



**CITY COUNCIL
MEETING MINUTES
January 13, 2026**

Mayor Sanoica called the Council meeting to order at 7:00 p.m.

The Pledge of Allegiance

ROLL CALL

Present: McHale, Budmats, O'Brien, Boucher, Reyez, Koehler

Absent: Vinezeano

With 6 present and 1 absent. Mayor Sanoica declared that a quorum was present.

Members of the audience were reminded that the proceedings are recorded for current and future broadcast.

Staff Members Present: City Manager Rob Sabo, Assistant City Manager/Community Development Director Glen Cole, Deputy City Clerk Judy Brose, Assistant Finance Director Shelley Dulmage, Police Chief Tony Peluso, Fire Chief Pete Sutter, Director Public Works Aaron Grosskopf, Assistant Director Public Works/City Engineer Marie Higginson, Deputy Chief Information Officer Kelly Vlieger, Human Services Director Dr. Natalia Nieves, and City Attorney Melissa Wolf

APPROVAL OF MINUTES

Mayor Sanoica asked for a motion to approve the Minutes of the December 16, 2025 Committee of the Whole Meeting. Alderperson McHale made the motion and was seconded by Alderperson O'Brien. A voice vote approved the Minutes as presented.

Mayor Sanoica asked for a motion to approve the Minutes of the December 16, 2025 City Council Meeting. Alderperson Boucher made the motion and was seconded by Alderperson O'Brien. A voice vote approved the Minutes as presented.

MAYOR'S REPORT: None

WARD REPORTS: None

MEETING OPEN TO THE PUBLIC FOR 20 MINUTES

Mayor Sanoica read the rules of procedures for addressing the City Council.

Fr. David H., Lukas A., Yassef M., Virina B., Sylvia T., Bernie R., Johnny M., Andre M., Mark M., Meena G., Fr. Yohanna, Mina A., spoke in favor of the special use permit for St. Mary's Coptic Orthodox Church gymnasium.

Mary C., Jim N., Beth W., Margaret H., spoke in opposition of the special use permit for St. Mary's Coptic Orthodox Church gymnasium.

Carolina B., stated that she's in favor of the special use permit but doesn't agree with the large structure.

Joey M., owner of lot 20 in Highland Meadows subdivision in Ward 1, spoke regarding drafting a master intergovernmental agreement with several partners to resolve flooding concerns. While he is not authorized to serve as the lead on the grant, he is responsible for organization it

PENDING:

A) Ordinance No. 26-01 – Approve a Plat of Subdivision and Grant a Special Use Permit for a “Religious Institution” (St. Mary’s Coptic Orthodox Church Gymnasium – 3839 W. Frontage Rd.) (2nd Reading)

Mayor Sanoica read the title into record and asked for a motion to adoption this Ordinance. Alderperson Boucher made the motion and was seconded by Alderperson Koehler.

Mayor Sanoica noted that this Ordinance includes certain revisions from the first reading as recommended by Staff related to the conditions set forth in section 4 of the Ordinance. The agenda packet has been updated with this revised Ordinance and the City Council has been provided a copy of the Ordinance via email as well as a hard copy on the dais.

Alderperson Budmats stated the following: *“I appreciate that the homeowner’s association and church were able to have several meetings and that some minor changes were made to accommodate traffic concerns as well as the burr oak trees on the property. Those changes resulted in the amendments which are a part of item A.*

Per the homeowner’s association, Attorney Mark J T Erickson, the City can affect taxation, zoning and public services, but would not otherwise impact private deed restrictions or covenants of record – so that should not be an issue. Per our City Attorney, the City is obligated to consider the special use ordinance under the standards set forth by the Religious Land Use and Institutionalized Persons Act (RLUIPA). My own church has a gymnasium, a day care center and hosts retreats as well. So, for me, this is not a special use, but a typical use for a church and I have a difficult time saying no to this church when my own church does these very same things. I am not orthodox or Egyptian, but I recognize, appreciate and encourage the qualities and values they bring to our community. So, I will be voting yes on this measure. If I were to not vote in favor of this measure when my own church does the very same things, people could jump to conclusion that I was discriminating against this church. It is imperative that every effort is made to welcome those who seek to worship God according to the dictates of their own conscience, even when it may differ slightly from our own. This is a constitutional right. I sincerely hope the homeowner’s association is equally as welcoming and respectful of the differences in their dealings with St. Mary’s.

