

**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, NOVEMBER 3, 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; Mike Skibbe, Deputy Village Manager/Director of Public Works; Tyler Grace, Assistant Village Manager/Administrative Services; Katie Golbach, Director of Human Resources; Chris Black, Director of Finance; Nicole Woods, Director of Community Development; Briget Schwab, Village Engineer; Molly Gillespie, Communications Director; Bryan Beitzel, Maintenance Superintendent; Tom Milas, Forestry & Streets Superintendent; Fire Chief Kane; and Police Chief Budds.

APPROVAL OF MINUTES

Moved by Bocek, seconded by Richards, to approve the minutes of the October 20, 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 #1387

Mr. Black read Warrant #1387. Moved by Cesario, seconded by Johnson, to approve Warrant #1387 in the amount of \$3,780,906.82 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 invited residents to attend the next **President's Pick** to discuss economic development in Buffalo Grove to be held at Prairie House Restaurant at 5:30 PM on November 10, 2025.

VILLAGE MANAGER'S REPORT

Mr. Bragg noted that the **2026 Village of Buffalo Grove Budget** is now published and available for review on the Village website. The Public Hearing on the 2026 Budget will be held on November 17, 2025, at 7:00 P.M.

Ms. Gillespie summarized the wrap-up report on **Buffalo Grove Days 2025** referring to a PowerPoint presentation with an overview and highlights of the festival. Ms. Gillespie noted that the 50/50 partnership with the Buffalo Grove Park District has been very successful, and she thanked the Rotary Club, the community and business groups, and the countless volunteers that make the festival such a success as well.

SPECIAL BUSINESS

President Smith called the **Public Hearing** regarding the property for an Annexation Agreement at 23023 N. First Street, 23008 N. Main Street, 16704 W. Highway 22, and 16606 W. Highway 22, Prairie View to order at 7:12 P.M. Notice of Public Hearing was published in the *Daily Herald* on October 18, 2025.

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

Ms. Woods provided an overview of the proposed Annexation Agreement, details of which are contained in the memo that she and Ms. Purvis sent to Mr. Bragg dated November 3, 2025.

President Smith then swore in the following witnesses to give testimony: Eric Friedman, Matt Brolley, Pulte Homes; Eric Prechtel, Attorney; Scott Brejcha, Wetlands Consultant; Sharon Dickson, Dickson Design; Anthony Zografos, Pearson Brown; and Aaron Gruen, Gruen & Gruen.

Mr. Prechtel began by thanking Village staff for working with them to go through the process, after which he shared a brief background on Pulte Homes, and then reviewed a PowerPoint presentation with an overview of the project. Mr. Prechtel and Ms. Woods then answered questions from the Board.

President Smith asked if there were any comments or questions from the public; there were none.

At 7:35 P.M. the Public Hearing was continued after the Village Board takes final action on the Annexation Agreement later on in this meeting.

TRUSTEE REPORTS

Trustee Weidenfeld noted that, on November 20, 2025, the **Buffalo Grove Community Foundation**, in conjunction with Lake Forest College, will present a musical work that was created and commemorates Denmark's response to the 1943 Nazi demand that Denmark turn over their Jewish population. The Danish people responded by organizing a fleet of ships to transfer the majority of their Jewish population to Sweden. This presentation is free and takes place at the Community Arts Center.

Trustee Cesario noted that the **2026 Budget** contains a wealth of information that is beneficial to our residents, and he urged residents to refer to that document to get a broad picture of how and why their money is spent in Buffalo Grove.

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. 2025-109 - Delta Communications, LLC d/b/a Clearwave Fiber, LLC

Motion to pass Ordinance No. 2025-109 approving a Right-of-Way Access Agreement with Delta Communications, LLC d/b/a Clearwave Fiber, LLC.

Ordinance No. 2025-110 - Fremont Way

Motion to pass Ordinance No. 2025-110 amending Turning Restrictions on Fremont Way.

Municipal Compliance Report - Firefighter's Pension Fund

Motion to approve Municipal Compliance Report for the Year Ending 12/31/2024 - Firefighter's Pension Fund.

Municipal Compliance Report - Police Pension Fund

Motion to approve Municipal Compliance Report for the Year Ending 12/31/2024 - Police Pension Fund.

Ordinance No. 2025-111 - Lake County Sewer Fees

Motion to pass Ordinance No. 2025-111 amending Chapters 1 and 13 of the Village of Buffalo Grove Municipal Code - Lake County Sewer Fees.

Ordinance No. 2025-112 - MacQueen Equipment

Motion to pass Ordinance No. 2025-112 to approve the purchase of 1 HURCO VAC300 Hydro Excavator with Valve Exerciser from MacQueen Equipment.

Ordinance No. 2025-113 - AHW LLC

Motion to pass Ordinance No. 2025-113 authorizing the purchase of 1 John Deere Tractor through AHW LLC.

Ordinance No. 2025-114 - Atlas Bobcat

Motion to pass Ordinance No. 2025-114 authorizing the purchase of 2 Bobcat Toolcat Power Units through Atlas Bobcat.

