

MEETING: **HOFFMAN ESTATES VILLAGE BOARD**
DATE: **JULY 21, 2025**
PLACE: **COUNCIL CHAMBERS**
 MUNICIPAL BUILDING COMPLEX
 1900 HASSELL ROAD
 HOFFMAN ESTATES, ILLINOIS

1. CALL TO ORDER/ROLL CALL

Village President William McLeod called the meeting to order at 7:23 p.m. The Village Clerk called the roll. Trustees present: Karen Arnet, Patrick Kinnane, Karen Mills, Anna Newell, Gary Pilafas, Gary Stanton,
A quorum was present.

ADMINISTRATIVE PERSONNEL PRESENT

D. O'Malley, Deputy Village Manager
A. Janura, Corporation Counsel
J. Dickson, Asst. Corporation Counsel
K. Cawley, Chief of Police
A. Wax, Fire Chief
R. Musiala, Finance Director
P. Gugliotta, Development Services Director
J. Nebel, PW Director
C. Doczekalski, Asst. HRM Director
D. Raszka, Director of IT
M. Brito, Communications Manager
R. Signorella, Multimedia Production Manager
B. Gibbs, NOW Arena Manager

2. PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Trustee Arnet.

3. PUBLIC COMMENTS

No one wished to be recognized.

4. APPROVAL OF MINUTES

4.A. Approval of Minutes 07-07-2025 Special

Motion by Trustee Stanton, seconded by Trustee Mills, to approve Item 4A. Voice vote taken. All ayes. Motion carried.

4.B. Approval of Minutes 07-07-2025

Motion by Trustee Arnet, seconded by Trustee Kinnane, to approve Item 4B. Voice vote taken. All ayes. Motion carried.

5. CONSENT AGENDA/OMNIBUS VOTE:

5.A. Approval of Agenda

Motion by Trustee Stanton, seconded by Trustee Arnet, to approve Item 5.A.

Roll Call:

Aye: Arnet, Kinnane, Mills, Newell, Pilafas, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

5.B. Approval of the schedule of bills for July 21, 2025 - \$7,871,614.43.

Motion by Trustee Stanton, seconded by Trustee Arnet, to approve Item 5.B.

Roll Call:

Aye: Arnet, Kinnane, Mills, Newell, Pilafas, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

6. REPORTS

6.A. President's Report

1. Proclamation(s)

a. Americans with Disabilities Act Awareness Day

Trustee Kinnane read the proclamation.

Motion by Trustee Kinnane, seconded by Trustee Arnet, to concur with the proclamation proclaiming Saturday, July 26, 2025, as Americans with Disabilities Act Awareness Day. Voice vote taken. All ayes. Motion carried.

Members of the Commission for People with Disabilities accepted the proclamation and were congratulated by the Board.

2. Board & Commission Appointment(s)/Reappointment(s)/Resignations(s)

Motion by Trustee Stanton, seconded by Trustee Arnet, to accept the appointment of Hafsa Hussain, to the Youth Commission, term ending 4/30/2027. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Arnet, seconded by Trustee Stanton, to accept the appointment of Jennifer Dobbins, to the Cultural Awareness Commission, term ending 4/30/2026. Voice vote taken. All ayes. Motion carried.

Mayor McLeod attended several events and meetings including a Metropolitan Mayors Caucus Public Transit meeting, a Celtic Fest Commission meeting, a Fourth of July Commission meeting, an Eagle Court ceremony, Pace Suburban Bus Board meeting, the Commission for Senior Citizens luncheon, the Wine Wednesday event at Garibaldi's, the United States Conference of Mayors Unpacking the Reconciliation Bill meeting, the Bystronic Ribbon Cutting, and Coffee with the Board. He and his wife, Joane, also enjoyed attending the wedding of two long time Hoffman Estates residents, Greg Ring and Anita Forte-Scott.

6.B. Trustee Comments

Trustee Arnet attended an Eagle Scout ceremony and Coffee with the Board.

Trustee Stanton attended the Hoffman Estates Park District's UnPlug event, the Commission for Senior Citizens luncheon, the Bystronic Ribbon Cutting, and Coffee with the Board.

Trustee Kinnane attended the Hoffman Estates Park District's UnPlug event and Coffee with the Board.

Trustee Mills attended Coffee with the Board. She also congratulated her two granddaughters on their competition in the Junior Gold Bowling Tournament.

Trustee Newell attended an Eagle Scout ceremony, the Commission for Senior Citizens luncheon, the Arts Commission concert, the Walk-Off Celebration for Anthony Buckel, the Bystronic Ribbon Cutting, and Coffee with the Board. She also reminded everyone to check on family, friends, and neighbors during the extreme heat.

Trustee Pilafas attended an Arts Commission meeting, the Walk-Off Celebration for Anthony Buckel, the Bystronic Ribbon Cutting, Coffee with the Board, the Arts Commission concert, the Hope Fore Hoffman Golf Tournament, a Platzkonzert Commission meeting, and the Hoffman Estates Park District's UnPlug event. He also wished his son, Josh, a happy birthday.

6.C. Village Manager's Report

The Deputy Village Manager had no report.

6.D. Village Clerk's Report

The Village Clerk had no report.

6.E. Treasurer's Report

Mayor McLeod stated that the Treasurer's report would be received and filed.

7. PLANNING AND ZONING COMMISSION RECOMMENDATIONS

7.A. Approval of Ordinance #5176-2025 granting a Variation for an accessory structure side yard setback for the property located at 510 Glendale Lane.

Motion by Trustee Stanton, seconded by Trustee Arnet, to reconsider Item 7.A. Voice vote taken. 5 ayes, 1 nay. Motion passed.

Discussion

Vice Chairperson Bauske stated the Plan Commission recommends approving Item 7.A.