I am not an attorney, so it is not for me to adjudicate whether or not St. Mary’s is subject to the rules and regulations of the homeowner’s association. That seems to be a private matter which may or may not require further legal action to determine. I think the costs to defend any action which would question whether religious discrimination is a possibility under RLUIPA or Illinois Religious Freedom Restoration Act (IRFRA) would be something any organization would seriously consider when weighing all of their legal options.”

Alderperson Koehler stated the following: *“I’d like to begin by acknowledging our Assistant City Manager Glen Cole for all his efforts on behalf of all persons involved in the St. Mary Coptic Orthodox Church proposal. I have attended numerous meetings over the past few weeks, and at those meetings there has*

been numerous statements acknowledging Glen's efforts to provide information and mediate the discussions between the parties. Thank you, Glen, for your efforts on this project.

I'd also like to acknowledge the youth who came here tonight to speak on behalf of their church's project. You are quite impressive and your church must be extremely proud of all of you. Thank you for your attendance tonight.

At our last Council meeting, this Council acted to move this ordinance forward to a second reading. At that meeting, we recognized that there were serious disagreements regarding the proposed project, specifically between several, but not all, residents of the unincorporated Plum Grove Estates community and St. Mary's Coptic Orthodox Church. Alderman Budmats asked the two sides to meet regarding their differences and try to work out a solution which all could accept. I asked for any additional factual information which might help this Council in its deliberations.

Since that last meeting, I am pleased to report that both sides have been engaged in the conversations. I attended several meetings with the community. St. Mary's hosted an open house for the community. Members of the Plum Grove Estates Property Owners Associations board met with me and provided information regarding their position. I was pleased to see that all involved were respectful and sincere. Neither side showed anything but genuine concern about the consequences of this project. For that, I appreciate all who participated and all who talked with me.

In those meetings and conversations, I heard about the importance of this project to St. Mary's ministry and the impact it would have on their youth. I also heard from the residents in the community and the impact they felt it would have on their neighborhood.

Four items came up which I spent time deliberating. These include:

- 1) The opinion that the project would be a violation of the Covenant which the Property Owners Association has for their district. These covenants are not an issue for the City to resolve. While this City and City Council only deals with the zoning and permitting, the City invested considerable time and effort to understand this issue. The conclusion was presented in the packet for tonight's meeting, in which our legal counsel opined that the Church would not be in violation of the covenant. As such, this issue provides no basis to delay our vote.*
- 2) The opinion that the proposed Daycare program would be commercial business which is not allowed in this district. In my research, I learned that Church Daycare is categorized by both the Federal Government and the State of Illinois as an extension of the Church's ministry, not a commercial business. As such, we, as is everyone involved, are bound by the Religious Land Use and Institutionalized Person Act, which prohibits local governments (like Illinois cities) from enforcing zoning or landmarking laws that place a "substantial burden" on a religious institution's ability to use its property.*
- 3) There was a concern that the retention pond proposed to manage stormwater, would violate the allowed use of the property. There is no City restriction on this. Furthermore, while this is not an issue for the City, I could find nothing in the Covenant which I would interpret as a restriction from including the retention pond to manage storm water.*

- 4) *There was also a concern that the proposed use would impact traffic. The churches traffic study found that the proposed plan would easily accommodate both the traffic and parking needed. Contrary to what some may say, the study did not say the proposed project would not have increased traffic during the week for the daycare and retreats. What it said was that the traffic would not change during their Sunday services and the plan adequately addressed traffic safety and parking. I recognize that the Plum Grove Estates Property Owners Association is conducting their own traffic and parking analysis. We welcome this input when it is available. However, the church has always been open to modification of the plan for genuine reasons so long as they are not interpreted as placing any “substantial burden” on them to prevent the project from progressing.*
- 5) *I did hear the concern that the proposed project might impact property values in the community. Since that last meeting, I have not been presented any factual information beyond the anecdotal statements from the previous meetings. There are too many variables in assessing property values to use this as a basis for property valuation. Even if there was a study to shed light on this, I could not find any precedent in Rolling Meadows which used this issue to prohibit or delay a proposed project.*

With this said, I find no justified basis to delay a vote, or any reason to not approve this Ordinance. I therefore recommend this Ordinance be approved. I also recommend that all persons and parties continue to dialog in good faith to ensure both the success of this project and the success of the Plum Grove Estates community. “Together we can” is our City’s motto and “Together”, we can build a better community for our residents and our neighboring communities. Thank you.”

