

**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, JULY 21, 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, Richards, Cesario, Ottenheimer, Bocek and Weidenfeld.

Also present were: Dane Bragg, Village Manager; Patrick Brankin, Village Attorney; Chris Stilling, Deputy Village Manager; Tyler Grace, Assistant Village Manager/Administrative Services; Katie Golbach, Director of Human Resources; Chris Black, Director of Finance; Jim Warnstedt, Deputy Director of Public Works; Briget Schwab, Village Engineer; Nicole Woods, Director of Community Development; Kelly Purvis, Deputy Director of Community Development; Fire Chief Kane; Police Chief Budds.

APPROVAL OF MINUTES

Moved by Ottenheimer, seconded by Johnson, to approve the minutes of the June 16, 2025, Regular Meeting. Upon roll call, Trustees voted as follows:

AYES: 6 – Johnson, Richards, Cesario, Ottenheimer, Bocek, Weidenfeld

NAYS: 0 – None

Motion declared carried.

WARRANT #1383

Mr. Black read Warrant #1383. Moved by Cesario, seconded by Johnson, to approve Warrant #1383 in the amount of \$8,293,231.32 authorizing payment of bills listed. Upon roll call, Trustees voted as follows:

AYES: 6 – Johnson, Richards, Cesario, Ottenheimer, Bocek, Weidenfeld

NAYS: 0 – None

Motion declared carried.

VILLAGE PRESIDENT'S REPORT

President Smith noted that former **Buffalo Grove Village Trustee Bobbie O'Reilly** recently passed away. Trustee O'Reilly served Buffalo Grove from 1979-1987, also served as a member of the Lake County Board, and was currently serving as a Village Trustee in Long Grove. President Smith expressed condolences to the O'Reilly friends and family.

President Smith reported that on July 29, 2025, there will be an open house format in the Council Chambers with the opportunity for all residents to share their ideas and visions as to what they would like to see in **Clove Park**, and he urged all members of the community to participate.

VILLAGE MANAGER'S REPORT

Chief Kane reviewed the background and credentials for our three newest members of the Buffalo Grove Fire Department: **Firefighter/Paramedics Nicholas Wolski, Patrick Murray and Timothy Heatley**. Ed McKee, Chair of the Fire & Police Commission, proceeded to administer the Oath of Office to them, after which their badges were pinned on as they were welcomed and congratulated by the audience and the Board.

TRUSTEE REPORTS

There are no Trustee reports tonight.

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.

Resolution No. 2025-21 – Joint Emergency Management System (JEMS)

Motion to pass Resolution No. 2025-21 adopting an Intergovernmental Agreement with the Joint Emergency Management System (JEMS).

Ordinance No. 2025-79 - Tesla

Motion to pass Ordinance No. 2025-79 authorizing the Certificate of Initial Acceptance for Tesla.

Ordinance No. 2025-80 - The Clove

Motion to pass Ordinance No. 2025-80 authorizing the Certificate of Initial Acceptance for The Clove.

Ordinance No. 2025-81 - Lou Malnati's Patio Addition

Motion to pass Ordinance No. 2025-81 authorizing a Development Improvement Agreement with The Malnati Organization, LLC for the Lou Malnati's Patio Addition.

Ordinance No. 2025-82 – 727 Hastings Lane

Motion to pass Ordinance No. 2025-82 approving a Special Use for a Non-academic School at 727 Hastings Lane.

Ordinance No. 2025-83 - Level 3 Communications, LLC

Motion to pass Ordinance No. 2025-83 approving a Right-of-Way Access Agreement with Level 3 Communications, LLC.

Ordinance No. 2025-84 - 720 W. Lake Cook Road

Motion to pass Ordinance No. 2025-84 approving an Amendment to the PUD and Preliminary Plan for Epicure Dining at 720 W. Lake Cook Road.

Ordinance No. 2025-85 - Ezee Fiber Texas, LLC

Motion to pass Ordinance No. 2025-85 approving a Right-of-Way Access Agreement with Ezee Fiber Texas, LLC.

Ordinance No. 2025-86 - Lou Malnati's

Motion to pass Ordinance No. 2025-86 approving an Amendment to the Preliminary Plan for a deck at Lou Malnati's, 85 S. Buffalo Grove Road.

Ordinance No. 2025-87 - 1650 Leider Lane

Motion to pass Ordinance No. 2025-87 authorizing execution of a contract with Hydro-Chem Systems, Inc. for Automated Truck Wash at 1650 Leider Lane.

