

MEETING: **HOFFMAN ESTATES VILLAGE BOARD**
DATE: **MARCH 3, 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: Gary Stanton, Karen Arnet, Patrick Kinnane, Anna Newell. Trustee Pilafas attended electronically.

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
J. Nebel, PW Director
P. Seger, HRM Director
A. Marks, Assistant HHS Director
M. Brito, Communications Manager
R. Signorella, Multimedia Production Manager

2. PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Trustee Stanton.

3. PUBLIC COMMENTS

No one wished to be recognized.

4. APPROVAL OF MINUTES

4.A. Approval of Minutes 02-17-2025

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

Roll Call:

Aye: Pilafas, Stanton, Kinnane, Newell
Nay:
Abstain: Arnet

Mayor McLeod voted aye.

Motion carried.

4.B. Approval of Minutes 02-24-2025 Special

Motion by Trustee Kinnane, seconded by Trustee Arnet, to approve Item 4B.

Roll Call:

Aye: Pilafas, Stanton, Arnet, Kinnane, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

4.C. Approval of Minutes 08-19-2024 Executive Session (Approve & Not Release)

Motion by Trustee Arnet, seconded by Trustee Stanton, to approve Item 4C.

Roll Call:

Aye: Pilafas, Stanton, Arnet, Kinnane, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

4.D. Approval of Minutes 10-07-2024 Executive Session (Approve & Not Release)

Motion by Trustee Kinnane, seconded by Trustee Stanton, to approve Item 4D.

Roll Call:

Aye: Pilafas, Stanton, Arnet, Kinnane, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

5. CONSENT AGENDA/OMNIBUS VOTE:

5.A. Approval of Agenda

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

Roll Call:

Aye: Pilafas, Stanton, Arnet, Kinnane, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

5.B. Approval of the schedule of bills for March 3, 2025 - \$2,803,553.36.

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

Roll Call:

Aye: Pilafas, Stanton, Arnet, Kinnane, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

5.C. Approval of Ordinance #5153-2025 repealing Section 7-2-6, School Curfew, of the Hoffman Estates Village Code.

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

Roll Call:

Aye: Pilafas, Stanton, Arnet, Kinnane, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

5.D. Approval of a 3-year contract with Neogov for Human Resources Information System (HRIS) software in an amount not to exceed \$97,693.20.

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

Roll Call:

Aye: Pilafas, Stanton, Arnet, Kinnane, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

5.E. Authorization to award contract for the 2025 Street Revitalization Project - Contract #1 to Builders Paving, LLC, of Hillside, Illinois, in an amount not to exceed \$4,618,028.

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

Roll Call:

Aye: Pilafas, Stanton, Arnet, Kinnane, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

5.F. Authorization to purchase (13) LifePak 35 cardiac monitors/defibrillators from Stryker, Chicago, IL, in an amount not to exceed \$702,333.14.

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

Roll Call:

Aye: Pilafas, Stanton, Arnet, Kinnane, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

5.G. Authorization to:

- a. waive formal bidding (due to group purchasing); and
- b. 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.

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

Roll Call:

Aye: Pilafas, Stanton, Arnet, Kinnane, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

5.H. Authorization to:

- a. waive formal bidding; and
- b. purchase one (1) Pierce Velocity 100' tower-ladder truck for the Fire Department, as optioned, from MacQueen Equipment, LLC, MN (Sourcewell Consortium Pricing) not to exceed \$2,500,000; and
- c. grant the Village Manager authority to authorize change orders not to exceed 5% of the purchase price, if necessary.

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

Roll Call:

Aye: Pilafas, Stanton, Arnet, Kinnane, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

5.I. 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.

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

Roll Call:

Aye: Pilafas, Stanton, Arnet, Kinnane, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

5.J. Authorization to renew an annual Subscription and Support Agreement between Superion LLC, and the Village of Hoffman Estates for a term of one year.

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

Roll Call:

Aye: Pilafas, Stanton, Arnet, Kinnane, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

5.K. 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.

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

Roll Call:

Aye: Pilafas, Stanton, Arnet, Kinnane, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

5.L. 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.

