, 2026 as Earth Day in Glencoe.

### d. *Consideration of a Proclamation Declaring April 24, 2026 as Arbor Day in Glencoe*

Trustee Onderdonk moved, seconded by Trustee Rosenblat, to approve the Proclamation Declaring April 24, 2026 as Arbor Day in Glencoe.

President Roin congratulated the Glencoe Public Library on the successful passage of its advisory referendum for the renovation of the library facility. He noted that, following the approval of the advisory referendum, the Village will now issue bonds on behalf of the Glencoe Public Library for renovation of the facility. President Roin thanked all community members who participated in the voting process.

President Roin announced that Village Manager Philip Kiraly was named among the honorees of the National Academy of Public Administrators' "250 Champions" initiative. A video featuring current and former employees and various public officials offering their congratulations to Village Manager Kiraly was shown in the Council Chambers. President Roin expressed that the Village is fortunate to have one of the nation's foremost public administrators at its helm.

## VII. CONSENT AGENDA

Trustee Ruben moved, seconded by Trustee Halwax, to approve the following consent agenda items:

- a. *Review of the February 2026 Village Treasurer's Report and Golf Financial Report*
- b. *February 2026 Check Register for the Village of Glencoe and Glencoe Golf Club*
- c. *Ratification of the February 2026 Early Check Register List*
- d. *Consideration of an Ordinance Amending the Comprehensive Fee and Fine Schedule to Increase the Number of Class B-3 Liquor Licenses for Club House Group, Inc.*
- e. *Consideration of a Resolution Authorizing the Execution of Intergovernmental Agreement between the Village of Glencoe and the Glencoe Park District Regarding Cost Sharing and Long Term Maintenance Allocations for On-street Parking Improvements at West Park for an Amount not-to-exceed \$45,000*
- f. *Consideration of an Ordinance Repealing Ordinance No. 2026-05-3647 and Granting Special Use Permits for the Expansion of a Non-Conforming Ground-Floor Use and Relief from Off-Street Parking Requirements for the Glencoe Public Library, 320 Park Avenue*
- g. *Consideration of an Amendment to a Certified Landmark Ordinance and Declaration to Allow Renovations to the Glencoe Certified Landmark Located at 80 Estate Drive*
- h. *Consideration of a Resolution Authorizing the Purchase of Microsoft Licensing Agreements from*
- i. *Computer Discount Warehouse for Government (CDW-G), Inc. in an Amount not-to-exceed \$60,156.85*
- j. *Consideration of a Resolution Authorizing the Village of Glencoe to Enter into a Contract with*
- k. *Moreno Landscape and Hardscape of Highland Park, Illinois for Landscape Maintenance Services in an Amount not-to-exceed \$80,000*
- l. *Consideration of an Ordinance Authorizing the Purchase of One 2026 Rover X Sewer Camera*
- m. *System and One Quickview 360 Manhole Camera from Envirosight, Randolph, New Jersey for Amount not-to-exceed \$133,710.52 and Declaring Surplus a 2016 Rover X Sewer Camera System*
- n. *Consideration of a Resolution Authorizing the Execution of a Contract Extension with Yellowstone*
- o. *Landscape of Wauconda, Illinois to Furnish and Plant Parkway Trees for the 2026 Calendar Year for a Cost not-to-exceed \$45,000*
- p. *Consideration of a Resolution Authorizing the Village Manager to Execute a Contract with Patrick*
- q. *McCann, Inc. (McCann Window and Door) for Window Glass Panel Replacement at the Glencoe Water Treatment Plant for a Cost not-to-exceed \$125,000*

The motion was approved with the following roll call vote:

**APPROVED**

<b>AYES:</b>	Halwax, Mihalopoulos, Onderdonk, Rosenblat, Ruben, Scott (6)
<b>NAYS:</b>	None (0)
<b>ABSENT:</b>	None (0)

**VII. REGULAR BUSINESS**

- a. *Consideration of a Resolution Authorizing the Village of Glencoe to Enter into an Interim Concession Agreement for the Glencoe Golf Club*

Glencoe Golf Club General Manager Stella Nanos reported that at the February 19, 2026 Committee of the Whole meeting, staff summarized the Request for Proposals (RFP) process for selecting a year-round food service provider for the new clubhouse at the Glencoe Golf Club. After gathering feedback from the Board, staff made a recommendation to move forward with contract negotiations with the Hospitality Group, DBA Clubhouse Group Inc. General Manager Nanos advised that their exceptional qualifications and extensive industry experience stood out during the evaluation process and staff are confident that their expertise will be instrumental in successfully launching the new facility and creating a vibrant partnership that elevates the guest experience at Glencoe Golf Club.