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

AYES: 6 – Johnson, Richards, Cesario, Ottenheimer, Bocek, Weidenfeld

NAYS: 0 – None

Motion declared carried.

RESOLUTION NO. 2025-22 – PERSONNEL MANUAL

Moved by Bocek, seconded by Weidenfeld, to pass Resolution No. 2025-22 approving the adoption of Amendments to the Personnel Manual.

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

Upon roll call, Trustees voted as follows:

AYES: 6 – Johnson, Richards, Cesario, Ottenheimer, Bocek, Weidenfeld

NAYS: 0 – None

Motion declared carried.

ORDINANCE NO. 2025-88 – ENGINEERING SERVICES

Moved by Weidenfeld, seconded by Cesario, to pass Ordinance No. 2025-88 authorizing the execution of a time and material contract with Hampton, Lenzini and Renwick, Inc. for engineering services in an amount not to exceed \$300,000.00.

Ms. Schwab reviewed the proposed ordinance, details of which are contained in her memo to Mr. Bragg dated July 14, 2025, after which she answered questions from the Board.

Upon roll call, Trustees voted as follows:

AYES: 6 – Johnson, Richards, Cesario, Ottenheimer, Bocek, Weidenfeld

NAYS: 0 – None

Motion declared carried.

KENLEY RESIDENTIAL DEVELOPMENT

Ms. Woods introduced the proposed development, details of which are contained in the memo that she and Ms. Purvis sent to Mr. Bragg dated July 21, 2025.

Referring to a PowerPoint presentation, Margaret Glenko, representing Pulte Homes, provided a brief overview and highlights of the proposal.

Ms. Woods, Ms. Glenko and Anna Sutton then answered questions from the Board.

Issues that the Board would like to see addressed by the Planning & Zoning Commission are green space, effect on the school districts, and traffic impact if Margate Drive is opened up.

Moved by Ottenheimer, seconded by Johnson, to refer the proposal for the Kenley Residential Development at 16523-16737 Aptakasic Road to the Planning & Zoning Commission for review. Upon roll call, Trustees voted as follows:

AYES: 6 – Johnson, Richards, Cesario, Ottenheimer, Bocek, Weidenfeld

NAYS: 0 – None
Motion declared carried.

RIVERWALK APARTMENTS

Ms. Purvis introduced the proposed development, details of which are contained in the memo that she and Mr. Binder sent to Mr. Bragg dated July 21, 2025.

Referring to a PowerPoint presentation, David Schwartz, representing SFP Properties, provided a brief overview and highlights of the proposal.

Board members concluded that the changes made to the plan other than what was contained in Board packets would make it difficult to refer to the Planning & Zoning Commission at this time.

Moved by Cesario, seconded by Weidenfeld, to refer the proposed Riverwalk Apartment Development at 0 Riverwalk Drive to the Planning & Zoning Commission. Upon roll call, Trustees voted as follows:

AYES: 0 – None
NAYS: 6 – Johnson, Richards, Cesario, Ottenheimer, Bocek, Weidenfeld
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; there were no such questions.

EXECUTIVE SESSION

Moved by Ottenheimer, seconded by Weidenfeld, to move to Executive Session to discuss: **Section 2(C)(11) of the Illinois Open Meetings Act: Litigation, when an action against, affecting or on behalf of the particular Public Body has been filed and is pending before a Court or Administrative Tribunal, or when the Public Body finds that an action is probable or imminent, in which case the basis for the finding shall be recorded and entered into the Minutes of the Closed Meeting.** Upon roll call, Trustees voted as follows:

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

The Board moved to Executive Session from 8:07 P.M. until 8:37 P.M.

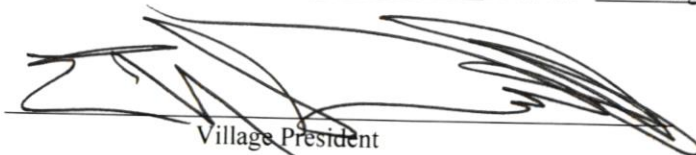
ADJOURNMENT

Moved by Weidenfeld, seconded by Cesario, to adjourn the meeting. Upon voice vote, the motion was unanimously declared carried.

The meeting was adjourned at 8:38 P.M.


Janet M. Sirabian, Village Clerk

APPROVED BY ME THIS 18th DAY OF August 2025


Village President