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

Roll Call:

Aye: Pilafas, Stanton, Arnet, Kinnane, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

5.M. Authorization to:

a. waive formal bidding (due to a cooperative purchasing program); and

b. purchase one Caterpillar XQ230 generator from Altorfer Power Systems of Elmhurst, IL, (Sourcewell Cooperative Purchasing Program) in an amount not to exceed \$162,825.

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

Roll Call:

Aye: Pilafas, Stanton, Arnet, Kinnane, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

5.N. Ratification of emergency repairs to Fire Engine 22 by Cummings Sales and Service of Hodgkins, IL, for \$40,923.30.

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

Roll Call:

Aye: Pilafas, Stanton, Arnet, Kinnane, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

6. REPORTS

6.A. President's Report

1. Proclamation(s)

a. Patrick Seger Day (20 Years Service)

Trustee Arnet read the following proclamation.

Motion by Trustee Kinnane, seconded by Trustee Stanton, to concur with the proclamation proclaiming Friday, March 7, 2025, as Patrick Seger Day. Voice vote taken.

Roll Call:

Aye: Pilafas, Stanton, Arnet, Kinnane, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

Patrick Seger accepted the proclamation and was congratulated by the Board.

b. National Social Work Month

Trustee Kinnane read the following proclamation.

Motion by Trustee Kinnane, seconded by Trustee Arnet, to concur with the proclamation proclaiming March, 2025, as National Social Work Month.

Roll Call:

Aye: Pilafas, Stanton, Arnet, Kinnane, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

Nataly Correa and Alexandra Berkman accepted the proclamation and were congratulated by the Board.

c. National Developmental Disability Awareness Month

Trustee Newell read the following proclamation.

Motion by Trustee Arnet, seconded by Trustee Stanton, to concur with the proclamation proclaiming March, 2025, as National Developmental Disability Awareness Month.

Roll Call:

Aye: Pilafas, Stanton, Arnet, Kinnane, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

Ed Matone accepted the proclamation and was congratulated by the Board.

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

1. Appointments

Motion by Trustee Arnet, seconded by Trustee Kinnane, to accept the appointment of David Chameli to the Sister Cities Commission, term ending 4/30/2027.

Roll Call:

Aye: Pilafas, Stanton, Arnet, Kinnane, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Stanton, seconded by Trustee Arnet, to accept the appointment of Renee McMullen to the Cultural Awareness Commission, term ending 4/30/2027.

Roll Call:

Aye: Pilafas, Stanton, Arnet, Kinnane, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

Mayor McLeod attended several meetings including a Northwest Municipal Conference Legislative Meeting, a Northwest Municipal Conference Transportation Committee Meeting, a PACE Planning and Infrastructure Committee Meeting, and a business meeting with the Karis Group. He visited the Marriott to see their progress with their renovation and he also attended the Harper Emergency Services Training Center Groundbreaking Ceremony.

6.B. Trustee Comments

Trustee Pilafas had no comment.

Trustee Newell attended the Mayor Update Breakfast, the Art Expo at Lincoln Prairie School, the Blue and Gold Banquet for Pack 397 at Chandler's, and a JAWA Meeting.

Trustee Kinnane attended the Mayor Update Breakfast, a Police Beat Meeting, the Gigi's Playhouse GALA, and the Blue and Gold Banquet for Pack 397 at Chandler's. He also participated in many volunteer activities. He offered his condolences and prayers to the families who lost two students and thanked all of our Public Safety Officials who were involved. He also wished his wife, Laura, a Happy 22nd Anniversary.

Trustee Arnet congratulated all the participants in the Polar Plunge.

Trustee Stanton attended the Northwest Municipal Conference Lobby Days in Springfield, the Art Expo at Lincoln Prairie School, the Gigi's Playhouse GALA, the Blue and Gold Banquet for Pack 397 at Chandler's,

6.C. Village Manager's Report

Village Manager Palm reminded everyone that we would have the Committee meetings on March 10th.

6.D. Village Clerk's Report

The Village Clerk had no report.

6.E. Committee Reports

1. Planning, Building & Zoning

Trustee Stanton stated that they would be meeting to receive and file the Planning Division Monthly Report, the Code Enforcement Division Monthly Report and the Economic Development and Tourism Monthly Report.

2. General Administration & Personnel

Trustee Kinnane stated that they would be meeting to receive and file the Cable TV Monthly Report, the Human Resources Management Monthly Report and the Legislative Operations & Outreach Monthly Report.