General Manager Nanos explained that as the 2026 golf season is expected to begin by April 1, well ahead of the new Clubhouse's estimated completion in late summer, both parties have agreed to enter into an interim agreement as a precursor to the long-term agreement. This interim agreement will allow the vendor to operate with a limited food and beverage menu utilizing the food trailer and beverage cart to ensure the immediate operational needs are met. The interim agreement defines the financial terms and operational responsibilities for both parties while allowing sufficient time for the legal review of a long-term agreement.

In conclusion, General Manager Nanos advised that the final long-term agreement is expected to be considered by the Village Board later this spring.

Trustee Scott moved, seconded by Trustee Mihalopoulos, to approve a resolution authorizing the Village Manager to execute an interim concession agreement with Clubhouse Group, Inc.

The motion was approved with the following roll call vote:

**APPROVED**

**AYES:** Halwax, Mihalopoulos, Onderdonk, Rosenblat, Ruben, Scott (6)

**NAYS:** None (0)

**ABSENT:** None (0)

- b. Consideration of a Resolution Authorizing the Village Manager to Execute a Contract with DiMeo Brothers, Inc. of Elk Grove, Illinois for the 2026 Water Main Improvement Project for a Total Cost not-to-exceed \$1,680,000*

Public Works Director Monica Sarna explained that the CY 2026 Budget includes funding for watermain replacement as part of the Village's 10-Year Community Investment Program (CIP). She noted that watermain replacement improves system reliability, water pressure, and fire flow, and remains a core priority within the CIP.

Director Sarna reported that in April 2024, the Village contracted with Strand Associates to design three years of planned water main improvements (2024–2026). This multi-year approach differs from past practice of designing projects annually and allows greater flexibility in planning while enabling earlier bid advertisement. She advised that the CY 2026 project includes replacement of approximately 2,000 linear feet of water main along Grove Street, Bluff Street, and Milton Avenue. The existing mains, installed in the 1940s and now

more than 80 years old, exceed the typical 50–75-year service life of cast iron water mains and have experienced multiple breaks over the past decade. Director Sarna further noted that portions of the existing water main serving Bluff Street and Grove Street are located along backyard property lines, making emergency access and repairs difficult and disruptive. The project will relocate these mains to the Village's right-of-way, improving long-term maintenance access. She added that the project also includes transfer of water services along Lincoln Avenue, west of Bluff Street, and abandonment of a smaller diameter water main. Because portions of the Bluff Street and Lincoln Avenue work could be completed independently, the project was structured with a base bid and two alternate bids.

Director Sarna reported that bids were advertised on January 20 and opened on February 10, 2026. DiMeo Brothers of Elk Grove Village submitted the lowest responsible and qualified bid in the amount of \$1,623,720. She noted that DiMeo Brothers has successfully completed multiple water main and storm sewer projects for the Village and continues to perform satisfactory work in the region. She explained that staff are recommending a contingency allowance of 3.5% (\$56,280) to account for unforeseen field conditions, for a total not-to-exceed project cost of \$1,680,000. While the project remains below the engineer's estimate, it exceeds the CY 2026 budget due to additional storm sewer and pavement replacement identified during final design.

Director Sarna noted that the additional project costs will be funded through a combination of remaining CY 2025 water main project funds, capital storm sewer funding, and allocations within the CY 2026 water fund.

Trustee Ruben moved, seconded by Trustee Onderdonk, to approve a Resolution authorizing the Village Manager to execute a contract with DiMeo Brothers, Inc. of Elk Grove, Illinois for the 2026 Water Main Improvement Project for a total cost not-to-exceed \$1,680,000.

The motion was approved with the following roll call vote:

<b>APPROVED</b>	
<b>AYES:</b>	Halwax, Mihalopoulos, Onderdonk, Rosenblat, Ruben, Scott (6)
<b>NAYS:</b>	None (0)
<b>ABSENT:</b>	None (0)

- c. *Consideration of a Resolution Authorizing the Execution of a Contract with Klopfer Constructions Inc. of Northbrook, Illinois for emergency Utility Repair at Park Avenue Outfall for an Amount not-to-exceed \$60,000 and Associated Material Purchase Through Multiple Vendors for \$40,000*

Public Works Director Monica Sarna reported that on February 19, 2026, Water Plant staff identified a sinkhole near the water plant indicating a potential failure of the storm sewer system connected to the Park Avenue outfall. Subsequent investigation by the Sewer Division confirmed a collapsed pipe at the location, along with debris and sand obstructing the outfall.

Director Sarna noted that this system has experienced ongoing operational issues and was previously identified for replacement in 2024. Although the project was bid at that time, it was deferred after bids exceeded the budget, and lower lake levels reduced the immediate need for improvements. With lake levels now rising, the CY 2026 Budget includes funding for construction of the project.

