

**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, MONDAY, AUGUST 21, 2023**

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**CALL TO ORDER**

President Smith called the meeting to order at 7:30 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, Pike, 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; Evan Michel, Management Analyst; Molly Gillespie, Director of Communications; Chris Black, Director of Finance; Nicole Woods, Director of Community Development; Jim Warnstedt, Assistant Director of Public Works; Ted Sianis, Assistant Village Engineer; Brett Robinson, Administrative Services Director; Tom Wisniewski, Buyer; Geoff Tollefson, Director of Golf Operations; Fire Chief Baker; and Police Chief Budds.

**APPROVAL OF MINUTES**

The Village Clerk noted that there was a minor change in the July 17, 2023, Regular Meeting minutes, merely adding that Trustee Johnson seconded the motion to open the Public Hearing.

Moved by Weidenfeld, seconded by Ottenheimer, to approve the minutes of the July 17, 2023, Regular Meeting. Upon roll call, Trustees voted as follows:

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

Moved by Ottenheimer, seconded by Johnson, to approve the minutes of the August 7, 2023, Special Meeting. Upon roll call, Trustees voted as follows:

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

Moved by Johnson, seconded by Cesario, to approve the minutes of the August 7, 2023, Committee of the Whole Meeting. Upon roll call, Trustees voted as follows:

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

**WARRANT #1358**

Mr. Black read Warrant #1358. Moved by Pike, seconded by Johnson, to approve Warrant #1358 in the amount of \$7,429,201.59 authorizing payment of bills listed. Upon roll call, Trustees voted as follows:

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

### VILLAGE PRESIDENT'S REPORT

President Smith congratulated the Lake County India Association for a very well attended and successful event celebrating the 77<sup>th</sup> **India Independence Day**. President Smith noted that he was honored to attend and share a few words on behalf of the entire Village Board.

The Hindu Swayamsevak Sangh USA is celebrating **Universal Oneness Day** on August 30, 2023, and their Midwest Executive Director shared a PowerPoint presentation reviewing their organization and highlighting many of their activities. President Smith thanked them for their presentation and stated that he often gets requests from their organization offering to help and volunteer in our community and he noted that it is very much appreciated.

President Smith expressed that the announcement of names and businesses and future development that will occur in **Buffalo Grove** makes tonight's meeting a historic one. The goal of the Village Board is to attract people who want to live in Buffalo Grove and to attract businesses who want to locate and invest in Buffalo Grove, and tonight is a very positive step toward that goal. President Smith noted that there is much hard work that goes into these plans, and he thanked the Village Board members, Mr. Bragg, and every member of the Buffalo Grove staff, as well as the developers who are going to invest in our community for all of their efforts.

### VILLAGE MANAGER'S REPORT

Chief Budds introduced the three newest officers of the **Buffalo Grove Police Department**, and presented a brief background of their careers, after which Officer Edwin Zuniga, Officer Brandon Gewargis, and Officer Cody Barker were welcomed and congratulated by the audience and the Board.

### PUBLIC HEARING – 22771 & 22825 PRAIRIE ROAD

President Smith called the Public Hearing for the Annexation Agreement for the property at 22771 & 22825 Prairie Road to order at 7:49 P.M. and confirmed that Notice of Public Hearing has been published in the *Daily Herald*.

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

Ms. Woods first thanked the Village Board and the residents and the team for all the effort they put into making this project a reality, after which she reviewed the proposed Annexation Agreement for the property at 22771 & 22825 Prairie Road, details of which are contained in the memo that she and Ms. Purvis sent to Mr. Bragg dated August 21, 2023.

President Smith swore in Lawrence Freedman, attorney, and David Schwartz, developer, to give testimony, after which Mr. Freedman briefly elaborated on the details of the proposed Annexation Agreement.

After Board comments, President Smith asked if there were any questions from the audience; there were none.

At 7:56 P.M., President Smith continued this Public Hearing until the Annexation Agreement is voted on later in this meeting.