Aldersperson McHale stated that she was impressed by the youth that come out to speak tonight- thank you! There was a concern about the driveway access on Meadow Lane – the concern was addressed in the in section 4 of the revised Ordinance.

ACM/CDD Cole stated that the amended Ordinance is based on comments and Staff thinks it’s appropriate to reroute the proposed storm sewer near the two specimen burr oak trees at the northwest corner of the property in order to maximize their odds of survival and require that each access driveway between the church parking and the residential Meadow Lane (to the west) either be closed or provided with a locking gate that is only opened during worship services and City-approved special events.

ROLL CALL:

AYES: Budmats, O’Brien, Boucher, Reyez, Koehler, McHale
NAYS: 0
ABSENT: Vinezeano

With 6 in favor and 0 opposed. This Ordinance was adopted.

B) Ordinance No. 26-02 – Amend and Restate a Special Use Permit for an “Indoor Athletic Facility” (Legion, Inc. – 3660 Edison Pl.) (2nd Reading)

Mayor Sanoica read the title into record and asked for a motion to adopt this Ordinance. Aldersperson McHale made the motion and was seconded by Aldersperson O’Brien.

ROLL CALL:

AYES: O'Brien, Boucher, Reyez, Koehler, McHale, Budmats
NAYS: 0
ABSENT: Vinezeano

With 6 in favor and 0 opposed. This Ordinance was adopted.

ORDINANCES

C) Ordinance No. 26-00 – Amend Section 6-37(a)(5) of the City Code in order to Reduce by One (1) and Increase by One (1) the Maximum Number of Class B-1 Liquor Licenses Issued in the City of Rolling Meadows (Good News Gas & Food Inc. / RMBP Food Mart Inc. located at 2059 Hicks Road) (1st Reading)

Mayor Sanoica read the title into the record and asked for a motion to consider the Ordinance for 1st reading. Alderperson O'Brien made the motion and was seconded by Alderperson Boucher.

ROLL CALL:

AYES: Boucher, Reyez, Koehler, McHale, Budmats, O'Brien
NAYS: 0
ABSENT: Vinezeano

With 6 in favor and 0 opposed. This Ordinance moved forward for 2nd reading.

NEW BUSINESS

D) MOTION TO APPROVE PAYMENT OF BILLS ON WARRANT FOR January 13, 2026

Mayor Sanoica asked for a motion to approve the January 13, 2026 Warrant. Alderperson Koehler made the motion and was seconded by Alderperson Boucher.

ROLL CALL:

AYES: Boucher, Reyez, Koehler, McHale, Budmats, O'Brien
NAYS: 0
ABSENT: Vinezeano

With 6 in favor and 0 opposed. The Warrant was approved.

CONSENT RESOLUTIONS

The Consent Resolutions consisted of six (6) items, items E thru J. Mayor Sanoica asked if any Alderperson wished to remove any item from the Consent Agenda for Resolutions. No items were pulled.

Mayor Sanoica declared it in order for one motion to consider the six (6) Resolutions in one motion without debate. Alderperson McHale made the motion and was seconded by Alderperson Boucher. Mayor Sanoica read the titles into the record.

- E) Resolution No. 26-R-01 - Authorize the Purchase Core Network Switching Upgrade Equipment Through Scientel Solutions, LLC**
- F) Resolution No. 26-R-02 - Award A Multi-Year Contract Accepting Unit Prices for Forestry Maintenance Services for Fiscal Years 2026-2028 To R.W. Hendricksen Tree Care at a Not to Exceed an Annual Price of \$82,740.00**
- G) Resolution No. 26-R-03 - Authorize the Approval of a Contract with Alexander Equipment Company Inc. to perform Refurbishment Services on RM162 (2005 Morbark Model 13) Chipper in the Amount of \$33,010.95**
- H) Resolution No. 26-R-04 – Approve FY 2026 Motor Fuel Tax Appropriations for Public Works Street Rehabilitation Program Under the Illinois Highway Code**
- I) Resolution No. 26-R-05 – Authorize the Purchase of Water Meters and Water Meter Parts for Replacements, Repairs, and New Construction for Fiscal Year 2026 from Core & Main in a Not to Exceed Amount of \$70,000.00**
- J) Resolution No. 26-R-06 – Authorize the Renewal of Monthly Services and Award a 1-Year Contract to R&M Communications for Professional Services for City Newsletter Production, Strategy and Development for the Monthly Digital and Quarterly Print Editions**

