

MEETING: **HOFFMAN ESTATES VILLAGE BOARD**
DATE: **DECEMBER 1, 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 7:00 p.m. The Village Clerk called the roll. Trustees present: Karen Arnet, Patrick Kinnane, Anna Newell, Gary Stanton. Trustee Gary Pilafas attended electronically.

A quorum was present.

Motion by Trustee Kinnane, seconded by Trustee Arnet to allow electronic attendance of Trustee Gary Pilafas. Voice vote taken. All ayes. Motion Carried.

ADMINISTRATIVE PERSONNEL PRESENT

E. Palm, Village Manager
D. O'Malley, Deputy Village Manager
J. Pape, Assistant Village Manager
A. Janura, Corporation Counsel
K. Cawley, Chief of Police
A. Wax, Fire Chief
J. Bending, Deputy Police Chief
J. Thomas, Deputy Police Chief
R. Musiala, Finance Director
J. Nebel, PW Director
M. Saavedra, HHS Director
D. Raszka, Director of IT
M. Brito, Communications Manager
K. Kramer, Economic Development Director
J. Horn, Planning & Transportation Director
R. Signorella, Multimedia Production Manager
T. Cuevas, Administrative Intern

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. Village Board 11-17-2025

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

4.B. Village Board Executive Session 02-17-2025 (approve & release)

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

4.C. Village Board Executive Session 03-03-2025 (approve & release)

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

4.D. Village Board Executive Session 04-07-2025 (approve & release item B only)

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

4.E. Village Board Executive Session 04-14-2025 (approve & not release)

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

4.F. Village Board Executive Session 05-05-2025 (approve & release)

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

4.G. Village Board Executive Session 06-02-2025 (approve & not release)

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

4.H. Village Board Executive Session 08-04-2025 (approve & release)

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

4.I. Village Board Executive Session 08-18-2025 (approve & not release)

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

5. CONSENT AGENDA/OMNIBUS VOTE:

5.A. Approval of Agenda

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

Roll Call:

Aye: Arnet, Kinnane, Newell, Pilafas, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

5.B. Approval of the schedule of bills for December 1, 2025 - \$3,830,273.09.

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

Roll Call:

Aye: Arnet, Kinnane, Newell, Pilafas, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

5.C. Approval of Ordinance #5191-2025 Adopting the Budget for All Corporate Purposes of the Village of Hoffman Estates, Cook County, Illinois, in lieu of the Appropriation Ordinance, for the Fiscal Year Commencing on the First Day of January, 2026, and Ending on the Thirty-first Day of December, 2026.

Motion by Trustee Arnet, seconded by Trustee Kinnane, to approve Item 5.C.

Roll Call:

Aye: Arnet, Kinnane, Newell, Pilafas, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

5.D. Approval of Ordinance #5192-2025 Authorizing the Levy and Collection of Taxes for the Corporate and Municipal purposes of the Village of Hoffman Estates for the Fiscal Year Beginning on the 1st day of January, 2026 and Ending on the 31st Day of December, 2026.

Motion by Trustee Arnet, seconded by Trustee Kinnane, to approve Item 5.D.

Roll Call:

Aye: Arnet, Kinnane, Newell, Pilafas, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

5.E. Approval of Ordinance #5193-2025 Abating a Portion of the 2025 Tax Levy – Series 2015A and 2015C Taxable General Obligation Refunding Bonds.

Motion by Trustee Arnet, seconded by Trustee Kinnane, to approve Item 5.E.

Roll Call:

Aye: Arnet, Kinnane, Newell, Pilafas, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

5.F. Approval of Ordinance #5194-2025 Abating a Portion of the 2025 Tax Levy – Series 2015B General Obligation Bonds.

Motion by Trustee Arnet, seconded by Trustee Kinnane, to approve Item 5.F.

Roll Call:

Aye: Arnet, Kinnane, Newell, Pilafas, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

5.G. Approval of Ordinance #5195-2025 Abating a Portion of the 2025 Tax Levy – Series 2017A and 2017B General Obligation Bonds.

Motion by Trustee Arnet, seconded by Trustee Kinnane, to approve Item 5.G.

Roll Call:

Aye: Arnet, Kinnane, Newell, Pilafas, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

5.H. Approval of Ordinance #5196-2025 Abating a Portion of the 2025 tax levy – Series 2018 General Obligation Refunding Bonds.

Motion by Trustee Arnet, seconded by Trustee Kinnane, to approve Item 5.H.

Roll Call:

Aye: Arnet, Kinnane, Newell, Pilafas, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

5.I. Approval of Ordinance #5197-2025 Abating a Portion of the 2025 tax levy – Series 2019 General Obligation Bonds.

Motion by Trustee Arnet, seconded by Trustee Kinnane, to approve Item 5.I.

Roll Call:

Aye: Arnet, Kinnane, Newell, Pilafas, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

5.J. Approval of Ordinance #5198-2025 Abating a portion of the 2025 Tax Levy – Series 2024 General Obligation Bonds.

