MINUTES OF THE REGULAR MEETING OF THE VILLAGE PRESIDENT & BOARD OF TRUSTEES OF THE VILLAGE OF BUFFALO GROVE HELD IN THE JEFFREY S. BRAIMAN COUNCIL CHAMBERS, 50 RAUPP BOULEVARD, BUFFALO GROVE, ILLINOIS MONDAY, MARCH 17, 2025

CALL TO ORDER

President Smith called the meeting to order at 7:00 P.M. Those present stood and pledged allegiance to the Flag.

ROLL CALL

Roll call indicated the following present: President Smith; Trustees Johnson, Cesario, Ottenheimer, Stein, Bocek, and Weidenfeld.

Also present were: Dane Bragg, Village Manager; Patrick Brankin, Village Attorney; Chris Stilling, Deputy Village Manager; Mike Skibbe, Deputy Village Manager/Director of Public Works; Tyler Grace, Assistant Village Manager/Administrative Services; Jim Warnstedt, Deputy Director of Public Works; Kyle Johnson, Deputy Public Works Director/Village Engineer; Briget Schwab, Assistant Village Engineer; Tom Wisniewski, Buyer; Katie Golbach, Director of Human Resources; Chris Black, Director of Finance; Nicole Woods, Director of Community Development; Molly Gillespie, Communications Director; Deputy Fire Chief Collins; and Police Chief Budds.

APPROVAL OF MINUTES

Moved by Weidenfeld, seconded by Ottenheimer, to approve the minutes of the February 18, 2025, Regular Meeting. Upon roll call, Trustees voted as follows:

AYES: 5 – Cesario, Ottenheimer, Stein, Bocek, Weidenfeld
NAYS: 0 – None
ABSTAIN: 1 – Johnson
Motion declared carried.

Moved by Ottenheimer, seconded by Johnson, to approve the minutes of the March 3, 2025, Committee of the Whole Meeting. Upon roll call, Trustees voted as follows:

AYES: 6 – Johnson, Cesario, Ottenheimer, Stein, Bocek, Weidenfeld
NAYS: 0 – None
Motion declared carried.

WARRANT #1379

Mr. Black read Warrant #1379, after which he answered questions from the Board. Moved by Bocek, seconded by Weidenfeld, to approve Warrant #1379 in the amount of $6,906,342.67 authorizing payment of bills listed. Upon roll call, Trustees voted as follows:

AYES: 6 – Johnson, Cesario, Ottenheimer, Stein, Bocek, Weidenfeld
NAYS: 0 – None
Motion declared carried.

VILLAGE PRESIDENT'S REPORT

President Smith commented on the recent property damage at the site of our new **Tesla** dealership, noting that this is completely unacceptable, will not be tolerated in Buffalo Grove, and must be condemned in the strongest terms. This type of action tarnishes the reputation of our community, and the Buffalo Grove Police Department is committed to finding the perpetrators and bringing them to justice. President Smith urged residents to remain vigilant and report suspicious activity to the Buffalo Grove Police Department. By working together, we can prevent future incidents and protect our local businesses. When businesses suffer from vandalism it affects our entire community, and he urged residents to reaffirm our commitment to maintaining a safe, respectful and law-abiding community. Vandalism has no place in our community and we all must do everything in our power to stop it.

VILLAGE MANAGER'S REPORT

Deputy Chief Collins reviewed the credentials and accomplishments of **Lieutenant Jay Huh**. Board of Fire and Police Commission Chair McKee administered the Oath of Office to Lieutenant Huh, after which he had his badge pinned on by his wife as he was congratulated by the audience and the Board. Lieutenant Huh thanked the Buffalo Grove Fire Department for this honor, as well as the Board and his family and colleagues who are here with him tonight.

TRUSTEE REPORTS

The Village Clerk reminded residents that our **Consolidated Election** takes place on April 1, 2025, noting that this election directly deals with our daily lives and is just as important as state and national elections. Early voting began today, and there are municipal, park, library and township positions on the ballot.

CONSENT AGENDA

President Smith explained the Consent Agenda, stating that any member of the audience or the Board could request that an item be removed for full discussion; there were no such requests. The Village Clerk read a brief synopsis of each of the items on the Consent Agenda.