The applicants asked the Board for their approval for variation and allow them to keep the structure.

Trustee Stanton asked the applicants how long the structure was built before they applied for the permit, how they discovered a permit was required, what the cost to tear down the structure would be and what fines would be assessed. The applicants explained they constructed the deck in November. Upon returning from holiday travel in December, they discovered a violation notice. They promptly contacted the Village to initiate corrective measures. They cited a misunderstanding as to the requirement for the permit due to the structure not being attached to the house. Deputy Village Manager O'Malley and Development Services Director, Pete Gugliotta, stated the permit fees would be doubled. The condition of approval would be that they would get the permit within 30 days and fines would be assessed then.

Trustee Kinnane expressed frustration that the applicant proceeded with work before obtaining proper approvals and permit. He also noted a similar case was denied due to setback violations and was concerned that allowing this would set a bad precedent.

Trustee Mills raised concerns regarding the number of unmet standards for the requested zoning variation. Mr. Gugliotta clarified that full compliance with all standards is not required; and that the vote of the Plan Commission reflected that they thought there was sufficient evidence that supports substantial compliance with key criteria for approval. Vice Chairperson Bauske stated that a few commissioners who voted yes, explained they voted yes due to the unique constraints of the site and the applicant's responsiveness.

Trustee Mills asked if there was a fence height requirement surrounding a pool. Mr. Gugliotta stated it was related to access to the pool and with the required modifications it would meet code requirements.

Mayor McLeod asked if there was anyone in the audience who had any comment on this issue. No one wished to be recognized.

Roll Call:

Aye: Arnet, Kinnane, Newell, Stanton

Nay: Mills, Pilafas

Mayor McLeod voted aye.

Motion carried.

7.B. Approval of Ordinance #5177-2025 granting a Variation for a storage shed corner side yard setback for the property located at 1490 Nottingham Lane.

Motion by Trustee Pilafas, seconded by Trustee Stanton, to approve Item 7.B.

Discussion

The petitioner addressed the board, expressing appreciation for the opportunity to present and confirming that all procedural steps, including seeking the variance in proper order, had been followed.

Trustee Stanton inquired about the removal of the existing shed and the placement of the new shed. The petitioner confirmed she was aware of the condition of approval would be that the existing shed would be removed. She also explained the placement of the new shed was chose due to Proximity to KMED utility easements in the rear yard and city drainage swale terminates on the property, contributing to excess water accumulation. She also confirmed that she received no negative feedback from neighbors and had several statements of awareness that were signed by closest neighbors.

Trustee Mills asked if view obstruction from the street. Vice Chairperson Bauske confirmed that based on staff review there was no issue with view obstruction

Roll Call:

Aye: Arnet, Kinnane, Mills, Newell, Pilafas, Stanton

Nay:

Mayor McLeod voted aye

Motion carried.

8. ADDITIONAL BUSINESS

Motion by Trustee Mills, seconded by Trustee Pilafas. to approve by Omnibus Vote items 8.A. through 8.G. Voice vote taken. All ayes. Motion approved.

8.A. Approval of Ordinance #5178-2025 amending Section 8-1-9, Pro-Rated Fees, and Section 8-1-10, Termination of Licenses, of Chapter 8, Licenses, of the Hoffman Estates Municipal Code..

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve Item 8.A.

Roll Call:

Aye: Arnet, Kinnane, Mills, Newell, Pilafas, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

8.B. Approval to award contract for Police Sergeant promotional testing to Industrial/Organizational Solutions, Oak Brook, IL, in an amount to not exceed \$38,455.00.

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve Item 8.B.

Roll Call:

Aye: Arnet, Kinnane, Mills, Newell, Pilafas, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

8.C. Authorization to waive bidding and purchase six portable heavy vehicle/equipment lifts, via a Sourcewell Cooperative Purchasing Program, from SLE Technologies (formerly Safetylane Automotive Equipment), Maxwell, IN, in an amount not to exceed \$94,000.

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve Item 8.C.

Roll Call:

Aye: Arnet, Kinnane, Mills, Newell, Pilafas, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

8.D. Authorization to waive formal bidding (due to utilization of a government master agreement) and purchase of seven Panasonic laptops from CDS Office Technologies, Itasca, IL, in an amount not to exceed \$34,545.00.

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve Item 8.D.

Roll Call:

Aye: Arnet, Kinnane, Mills, Newell, Pilafas, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

8.E. Authorization to waive formal bidding (due to utilization of a government master agreement) and purchase of 10 desktop computers, 9 monitors, 27 laptop computers and 5 workstation grade laptop computers from Dell EMC, Round Rock, TX, in an amount not to exceed \$71,586.41.

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve Item 8.E.

Roll Call:

Aye: Arnet, Kinnane, Mills, Newell, Pilafas, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

8.F. Authorization to waive formal bidding and award five-year contract to Comcast Enterprise, in an amount not to exceed \$65,997.00.

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve Item 8.F.

Roll Call:

Aye: Arnet, Kinnane, Mills, Newell, Pilafas, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

8.G. Authorization to award a proposal for refrigeration/freezer services for the replacement and installation of new freezer systems for the NOW Arena to Advantage Mechanical of McHenry, IL in an amount not to exceed \$45,278.

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve Item 8.G.

Roll Call:

Aye: Arnet, Kinnane, Mills, Newell, Pilafas, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

9. ADJOURNMENT

Motion by Trustee Arnet, seconded by Trustee Kinnane, to adjourn the meeting. Voice vote taken. All ayes. Motion carried. Time: 8:07 p.m.

Patty Richter
Village Clerk

Date Approved

The Village of Hoffman Estates complies with the Americans with Disabilities Act (ADA). For accessibility assistance, call the ADA Coordinator at 847/882-9100.