3. Transportation & Road Improvement

Trustee Arnet stated that they would be meeting to discuss the approval of an Ordinance amending Section 6-2-1-HE-11-801 of the Hoffman Estates Municipal Code for "Left Turns Prohibited" at Autumn Drive from Moon Lake Boulevard, and to receive and file the Transportation Division Monthly Report.

7. PLANNING AND ZONING COMMISSION RECOMMENDATIONS

7.A. Approval of an Ordinance granting Rezoning from R-2 One-Family Residential District to R-10 Attached Single-Family Dwelling Residential District, Variations from Sections 9-5-10-D-1 and 9-5-10-D-10 of the Municipal Code, and Preliminary Concept Site Plan for the property located at 1180-1190 Apple Street.

Discussion

Vice Chairperson Bauske stated the Planning & Zoning Commission unanimously recommended denial.

The petitioner addressed the Board and expressed his desire for the Board to approve his request. He gave some history on the property previously being denied a request to be rezoned to Commercial Property. He stated that it would be a high-end development that would enhance the surrounding property values. He stated he thought this was the best way to guarantee the property wouldn't be zoned commercial.

Several residents addressed the Board in opposition of the property being rezoned. They expressed that they want to keep the neighborhood as a single family residential.

Trustee Stanton asked if the reason the Planning & Zoning Commission denied the request was due to the reason that the acreage didn't meet the minimum for the R10 district. Vice Chairperson Bauske stated that the Planning & Zoning Commission found that the request did not meet any of the Village Code for the zoning or the variations.

Trustee Stanton also asked if the density was too high for that period. Vice Chairperson Bauske said that was correct.

Motion by Trustee Stanton, seconded by Trustee Arnet, to concur with the Planning & Zoning Commission's recommendation to deny the petitioner's request.

Roll Call:

Aye: Pilafas, Stanton, Arnet, Kinnane, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Stanton, seconded by Trustee Arnet, to approve the ordinance granting Rezoning from R-2 One-Family Residential District to R-10 Attached Single-Family Dwelling Residential District, Variations from Sections 9-5-10-D-1 and 9-5-10-D-10 of the Municipal Code, and Preliminary Concept Site Plan for the property located at 1180-1190 Apple Street.

Roll Call:

Aye:

Nay: Pilafas, Stanton, Arnet, Kinnane, Newell

Mayor McLeod voted nay.

Motion failed.

7.B. Approval of Ordinance #5154-2025 granting a Special Use to Harvest Community Church for a religious institution and Site Plan Amendment for the property located at 2060–2080 Stonington Avenue.

Vice Chairperson Bauske stated the Planning & Zoning Commission unanimously recommended approval.

Motion by Trustee Arnet, seconded by Trustee Kinnane, to concur with the Planning & Zoning Commission's recommendation and approve Ordinance #5154-2025 granting a Special Use to Harvest Community Church for a religious institution and Site Plan Amendment for the property located at 2060–2080 Stonington Avenue.

Roll Call:

Aye: Pilafas, Stanton, Arnet, Kinnane, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

7.C. Approval of Ordinance #5155-2025 granting a Special Use to Lorenz Naprapaths Inc (dba Revolutionary Health) to permit a yoga studio for the property at 1721 Moon Lake Boulevard, #410.

Vice Chairperson Bauske stated the Planning & Zoning Commission unanimously recommended approval.

Motion by Trustee Stanton, seconded by Trustee Arnet, to concur with the Planning & Zoning Commission and approve Ordinance #5155-2025 granting a Special Use to Lorenz Naprapaths Inc (dba Revolutionary Health) to permit a yoga studio for the property at 1721 Moon Lake Boulevard, #410.

Roll Call:

Aye: Pilafas, Stanton, Arnet, Kinnane, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

8. ADDITIONAL BUSINESS

There was no additional business.

9. EXECUTIVE SESSION

Motion by Trustee Stanton, seconded by Trustee Arnet, to adjourn the meeting into Executive Session for Collective Bargaining (5 ILCS 120/2-©-(2)). Time: 8:02 p.m.

Roll Call:

Aye: Pilafas, Stanton, Arnet, Kinnane, Newell

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.