Given the recent failure, Director Sarna advised that staff coordinated with the Village's emergency utility contractor, Kloefer Construction, to assess the conditions and develop a repair approach. Staff is recommending completion of the full planned replacement to restore system functionality and avoid additional mobilization costs associated with phased construction. She noted that staff is seeking authorization of \$40,000 for material procurement, with Kloefer providing labor and equipment at an estimated cost not to exceed \$60,000.

Director Sarna stated that completing the work will restore proper drainage at the Park Avenue outfall and address the immediate failure while advancing a previously identified priority stormwater improvement.

Trustee Mihalopoulos moved, seconded by Trustee Scott, to approve a Resolution authorizing the execution of a contract with Kloefer Construction, Inc. of Northbrook, Illinois for emergency utility repair at Park Avenue Outfall for an amount not-to-exceed \$60,000 and associated material purchase through multiple vendors for \$40,000.

The motion was approved with the following roll call vote:

<b>APPROVED</b>	
<b>AYES:</b>	Halwax, Mihalopoulos, Onderdonk, Rosenblat, Ruben, Scott (6)
<b>NAYS:</b>	None (0)
<b>ABSENT:</b>	None (0)

- d. Consideration of a Resolution Approving Change Order No. 3 with W.B. Olson for Amendment to the contract for a revised project completion date and increased contingency for the construction of the Glencoe Golf Clubhouse Project, for a final not-to-exceed cost of \$225,000*

Public Works Director Monica Sarna reported that on March 20, 2025, the Village Board authorized the Village Manager to execute an amended contract with W.B. Olson (WBO) approving a guaranteed Maximum Price (GMP) for Construction Management Services related to the Glencoe Golf Clubhouse Project in an amount not-to-exceed \$14,815,533. She advised that since 2023, Village staff has worked closely with WBO, who serves as the Construction Manager for the new clubhouse. WBO has been actively involved throughout the design development and pre-construction phases of the project. She noted that at the time the GMP was approved by the Village Board, the construction drawings for the new clubhouse remained under review by permitting agencies. Final permit approval from the Metropolitan Water Reclamation District (MWRD) was issued on August 27, 2025, and final permit approval from Cook County was issued on December 15, 2025.

Public Works Director Sarna explained that Change Order No. 3 is presented to the Village Board to address the revised project schedule and final completion date resulting from the

extended permitting timeline. Prior to receiving the final Cook County permit, WBO was able to advance portions of construction through a series of approved early-start requests. In addition, Public Works Director Sarna advised that several construction activities originally scheduled for summer and early fall were shifted to later in the year due to the permitting delays. This created additional urgency to complete critical work, including the parking lot and building enclosure, prior to winter conditions. The combination of early start work and seasonal shifts in scheduled construction activities created a complex adjustment to the overall project schedule. As a result, the Village requested that WBO develop an updated project schedule that accurately reflected the revised sequencing and anticipated completion timeline.

Public Works Director Sarna stated that as part of the Change Order, the project contingency is proposed to increase by \$225,000, bringing the total contingency amount of \$906,479 and representing approximately a 33% increase to the total contingency allocation.

Public Works Director Sarna explained that previously, the Village Board approved Change Order No. 1 to the GMP Amendment Number 2 in March 2025, to address a change in plumbing materials that eliminated the use of PVC. Change Order No. 2 was approved by the Village Board in February 2026 to incorporate drawing revisions included in the PC drawing set. She noted that with the approval of Change Order No. 3, the overall contract amount for construction management services with WBO would increase to \$15,549,169.

President Roin said he is satisfied that the staff has aggressively represented the Village to determine the correct amount, and he is confident that the Public Works Director and the Village's legal counsel have reviewed the work done by WBO.

Trustee Halwax moved, seconded by Trustee Scott to approve Change Order No. 3 with W.B. Olson for amendment to the contract for a revised completion date of August 14, 2026 for the construction of the Glencoe Golf Clubhouse Project, for a total not-to-exceed cost of \$225,000.

The motion was approved with the following roll call vote:

<b>APPROVED</b>	
<b>AYES:</b>	Halwax, Mihalopoulos, Onderdonk, Rosenblat, Ruben, Scott (6)
<b>NAYS:</b>	None (0)
<b>ABSENT:</b>	None (0)

**IXVIII. OTHER BUSINESS**

There was no other business.

**IX. CLOSED SESSION**

None.

**XIX. ADJOURN**

Trustee Mihalopoulos moved, seconded by Trustee Ruben, to adjourn the meeting at 7:57 p.m. The motion was approved by unanimous voice vote.

DRAFT