Ordinance No. 2025-31- Development Improvement Agreement

Motion to pass Ordinance No. 2025-31 authorizing a Development Improvement Agreement with District 214 for the Athletic Field Renovations Phase 2.

Ordinance No. 2025-32 - Certificate of Initial Acceptance

Motion to pass Ordinance No. 2025-32 authorizing the Certificate of Initial Acceptance for Driven Car Wash.

Ordinance No. 2025-33 - Certificate of Initial Acceptance

Motion to pass Ordinance No. 2025-33 authorizing the Certificate of Initial Acceptance for Lazy Dog.

Ordinance No. 2025-34 - 2025 Cracksealing Project

Motion to pass Ordinance No. 2025-34 authorizing a contract with SKC Construction, Inc for the 2025 Cracksealing Project.

Ordinance No. 2025-35 - 2025 Parking Lot Improvements Project

Motion to pass Ordinance No. 2025-35 authorizing a Contract with Denler, Inc. for the 2025 Parking Lot Improvements Project.

Ordinance No. 2025-36 - Temporary Fire Station

Motion to pass Ordinance No. 2025-36 amending Title 10 of the Village Code to Prohibit Parking on Raupp Boulevard at the Temporary Fire Station.

Ordinance No. 2025-37 - 2025 Paving Marking Project

Motion to pass Ordinance No. 2025-37 authorizing a contract with HighStar Traffic for the 2025 Paving Marking Project.

Ordinance No. 2025-38 - Disposal of Surplus Property

Motion to pass Ordinance No. 2025-38 authorizing the Disposal of Surplus Property.

Ordinance No. 2025-39 - Child Home Daycare

Motion to pass Ordinance No. 2025-39 approving a Special Use for a Child Home Daycare at 456 Chicory.

Ordinance No. 2025-40 - Fire Station 25

Motion to pass Ordinance No. 2025-40 accepting a bid and authorizing Fredrick Quinn Corporation to execute a contract with Break Through Enterprises for the Demolition of the existing Fire Station 25.

Ordinance No. 2025-41 - 2021 Illinois Energy Conservation Code

Motion to pass Ordinance No. 2025-41 amending Chapter 15.14 of the Village Code as it relates to adopting the 2021 Illinois Energy Conservation Code.

Ordinance No. 2025-42 – Disposal and Sale of Surplus Property

Motion to pass Ordinance No. 2025-42 authorizing the Disposal and Sale of Surplus Property.

Ordinance No. 2025-43 - 2025 Sidewalk Cutting Project

Motion to pass Ordinance No. 2025-43 authorizing a contract with ASTI Sawing, Inc. for the 2025 Sidewalk Cutting project.

Ordinance No. 2025-44 - 2025 Pavement Rejuvenation Project

Motion to pass Ordinance No. 2025-44 authorizing a contract with Corrective Asphalt Materials for the 2025 Pavement Rejuvenation Project.

Moved by Cesario, seconded by Ottenheimer, to approve the Consent Agenda as presented. Upon roll call, Trustees voted as follows:

AYES: 6 – Johnson, Cesario, Ottenheimer, Stein, Bocek, Weidenfeld
NAYS: 0 – None
Motion declared carried.

ORDINANCE NO. 2045-28 – GENERAL OBLIGATION BONDS

Moved by Bocek, seconded by Cesario, to pass Ordinance No. 2025-45 providing for the issuance of approximately $26,000,000.00 General Obligation Bonds, Series 2025, of the Village of Buffalo Grove, Lake and Cook Counties, Illinois, to finance capital improvements in and for the Village including but not limited to construction of new fire stations and street improvements, providing for the levy and collection of a direct annual tax sufficient to pay the principal and interest on said bonds, and authorizing the sale of said bonds to the purchaser thereof.

At the request of his employer, Trustee Stein recused himself from participation in the proposed ordinance.

Mr. Black reviewed the proposed ordinance, details of which are contained in his memo of March 17, 2025, to

Mr. Bragg, after which he answered questions from the Board. A representative from Speer Financial reviewed today's Bond Sale.