### LAZY DOG RESTAURANT

Ms. Woods reviewed the pre-application discussion for the proposed Lazy Dog Restaurant to be located at 51 McHenry Road, details of which are contained in her memo to Mr. Bragg of August 17, 2023.

Mitch Goltz, Developer, and Jared Taylor, Lazy Dog, first thanked the staff for being so helpful and welcoming to their proposal, after which they made a brief presentation on the background and concept of Lazy Dog restaurants.

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Board members were very generally very pleased with the proposal but noted that parking is an issue to be closely addressed by the Plan Commission.

#### **BELLE TIRE**

Ms. Woods reviewed the pre-application discussion for the proposed Belle Tire to be located at 704 E. Lake Cook Road, details of which are contained in the memo that she and Andrew Binder sent to Mr. Bragg of August 21, 2023.

Brandon Ferro, developer, presented a brief background of the company and their plans for this location.

Board members noted that they are very pleased with the proposal and believe that this is a perfect location for the business.

#### **915-945 DUNDEE ROAD**

Ms. Woods reviewed the pre-application discussion for the proposed Mixed-Use Development at 915-945 Dundee Road, details of which are contained in her memo to Mr. Bragg of August 17, 2023.

Louis Schriber, Shorewood Development Group, began by confirming to President Smith that the proposed dealership will be a full-service Tesla dealership, and continued by presenting a brief overview of the entire project, after which he answered questions from the Board.

Andrew Juris, Double Eagle, shared a brief overview of his company and, through a PowerPoint presentation, a rendering of the proposed residential portion of the project, after which he answered questions from the Board.

Board member comments on the proposal were all positive and noted that residents have been commenting on this property for years, so they should be very pleased as well.

#### **REPORTS FROM TRUSTEES**

Trustee Johnson reported on several events happening with the **Farmer's Market**, as well as several aspects of **2023 Buffalo Grove Days**, including the return of the parade on Sunday, September 3, 2023, at 11:00 A.M.

Trustee Stein reminded residents that, because of the extreme heat expected in the next few days, **Waste Management** will be working on an earlier schedule than normal, so containers should be at the curb by 6:00 A.M.

#### **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. 2023-22 - Semi-Annual Review of Closed Session Minutes**

Motion to pass Resolution No. 2023-22, approval of the Semi-Annual Review of Closed Session Minutes. The Corporate Authorities of the Village determine that the need for confidentiality still exists regarding the June 19, 2023, closed session minutes.

#### **Ordinance No. 2023-87 - 301 N. Milwaukee Road**

Motion to pass Ordinance No. 2023-87 authorizing a Development Improvement Agreement with Driven Car Wash at 301 N. Milwaukee Road. A development agreement was previously approved for this project. A new developer has purchased the project therefore a new Development Improvement Agreement is necessary subject to the receipt of the required fees, and Village Engineer and Village Attorney review.

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**Ordinance No. 2023-96 - Pumpstation Professionals**

Motion to pass Ordinance No. 2023-96 authorizing execution of a contract with Pumpstation Professionals for Irrigation Services. Staff recommends that the Village Board authorize the Village Manager to execute a contract with Pumpstation Professionals in an amount not to exceed \$154,220.00 which includes the 10% contingency, pending final review and approval of the contract by the Village Attorney.

**Ordinance No. 2023-97 - Disposal of Surplus Village Personal Property**

Motion to pass Ordinance No. 2023-97 authorizing the disposal of Surplus Village Personal Property. Contained in Board packets is the list of Village owned property that will be disposed of during FY 2023. The assets were either used for trade-in or outright disposed of, and all capital assets will be removed from the Village's balance sheet.

**Ordinance No. 2023-98 - Hey & Associates Bordeaux Natural Area Design**

Motion to pass Ordinance No. 2023-98 - Hey & Associates Bordeaux Natural Area Design. Staff is seeking authorization for the Village Manager to execute an agreement with Hey & Associates, for design engineering of improvements to the Bordeaux Natural Area in connection with a DCEO Grant funding opportunity.