Motion by Trustee Arnet, seconded by Trustee Kinnane, to approve Item 5.J.

Roll Call:

Aye: Arnet, Kinnane, Newell, Pilafas, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

5.K. Approval of Ordinance #5199-2025 Accepting Public Improvements for 1721 Moon Lake Boulevard (Seasons Apartments).

Motion by Trustee Arnet, seconded by Trustee Kinnane, to approve Item 5.K.

Roll Call:

Aye: Arnet, Kinnane, Newell, Pilafas, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

5.L. Approval of Resolution #1736-2025 Authorizing an Agreement with Morton Salt Inc. for the Purchase of Road Salt in the amount of \$228,378.

Motion by Trustee Arnet, seconded by Trustee Kinnane, to approve Item 5.L.

Roll Call:

Aye: Arnet, Kinnane, Newell, Pilafas, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

5.M. Approval of Resolution #1737-2025 Authorizing the Purchase of Vehicle Up-fitting from Henderson Truck Equipment, Gilberts, IL, in the amount of \$332,459.02.

Motion by Trustee Arnet, seconded by Trustee Kinnane, to approve Item 5.M.

Roll Call:

Aye: Arnet, Kinnane, Newell, Pilafas, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

5.N. Approval of Resolution #1738-2025 Authorizing an Agreement with Ciorba Group, Inc. for Design Engineering for the 2025 Lift Station Assessment in an amount not to exceed \$155,487.94.

Motion by Trustee Arnet, seconded by Trustee Kinnane, to approve Item 5.N.

Roll Call:

Aye: Arnet, Kinnane, Newell, Pilafas, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

5.O. Authorization to approve Change Order #3 for construction services for Pfizer Lift Station improvements to Martam Construction Inc. of Elgin, IL, in an amount not to exceed \$29,709.92.

Motion by Trustee Arnet, seconded by Trustee Kinnane, to approve Item 5.O.

Roll Call:

Aye: Arnet, Kinnane, Newell, Pilafas, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

5.P. Approval of a License Agreement with Commonwealth Edison Company (ComEd) for Underground Electric Distribution Lines in the Chatham Drive, Essex Drive, Beacon Pointe Drive, Beverly Road, and Trillium Boulevard Rights-of-Way.

Motion by Trustee Arnet, seconded by Trustee Kinnane, to approve Item 5.P.

Roll Call:

Aye: Arnet, Kinnane, Newell, Pilafas, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

6. REPORTS

6.A. President's Report

1. Promotion(s) / Swearing(s)-In

- a.** Sergeant Mark Wondolkowski to Commander

Sergeant Mark Wondolkowski introduced his family, Mayor McLeod swore Sergeant Mark Wondolkowski into the office of Commander, Commander Mark Wondolkowski was congratulated by the Board.

b. Officer Luis Zavala to Sergeant

Officer Luis Zavala introduced his family, Mayor McLeod swore Officer Luis Zavala into the office of Sergeant, Sergeant Luis Zavala was congratulated by the Board.

2. Presentation(s)

a. Dan Shomon – Fall Veto Session Wrap-Up & 2026 Preview

Dan Shomon presented the Board with an update on several key issues that occurred during the Fall Veto session of the Illinois General Assembly.

3. Board & Commission Appointment(s) Reappointment(s)/Resignation(s)

a. Susan Simmons, Resignation, Sustainability Commission and Youth Commission

Motion by Trustee Arnet, seconded by Trustee Stanton, to accept the resignation of Susan Simmons from the Sustainability Commission and the Youth Commission. Voice vote taken. All ayes. Motion carried.

Mayor McLeod noted the passing of longtime resident and business owner, Ashley Springer.

6.B. Trustee Comments

Trustee Arnet attended the Friendship Tree Lighting. She thanked Public Works for all their help setting up and for the great job of plowing and getting ahead of the snowstorm. She congratulated Commander Wondolkowski and Sergeant Zavala.

Trustee Kinnane attended the Friendship Tree Lighting. He commended Public Works for their plowing of the roads.

Trustee Stanton congratulated Commander Wondolkowski and Sergeant Zavala.

Trustee Newell attended the Senior Commission Luncheon and a JAWA meeting. She also attended the Friendship Tree Lighting and thanked all involved for a fantastic event. She congratulated Commander Wondolkowski and Sergeant Zavala.

Trustee Pilafas congratulated Commander Wondolkowski and Sergeant Zavala. He also commended Public Works.

6.C. Village Manager's Report

The Village Manager had no report.

6.D. Village Clerk's Report

The Village Clerk had no report.

6.E. Committee Reports**1. General Administration & Personnel**

Trustee Kinnane stated that they would be meeting to discuss Approval of an Ordinance authorizing the sale of personal property owned by the Village of Hoffman Estates (auction items), the 2026 village board and standing committee standing committees meeting schedule, and to receive and file the Cable TV Monthly Report, the Human Resources Management Monthly Report and the Legislative Operations & Outreach Monthly Report.