Upon roll call, Trustees voted as follows:

AYES: 5 – Johnson, Cesario, Ottenheimer, Bocek, Weidenfeld
NAYS: 0 – None
RECUSED: 1 – Stein
Motion declared carried.

RESOLUTION NO. 2025-13 – DECLARATION OF TRUST

Moved by Bocek, seconded by Weidenfeld, to pass Resolution No. 2025-13 approving the Declaration of Trust of the Illinois Trust and authorizing the execution thereof and authorizing certain officials to act on behalf of the Village of Buffalo Grove.

Mr. Black reviewed the proposed resolution, details of which are contained in his memo of March 11, 2025, to Mr. Bragg, after which he answered questions from the Board.

Upon roll call, Trustees voted as follows:

AYES: 6 – Johnson, Cesario, Ottenheimer, Stein, Bocek, Weidenfeld
NAYS: 0 – None
Motion declared carried.

ORDINANCE NO. 2025-46 – CLOVE PARK

Moved by Weidenfeld, seconded by Johnson, to pass Ordinance No. 2025-46 authorizing a contract with Wallace Robert & Todd, LLC for Clove Park Concept Design Services in accordance with materials contained in Board packets and Village Attorney approval where required.

Ms. Woods reviewed the proposed ordinance, details of which are contained in her memo to Mr. Bragg of January 30, 2025, after which she answered questions from the Board.

A resident spoke, raising her concern about the cost of the proposed park with taxes being so high at this time. Several Trustees responded to her concerns, noting that the Board carefully reviews how every tax dollar is spent and emphasizing the positive aspects that this park will have for all of our residents.

Upon roll call, Trustees voted as follows:

AYES: 6 – Johnson, Cesario, Ottenheimer, Stein, Bocek, Weidenfeld
NAYS: 0 – None
Motion declared carried.

ORDINANCE NO. 2025-47 – PAVEMENT PATCHING

Moved by Stein, seconded by Weidenfeld, to pass Ordinance No. 2025-47 authorizing a contract with Builders Paving, LLC for the 2025 Pavement Patching project in accordance with materials contained in Board packets and pending final review by the Village Attorney.

Mr. Johnson reviewed the proposed ordinance, details of which are contained in the Agenda Item Summary that he prepared.

Upon roll call, Trustees voted as follows:

AYES: 6 – Johnson, Cesario, Ottenheimer, Stein, Bocek, Weidenfeld
NAYS: 0 – None
Motion declared carried.

ORDINANCE NO. 2025-48 – SIDEWALK REPLACEMENT

Moved by Stein, seconded by Ottenheimer, to pass Ordinance No. 2025-48 authorizing the execution of a contract with Globe Construction, Inc. for the 2025 Sidewalk Replacement project at a price not to exceed $342,903.00 with a contingency fund to be created and controlled by the Village in the amount of $31,174.00 (10% of the project cost) in accordance with materials contained in Board packets and pending review and approval of the Village Attorney.

Ms. Schwab reviewed the proposed ordinance, details of which are contained in the Agenda Item Summary that she prepared.

Upon roll call, Trustees voted as follows:

AYES: 6 – Johnson, Cesario, Ottenheimer, Stein, Bocek, Weidenfeld
NAYS: 0 – None
Motion declared carried.

ORDINANCE NO. 2025-49 – STREETLIGHT MAINTENANCE

Moved by Stein, seconded by Johnson, to pass Ordinance No. 2025-49 authorizing the execution of a contract with Integral Power Atlantic, LLC for streetlight maintenance in an amount not to exceed $308,208.05 per year pending review and approval of the Village Attorney.

Mr. Warnstedt reviewed the proposed ordinance, details of which are contained in the Agenda Item Summary that he prepared.

Upon roll call, Trustees voted as follows:

AYES: 6 – Johnson, Cesario, Ottenheimer, Stein, Bocek, Weidenfeld
NAYS: 0 – None
Motion declared carried.

ORDINANCE NO. 2025-50 – FLEET VEHICLE

Moved by Stein, seconded by Cesario, to pass Ordinance No. 2025-50 authorizing the purchase of one 2025 Peterbilt 567 Dump Truck from JX Truck Center in an amount not to exceed $231,413.14 in accordance with materials contained in Board packets and subject to final review and approval by the Village Attorney.