ROLL CALL:

AYES: Reyez, Koehler, McHale, Budmats, O’Brien, Boucher
NAYS: 0
ABSENT: Vinezeano

With 6 in favor and 0 opposed. The Resolutions were adopted.

OTHER BUSINESS & REPORTS

Mayor's Appointments: None

Mayor's Proclamations: None

City Clerk's Report: None

City Staff Reports:

1) Community Items of Interest

City Manager Rob Sabo announced the following:

- 1) The City's annual holiday light recycling program is taking place until January 30, 2026. Holiday lights, extension cords and power strips can be dropped into the collection boxes outside of City Hall. For details about this program, visit www.elginrecycling.com.
- 2) To more effectively provide City news and information to all community members, Rolling Meadows will now publish its newsletters in a new format: The print edition will be expanded and mailed quarterly to also include updates from City partners such as the Library, Park District and Chamber of Commerce. The digital edition will be emailed monthly for more timely updates on a

more modern, digital platform. Watch for information on how to subscribe on the City's Facebook page and the City's website at www.cityrm.org.

- 3) As a reminder, City Hall and Public Works will be closed next Monday, January 19th in observance of Martin Luther King Jr. Day. For questions, visit www.cityrm.org or call Public Works at 847-963-0500.
- 4) Join us for a LIHEAP on-site sign-up event at Rolling Meadows City Hall on Friday, February 6, from 12–4 PM. This event brings utility assistance directly to our community to help reduce transportation and access barriers for residents. Appointments are required, and assistance will be available in English, Spanish and Polish. LIHEAP can help with gas or electric bills, reconnections, and more. To schedule an appointment, contact our City's aging and disability specialist, Bethany Williams, at 847-789-1320.

2) November 2025 Financial Report

Mayor Sanoica announced that the financial report is in the agenda packet and if Council has any questions regarding the report to contact the Finance Director, Molly Talkington.

3) December 2025 New Business Report

Mayor Sanoica announced that December's New Business Report is in the packet and if anyone has any questions regarding the report to contact ACM/CDD Glen Cole.

4&5) January 20, 2026 Committee of the Whole Draft Agenda and January 27, 2026 City Council Draft Agenda

Mayor Sanoica announced that the draft agendas are in the packet and if Council has any questions regarding the agendas to contact City Manager Rob Sabo.

MATTERS NOT ON THE AGENDA

Aldersperson Boucher reported that the Library Board meeting will be on January 14th at 7:00pm and thanked Staff for changing the newsletter format. She asked whether the digital version would be offered in additional languages and also expressed appreciation to Chief Peluso for the Central Road traffic meeting. Manager Sabo noted that he would explore options for making the newsletter multilingual.

CLOSED SESSION

Setting Price for Sale or Lease of Property – 5 ILCS 120/2 (c) (6) of the Illinois Open Meetings Act
– The Setting of a price for sale or lease of property owned by the public body.

Mayor Sanoica asked for a motion to go into closed session under section 2(c)(6) of the Open Meetings Act regarding Setting the Price for Sale or Lease of Property. Aldersperson Budmats made the motion and was seconded by Aldersperson O'Brien.

ROLL CALL:

AYES: Koehler, McHale, Budmats, O'Brien, Boucher, Reyez
NAYS: 0
ABSENT: Vinezeano

With 6 in favor and 0 opposed. City Council entered into Closed Session.

Mayor Sanoica advised the audience and press that they do not anticipate taking any action upon returning to open session.

ADJOURNMENT

There being no further business, by unanimous consent the City Council meeting was adjourned 8:01 p.m.

Respectfully submitted: Judy Brose, Deputy City Clerk

January 13, 2026 City Council Minutes Approved by Council on January 27, 2026.

Judy Brose

Judy Brose, Deputy City Clerk