2. Transportation & Road Improvement

Trustee Arnet stated that they would be meeting to discuss Approval of an Ordinance Amending Municipal Code Section 6-2-1-HE-11-1302-A, Additional No Parking Streets and Area - 1955 Cheltenham Place and 1949 Whittingham Lane; Approval of a Resolution Authorizing an Intergovernmental Agreement with IDOT for improvements on IL 72 at Huntington Boulevard; Approval of a Resolution Creating the Active Transportation Advisory Committee of the Village of Hoffman Estates; and to receive and file the Transportation Division Monthly Report.

3. Planning, Building & Zoning

Trustee Stanton stated that they would be to discuss Bell Works RDA; Approval of an Ordinance granting Site Plan Amendment for Bell Works West Side located at 2000 Center Drive; Approval of an Ordinance amending Chapter 8 of the Municipal Code, Residential Rental Property Licenses; Approval of an Ordinance granting site plan amendment for a tenant change for the property at 2069 N Barrington Road; and to receive and file the Planning Division Monthly Report, the Code Enforcement Division Monthly Report, and the Economic Development and Tourism Monthly Report.

4. Public Works & Utilities

Trustee Newell stated that they would be meeting to discuss Approval of a Resolution authorizing a contract with National Power Rodding of Chicago, IL for 2025 Sanitary Sewer Rehabilitation Project in an amount not to exceed \$780,489; Approval of a Resolution authorizing a contract with Visu-Sewer of Illinois, LLC of Bridgeview, IL, for the 2025 Storm Inlet Cleaning project in an amount not to exceed \$55,100; Approval of a Resolution authorizing a contract with Visu-Sewer of Illinois, LLC of Bridgeview, IL, for the 2025 Storm Sewer Rehabilitation Project in an amount not to exceed \$2,194,480; and to receive and file the Department of Public Works Monthly Report and the Engineering Division Monthly Report.

5. Public Health & Safety

Trustee Pilafas stated that they would be meeting to receive and file the Police Department Monthly Report, the Health & Human Services Monthly Report, the Emergency Management Coordinator Monthly Report, and the Fire Department Monthly Report.

6. Finance

Trustee Pilafas stated that they would be meeting to discuss Approval of an ordinance establishing hire back rates for Police and Fire personnel for the period January 1, 2026 through December 31, 2026 and to receive and file the Finance Department Monthly Report, the Information Technology Department Monthly Report, and the NOW Arena Monthly Report.

7. PLAN COMMISSION RECOMMENDATIONS

7.A. Approval of Ordinance #5200-2025 Granting a Special Use for a Planned Development for Grand Reserve of Hoffman Estates located at 2300 W. Higgins Road.

Discussion

Chairperson Chatwani stated that the Plan Commission recommends approval subject to conditions. Trustee Stanton raised concerns that parking availability for current businesses could be reduced. He also questioned the location of Phase 1 not being the vacant Menard's parcel. The applicant explained why the location of Phase 1 was chosen and the confidence that they would proceed with Phase 2 which would be where the vacant Menard's parcel is. There was discussion regarding the parking that will be available for residential and commercial use and the positive impact expected on the surrounding businesses with all the increased foot traffic.

Roll Call:

Aye: Arnet, Kinnane, Newell, Pilafas

Nay: Stanton

Mayor McLeod voted aye

Motion carried.

8. ADDITIONAL BUSINESS

8.A. Approval of Ordinance #5201-2025 Authorizing the Execution of a Lot 8 Redevelopment Agreement and the Issuance of a TIF Note for Lot 8 in the Higgins/Hassell Redevelopment Project Area in the Village of Hoffman Estates, Illinois (Higgins/Hassell TIF District).

Motion by Trustee Kinnane, seconded by Trustee Arnet, to approve Item 8.A.

Roll Call:

Aye: Arnet, Kinnane, Newell, Pilafas, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

8.B. Approval of Ordinance #5202-2025 Authorizing the Issuance of a TIF Note for Higgins/Hassell Redevelopment Project Area Except Lot 8.

Motion by Trustee Kinnane, seconded by Trustee Arnet, to approve Item 8.B.

Roll Call:

Aye: Arnet, Kinnane, Newell, Pilafas, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

8.C. Approval of Ordinance #5203-2025 amending Section 8-3-22, Number of Licenses, of Article 3, Alcoholic Liquors, of the Hoffman Estates Municipal Code.

Motion by Trustee Arnet, seconded by Trustee Stanton, to approve Item 8.C.

Roll Call:

Aye: Arnet, Kinnane, Newell, Pilafas, Stanton

Nay:

Mayor McLeod voted aye.

Motion carried.

9. ADJOURNMENT

Motion by Trustee Kinnane, seconded by Trustee Arnet, to adjourn the meeting. Voice vote taken. All ayes. Motion carried. Time: 7:53 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.