Ordinance No. 2025-115 - Level 3 Communications, LLC

Motion to pass Ordinance No. 2025-115 approving a First Amendment to the Right-of-Way Access Agreement with Level 3 Communications, LLC.

Resolution No. 2025-26 - 2025 Unused Private Activity Bond Volume Cap

Motion to pass Resolution No. 2025-26 ceding the 2025 Unused Private Activity Bond Volume Cap.

Moved by Johnson, seconded by Ottenheimer, 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.

ORDINANCE NO. 2025-116 – FQC CONSTRUCTION

Moved by Richards, seconded by Cesario, to pass Ordinance No. 2025-116 authorizing the Village Manager to execute an agreement with FQC Construction Management for Pre-Construction Management Services in an amount not to exceed \$15,000.00.

Chief Kane reviewed the proposed ordinance, details of which are contained in the memo that he and Mr. Stilling sent to Mr. Bragg dated October 20, 2025.

Upon roll call, Trustees voted as follows:

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

NAYS: 0 – None

Motion declared carried.

ORDINANCE NO. 2025-117 – TRUE NORTH CONSULTANTS

Moved by Richards, seconded by Cesario, to approve Ordinance No. 2025-117 authorizing the purchase of a hazardous materials survey and soil assessment services from True North Consultants in an amount not to exceed \$5,460.00 as detailed in Board packets.

Upon roll call, Trustees voted as follows:

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

ORDINANCE NO. 2025-118 – OpenGov INC.

Moved by Cesario, seconded by Johnson, to pass Ordinance No. 2025-118 authorizing the Village Manager to execute an Agreement with OpenGov, Inc. for Asset Management Software.

Mr. Milas reviewed the proposed ordinance, details of which are contained in his memo to Mr. Skibbe dated September 11, 2025, after which he 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.

ORDINANCE NO. 2025-119 – ANNEXATION AGREEMENT

Moved by Ottenheimer, seconded by Johnson, to pass Ordinance No. 2025-119 approving an Annexation Agreement for the property at 23023 N. First Street, 23008 N. Main Street, 16704 W. Highway 22 and 16606 W. Highway 22 subject to final review and approval by the Village Attorney.

Ms. Woods provided final comment on the proposed ordinance.

Upon roll call, Trustees voted as follows:

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

Moved by Ottenheimer, seconded by Johnson, to close the Public Hearing. Upon roll call, Trustees voted as follows:

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

The Public Hearing was closed at 7:51 P.M.

ORDINANCE NO. 2025-120 – ANNEXATION

Moved by Ottenheimer, seconded by Richards, to pass Ordinance No. 2025-120 annexing 23023 N. First Street, 23008 N. Main Street, 16704 W. Highway 22 and 16606 W. Highway 22.

Ms. Woods provided final comment on the proposed ordinance.

Upon roll call, Trustees voted as follows:

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

ORDINANCE NO. 2025-121 – RE-ZONING

Moved by Ottenheimer, seconded by Richards, to pass Ordinance No. 2025-121 approving re-zoning to R-9, Special Use for a Planned Unit Development, Plat of Subdivision, Preliminary Plan, and Variations to the Development, Zoning and Sign Codes to allow the construction of a 90-unit townhome development on the subject properties at 23023 N. First Street, 23008 N. Main Street, 16704 W. Highway 22, and 16606 W. Highway 22 subject to conditions in the proposed ordinance.

Ms. Woods provided final comment on the proposed ordinance.

Trustee Johnson commented on the multitude of reasons that this development will be an asset to our community.

President Smith thanked our staff and Pulte Homes, noting that we appreciate their investment in Buffalo Grove and wished them great success with this project.

Upon roll call, Trustees voted as follows:

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

TRUTH IN TAXATION

Moved by Cesario, seconded by Richards to approve the determination that it will not be necessary to publish for and hold a Public Hearing as required by the Truth in Taxation Act and authorizing the Village President to execute the required Certificate of Compliance.

Mr. Black reviewed the Truth in Taxation Act, details of which are contained in his memo to Mr. Bragg of November 3, 2025.

Upon roll call, Trustees voted as follows:

AYES: 6 – Johnson, Richards, Cesario, Ottenheimer, 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; there were no such questions.

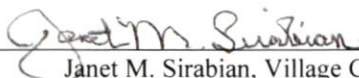
ADJOURNMENT

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

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

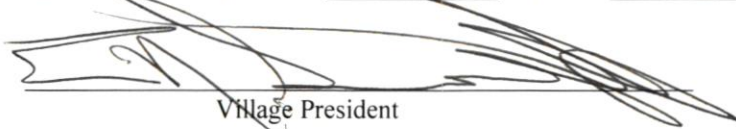
The meeting was adjourned at 8:00 P.M.

13801
11/03/2025



Janet M. Sirabian, Village Clerk

APPROVED BY ME THIS 1st DAY OF December 2025


Village President

