

MEETING: **HOFFMAN ESTATES VILLAGE BOARD**
DATE: **FEBRUARY 17, 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: Anna Newell, Gary Pilafas, Gary Stanton, Patrick Kinnane, Karen Mills.

A quorum was present.

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
R. Musiala, Finance Director
P. Gugliotta, Development Services Director
J. Nebel, PW Director
P. Seger, HRM Director
M. Saavedra, HHS Director
D. Raszka, Director of IT
M. Brito, Communications Manager
R. Signorella, Multimedia Production Manager

2. PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Trustee Newell.

3. PUBLIC COMMENTS

Mayor McLeod requested that this item be moved to after Additional Business Item 8. There was agreement.

4. APPROVAL OF MINUTES

Motion by Trustee Pilafas, seconded by Trustee Stanton, to approve Item 4A.

4.A. Approval of Minutes 02-03-2025

Roll Call:

Aye: Newell, Pilafas, Stanton, Kinnane, Mills

Abstain:

Mayor McLeod voted aye.

Motion carried.

5. CONSENT AGENDA/OMNIBUS VOTE:

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve Item 5.A.

5.A. Approval of Agenda

Roll Call:

Aye: Newell, Pilafas, Stanton, Kinnane, Mills

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve Item 5.B.

5.B. Approval of the schedule of bills for February 17, 2025 - \$5,109,827.94

Roll Call:

Aye: Newell, Pilafas, Stanton, Kinnane, Mills

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve Item 5.C.

5.C. Approval of Ordinance #5149-2025 supporting a Cook County Class 6B Classification for property tax assessment purposes for Compass Datacenters ORD I, LLC, Compass Datacenters IA ORD, LLC, Compass Datacenters IB ORD, LLC, and Compass Datacenters IC ORD, LLC for the proposed Data Centers to be located at 5400-5600 Trillium Boulevard (formerly 3333 Beverly Road.

Roll Call:

Aye: Newell, Pilafas, Stanton, Kinnane, Mills

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve Item 5.D.

5.D. Approval of a Professional Services Agreement for Executive Leadership Development & Coaching with SRSD Consulting LLC in an amount not to exceed \$78,600.

Roll Call:

Aye: Newell, Pilafas, Stanton, Kinnane, Mills

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve Item 5.E.

5.E. Approval of an Incentive Agreement between the Village of Hoffman Estates and Compass Datacenters ORD I, LLC for the Compass Data Center property located at 5400-5600 Trillium Boulevard (formerly 3333 Beverly Road).

Roll Call:

Aye: Newell, Pilafas, Stanton, Kinnane, Mills

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve Item 5.F.

5.F. Authorization to:

a. waive formal bidding; and

b. award contract to All Together of Evanston, IL for Comprehensive Plan public engagement and graphic design support in an amount not to exceed \$110,560 with Village Manager to approve change orders in an amount not to exceed \$30,000 (as needed).

Roll Call:

Aye: Newell, Pilafas, Stanton, Kinnane, Mills

Nay:

Mayor McLeod voted aye.

Motion carried.

6. REPORTS

6.A. President's Report

1. Proclamation(s)

Trustee Newell read the following proclamation.

Motion by Trustee Stanton, seconded by Trustee Kinnane, to concur with the proclamation proclaiming February 16 – 22, 2025 as National Engineers Week. Voice vote taken. All ayes. Motion carried.

Development Services Director, Pete Gugliotta, accepted the proclamation on behalf of the Engineering Department.

Mayor McLeod attended many meetings and events including a Northwest Municipal Conference meeting. He distributed Valentine's Day cards for Operation Love, and he also attended the Black History Month Celebration.

6.B. Trustee Comments

Trustee Newell reminded everyone to check on neighbors and friends during this cold weather. She stated she helped serve the Senior Commission's Senior Luncheon, distributed Valentine's Day Cards for Operation Love, and she attended the Black History Month Celebration.

Trustee Mills attended the Business After Hours event hosted by the Chamber at Hoffman Estates Community Bank and she also was able to attend the Cirque du Soleil performance at the NOW Arena.

Trustee Pilafas attended a Hoffman Foundation meeting to discuss the 2nd annual Hope For Hoffman Golf Outing. He congratulated his son Caleb and his fiancé Maddie on their engagement.

Trustee Kinnane attended several volunteer functions for Our Lady of Angels Mission, and he attended the Cirque du Soleil performance at the NOW Arena.

Trustee Stanton attended the annual CRE Update at the NOW Arena. He also attended and helped serve the Senior Commission's Senior Luncheon, helped distribute Valentine's Day Cards for Operation Love, and he attended the Cirque du Soleil performance at the NOW Arena.

6.C. Village Manager's Report

The Village Manager had no report.

6.D. Village Clerk's Report

The Village Clerk stated that during the month of January, 34 passports were processed and 225 FOIA requests were responded to. She also mentioned that Early Voting for the April 1, 2025 Consolidated Election will be available at Village Hall on March 17th through March 31st.