**Ordinance No. 2023-99 - Station 6 Design Services**

Motion to pass Ordinance No. 2023-99 authorizing an Engineering Agreement with Aecom Technical Services, Inc. for Station 6 Design Services. Staff is seeking authorization for the Village Manager to execute an agreement with AECOM Technical Services, for design engineering to develop the bid documents for improvements at the Station 6 Water Facility in connection with a DCEO Grant funding opportunity.

**Ordinance No. 2023-100 - 105 Lexington Drive**

Motion to pass Ordinance No. 2023-100 approving an Amendment to Ordinance No. 2021-67, an Amendment to the PUD and the Preliminary Plan, to allow a Self-Storage Facility at 105 Lexington Drive. Buffalo Grove Self-Storage is the contract purchaser of the property located at 105 Lexington Drive and is requesting approval of an amendment to the Planned Unit Development to allow the construction of a 4-story self-storage facility.

**Ordinance No. 2023-101 - Chapter 10 of the Village of Buffalo Grove Municipal Code**

Motion to pass Ordinance No. 2023-101 amending Chapter 10 of the Village of Buffalo Grove Municipal Code, an Ordinance proposing updated or new traffic ordinances due to a comprehensive review of the Village's signage.

**Ordinance No. 2023-102 - Dundee Road TIF District Area**

Motion to pass Ordinance No. 2023-102 approving an Amendment to Ordinance No. 2009-15, which adopted the "Village Comprehensive Plan Update 2009" as amended by Ordinance No. 2018-24 and No. 2019-21 by Mixed-Use as the Future Land Use for the Dundee Road TIF District Area. The proposed amendment is to designate mixed-use as the future land use for the Dundee Road area.

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

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

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**ORDINANCE NO. 2023-103 – WATER MAIN MATERIALS**

Moved by Stein, seconded by Johnson, to pass Ordinance No. 2023-103, authorizing the Village Manager to execute an agreement with the Mid American Water, Inc. for the purchase of water main materials for use on I.M.P. projects in the amount of \$896,145.85, pending review and approval by the Village Attorney

Mr. Sianis reviewed the proposed ordinance, details of which are contained in Mr. Johnson's memo to Mr. Bragg dated August 17, 2023, after which he answered questions from the Board.

Upon roll call, Trustees voted as follows:

AYES: 6 – Johnson, Cesario, Ottenheimer, Stein, Pike, Weidenfeld

NAYS: 0 – None

Motion declared carried.

**ORDINANCE NO. 2023-104 – 22771 & 22825 PRAIRIE ROAD – ANNEXATION AGREEMENT**

Moved by Weidenfeld, seconded by Ottenheimer, to pass Ordinance No. 2023-104, approving an Annexation Agreement for the property at 22771 & 22825 Prairie Road.

Ms. Woods reviewed the proposed ordinance, details of which are contained in the memo that she and Ms. Purvis sent to Mr. Bragg dated August 21, 2023.

Upon roll call, Trustees voted as follows:

AYES: 6 – Johnson, Cesario, Ottenheimer, Stein, Pike, Weidenfeld

NAYS: 0 – None

Motion declared carried.

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

AYES: 6 – Johnson, Cesario, Ottenheimer, Stein, Pike, Weidenfeld

NAYS: 0 – None

Motion declared carried.

President Smith closed the Public Hearing at 8:49 P.M.

**ORDINANCE NO. 2023-105 – 22771 & 22825 PRAIRIE ROAD – ANNEXATION**

Moved by Weidenfeld, seconded by Ottenheimer, to pass Ordinance No. 2023-105, approving Annexation of the property at 22771 & 22825 Prairie Road.

Ms. Woods reviewed the proposed ordinance, details of which are contained in the memo that she and Ms. Purvis sent to Mr. Bragg dated August 21, 2023.

Upon roll call, Trustees voted as follows:

AYES: 6 – Johnson, Cesario, Ottenheimer, Stein, Pike, Weidenfeld

NAYS: 0 – None

Motion declared carried.