Mr. Warnstedt reviewed the proposed ordinance, details of which are contained in the Agenda Item Summary that he prepared.

Upon roll call, Trustees voted as follows:

AYES: 6 – Johnson, Cesario, Ottenheimer, Stein, Bocek, Weidenfeld
NAYS: 0 – None
Motion declared carried.

ORDINANCE NO. 2025-51 – FLEET VEHICLE

Moved by Stein, seconded by Johnson, to pass Ordinance No. 2025-51 authorizing the purchase of one 2025 Ford F-600 Dump Truck from Bonnell Industries, Inc. in an amount not to exceed $197,376.05 in accordance with materials contained in Board packets and subject to final review and approval by the Village Attorney.

Mr. Warnstedt reviewed the proposed ordinance, details of which are contained in the Agenda Item Summary that he prepared, after which he answered questions from the Board.

Upon roll call, Trustees voted as follows:

AYES: 6 – Johnson, Cesario, Ottenheimer, Stein, Bocek, Weidenfeld
NAYS: 0 – None
Motion declared carried.

ORDINANCE NO. 2025-52 – WATER PURCHASE

Moved by Stein, seconded by Weidenfeld, to pass Ordinance No. 2025-52 authorizing the Village Manager to enter into a Water Purchase and Sale Contract with the Village of Long Grove in accordance with materials contained in Board packets and subject to final review and approval by the Village Attorney.

Mr. Skibbe reviewed the proposed ordinance, details of which are contained in the Agenda Item Summary that he prepared, after which he answered questions from the Board.

Upon roll call, Trustees voted as follows:

AYES: 6 – Johnson, Cesario, Ottenheimer, Stein, Bocek, Weidenfeld
NAYS: 0 – None
Motion declared carried.

NEW BUSINESS

Ms. Woods introduced the pre-application discussion for Dream Clean Car Wash Development at 1355 W. Dundee Road, details of which are contained in the memo that she and Ms. Purvis sent to Mr. Bragg on March 17, 2025.

Referring to a PowerPoint presentation, Craig S. Krandel, attorney representing Dream Car Wash, presented an overview of the project and their goal to be an asset to our community. Mitch Zaveduk - Director of Development, Dream Clean Car Wash, reviewed the site plan, the aesthetics and the traffic flow of the site. Edward F. Kurzeja, Vice President, ARCHAMERICA, Inc., reviewed the water reclamation aspect of the project. All three gentlemen then answered questions from the Board.

Moved by Cesario, seconded by Ottenheimer, to refer the Dream Clean Car Wash Development at 1355 W. Dundee Road to the Planning & Zoning Commission for review. Upon roll call, Trustees voted as follows:

AYES: 6 – Johnson, Cesario, Ottenheimer, Stein, Bocek, Weidenfeld
NAYS: 0 – None
Motion declared carried.

PUBLIC COMMENT

President Smith reviewed the parameters to be followed by speakers and asked if there were any questions from the audience on items not on tonight's agenda.

A resident, who is a senior citizen, commented on her water and tax bills; she asked how long the Fixed Facility Fee will be on her water bill; she also commented on the size of Stevenson High School and how much that facility costs. Mr. Bragg reviewed the reasons for the Fixed Facility Fee and how it is needed to maintain our water infrastructure to ensure a safe water supply. President Smith explained that, although the school districts are an integral part of our community, they are a completely different entity than the Village and that her concerns should be directed to the school boards, as they are the ones that control that portion of the tax bill. Board members assured her that Buffalo Grove does everything possible to be sure that resident tax dollars are spent prudently, and that the Village portion of the tax bill has had a 0% increase over the past six years.

ADJOURNMENT

Moved by Cesario, seconded by Johnson, to adjourn the meeting. Upon roll call, Trustees voted as follows:

AYES: 6 – Johnson, Cesario, Ottenheimer, Stein, Bocek, Weidenfeld
NAYS: 0 – None
Motion declared carried.

The meeting was adjourned at 8:43 P.M.

Janet M. Sirabian

Janet M. Sirabian, Village Clerk

APPROVED BY ME THIS 21st DAY OF April 2025

Village President