6.E. Committee Reports

1. Finance

Trustee Pilafas stated that they would be meeting to discuss authorization to award a contract for the 2025 Northwest Fourth Fest drone show to Hireuavpro.com, Denver, CO in an amount not to exceed \$37,500; and to receive and file the Finance Department Monthly Report, the Information Technology Department Monthly Report, and the NOW Arena Monthly Report.

2. Public Works & Utilities

Trustee Newell stated that they would be meeting to discuss authorization to approve Change Order #1 for construction services for Pfizer Lift Station improvements to Martam Construction Inc. of Elgin, IL, in an amount not to exceed \$10,199 and a time extension of 77 days; authorization to award a contract for the Children's Advocacy Center Renovation project to Total Pro Construction of Chicago, IL (low bid), in an amount not to exceed \$84,770; authorization to waive formal bidding (due to a cooperative purchasing program) and purchase one Caterpillar XQ230 generator from Altorfer Power Systems of Elmhurst, IL, (Sourcewell Cooperative

Purchasing Program) in an amount not to exceed \$162,825; and to receive and file the Department of Public Works Monthly Report and the Engineering Division Monthly Report.

3. Public Health & Safety

Trustee Mills stated that they would be meeting to discuss authorization to discuss authorization to purchase (13) LifePak 35 cardiac monitors/defibrillators from Stryker, Chicago, IL, in an amount not to exceed \$702,333.14; authorization to waive formal bidding (due to sole source) and award a contract to Digicom Installations, Inc. Huntley, Illinois, for the station alerting system for new Fire Station #21 in an amount not to exceed \$85,573.43; ratification of emergency repairs to Fire Engine 22 by Cummings Sales and Service of Hodgkins, IL, for \$40,923.30; authorization to waive formal bidding (due to group purchasing) and purchase one (1) 2025 Ford Explorer Interceptor utility vehicle for the Fire Department, as optioned, from Friendly Ford of Roselle, IL (lowest price) not to exceed \$46,955; and 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.F. Treasurer's Reports

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

7. PLANNING AND ZONING COMMISSION RECOMMENDATIONS

Motion by Trustee Pilafas, seconded by Trustee Kinnane, to concur with the Planning & Zoning Commission and approve the petitioner's request.

7.A. Request Board Concurrence with the Planning and Zoning Commission recommendation and Board approval of Ordinance #5150-2025 granting a Variation for garage size for the property located at 5560 Airdrie Court.

Discussion

Chairperson Combs stated that the increase from 750 to 930 would not affect the outside of the building at all and that current plans provide for 3 garage doors.

Trustee Stanton asked what the reason for the increase was.

Chairperson Combs said it was to make it more usable. Originally, the 3rd bay was cordoned off to be two separate rooms.

Trustee Mills asked why Chairperson Combs voted no.

Chairperson Combs responded that it was due to the findings of fact.

Roll Call:

Aye: Newell, Pilafas, Stanton, Kinnane, Mills

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Pilafas, seconded by Trustee Mills, to concur with the Planning & Zoning Commission and approve the petitioner's request.

7.B. Request Board Concurrence with the Planning and Zoning Commission recommendation and Board approval of Ordinance #5151-2025 amending Section 9-1-18A of the Hoffman Estates Municipal Code (Temporary Planned Development Process).

Discussion

Chairperson Combs stated the purpose was to extend the expiration date until the new one is adopted.

Roll Call:

Aye: Newell, Pilafas, Stanton, Kinnane, Mills

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Pilafas, seconded by Trustee Kinnane, to concur with the Planning & Zoning Commission and approve the petitioner's request.

7.C. Request Board Concurrence with the Planning and Zoning Commission recommendation and Board approval of Ordinance #5152-2025 granting Preliminary and Final Plat of Subdivision and Site Plan for Compass Data Center located at 3333 Beverly Road.

Discussion

Asked if they were satisfied with the trees and all that planting that they were going to have. Chairperson Combs said she was and to note that this does not include the ComEd section of this area.

Village Manager Palm confirmed that the ComEd substation would be a separate application.

Roll Call:

Aye: Newell, Pilafas, Stanton, Kinnane, Mills

Nay:

Mayor McLeod voted aye.

Motion carried.

8. ADDITIONAL BUSINESS

There was no additional business.

3. PUBLIC COMMENT

No one wished to be recognized.

9. EXECUTIVE SESSION

Motion by Trustee Mills, seconded by Trustee Pilafas, to adjourn the meeting into Executive Session for the Review of Closed Session Minutes (5 ILCS 120/2-(c)-(21)), and to discuss Personnel (5 ILCS 120/2-(c)-(1)). Time: 7:22 p.m.

Roll Call:

Aye: Newell, Pilafas, Stanton, Kinnane, Mills

Nay:

Mayor McLeod voted aye.

Motion carried.

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.