**ORDINANCE NO. 2023-106 – 22771 & 22825 PRAIRIE ROAD – REZONING**

Moved by Weidenfeld, seconded by Johnson, to pass Ordinance No. 2023-106, approving a Rezoning and Residential PUD for the property at 22771 & 22825 Prairie Road.

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Ms. Woods reviewed the proposed ordinance, details of which are contained in the memo that she and Ms. Purvis sent to Mr. Bragg dated August 21, 2023.

Upon roll call, Trustees voted as follows:

AYES: 6 – Johnson, Cesario, Ottenheimer, Stein, Pike, Weidenfeld

NAYS: 0 – None

Motion declared carried.

**ORDINANCE NO. 2023-107 – DUNDEE ROAD TIF DISTRICT**

Moved by Stein, seconded by Pike, to pass Ordinance No. 2023-107, approving the Buffalo Grove Dundee Road TIF District Redevelopment Project Area.

Ms. Woods reviewed the proposed ordinance, details of which are contained in the memo that she sent to Mr. Bragg dated August 17, 2023, after which she answered questions from the Board.

Upon roll call, Trustees voted as follows:

AYES: 6 – Johnson, Cesario, Ottenheimer, Stein, Pike, Weidenfeld

NAYS: 0 – None

Motion declared carried.

**ORDINANCE NO. 2023-108 – DUNDEE ROAD TIF DISTRICT**

Moved by Stein, seconded by Pike, to pass Ordinance No. 2023-108, designating the Buffalo Grove Dundee Road TIF District Redevelopment Project Area.

Ms. Woods reviewed the proposed ordinance, details of which are contained in the memo that she sent to Mr. Bragg dated August 17, 2023.

Upon roll call, Trustees voted as follows:

AYES: 6 – Johnson, Cesario, Ottenheimer, Stein, Pike, Weidenfeld

NAYS: 0 – None

Motion declared carried.

**ORDINANCE NO. 2023-109 – DUNDEE ROAD TIF DISTRICT**

Moved by Stein, seconded by Weidenfeld, to pass Ordinance No. 2023-109, adopting Tax Increment Allocation Financing for the Buffalo Grove Dundee Road TIF District Redevelopment Project Area.

Ms. Woods reviewed the proposed ordinance, details of which are contained in the memo that she sent to Mr. Bragg dated August 17, 2023.

Upon roll call, Trustees voted as follows:

AYES: 6 – Johnson, Cesario, Ottenheimer, Stein, Pike, Weidenfeld

NAYS: 0 – None

Motion declared carried.

**QUESTIONS FROM THE AUDIENCE**

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 requests.

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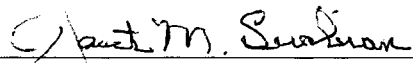
Moved by Cesario, seconded by Johnson, to adjourn the meeting. Upon roll call, Trustees voted as follows:

AYES: 6 – Johnson, Cesario, Ottenheimer, Stein, Pike, Weidenfeld

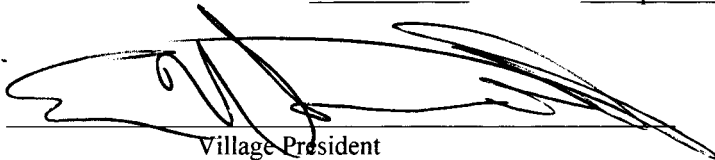
NAYS: 0 – None

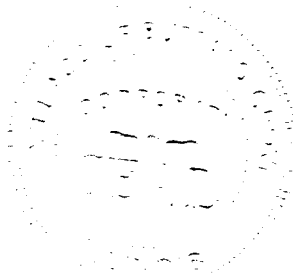
Motion declared carried.

The Regular Meeting was adjourned at 8:58 P.M.

  
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Janet M. Sirabian, Village Clerk

APPROVED BY ME THIS 18<sup>th</sup> DAY OF September 2023

  
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Village President



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