NORTHWEST MUNICIPAL CONFERENCE
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A Regional Association of Illinois Municipalities and Townships Representing a Population of Over One Million

NWMC Board Minutes
Wednesday, May 13, 2026
6:00 p.m.
NWMC Offices and Via Videoconference

I. Call to Order
President Johnson called the meeting to order at 6:00 p.m.

II. Pledge of Allegiance
President Johnson led the Pledge of Allegiance.

III. Roll Call
Ms. Durso called the roll.

Members Present:

Arlington Heights, Manager Randy Recklaus
Bannockburn, Manager Stephanie Hannon
Barrington, Manager Scott Anderson
Bartlett, President Dan Gunsteen
Buffalo Grove, President Eric Smith
Deerfield, Manager Kent Street
Des Plaines, Mayor Andrew Goczkowski, Manager Dorothy Wisniewski
Elk Grove Village, Manager Matt Roan
Glencoe, President Howard Roin
Glenview, President Michael Jenny
Hanover Park, President Rod Craig
Highland Park, Manager Ghida Neukirch
Hoffman Estates, Mayor Bill McLeod
Kenilworth, Manager Kathy Thake
Lake Bluff, Manager Drew Irvin
Lake Forest, Mayor Stanford Tack
Lake Zurich, Manager Ray Keller
Libertyville, Mayor Donna Johnson
Lincolnshire, Manager Brad Burke
Lincolnwood, Mayor Jesal Patel
Morton Grove, Administrator Chuck Meyer
Mount Prospect, Mayor Paul Hoefert
Niles, Trustee Ajay Mody, Manager Frank Lindbloom
Northbrook, Manager Cara Pavlicek
Northfield, Trustee Matt Galin, Manager Patrick Brennan
Palatine, Manager Reid Ottesen
Park Ridge, Manager Joe Gilmore
Prospect Heights, Administrator Peter Falcone
Rolling Meadows, Mayor Lara Sanoica
Schaumburg, Mayor Tom Dailly
Skokie, Mayor Ann Tennes
South Barrington, Mayor Paula McCombie
Streamwood, Manager Sharon Caddigan

West Dundee, Trustee Andy Yuscka
Wheeling, Manager Jon Sfondilis
Wilmette, President Senta Plunkett, Manager Mike Braiman

Others in Attendance:

Nancy Firfer, Metropolitan Mayors Caucus
Ben Schnelle, Metropolitan Mayors Caucus
Al Stefan, Christopher B. Burke Engineering Ltd.
Pat Eaves Heard, Nicor Gas
Mark Fowler, NWMC Executive Director
Larry Bury, NWMC Deputy Director
Eric Czarnota, NWMC Program Manager for Transportation
Marina Durso, NWMC Executive Assistant
Brian Larson, NWMC Program Associate for Transportation
Chris Staron, NWMC Policy Director

IV. Approval of Meeting Minutes – April 8, 2026

Motion to approve the minutes of the April 8 meeting was made by Mayor Tennes. The motion was seconded by Mayor Craig and unanimously approved.

V. President's Report – Donna Johnson, NWMC President and Mayor, Village of Libertyville

A. FY 2026-2027 NWMC Officer Nominations

President Johnson reported that the Executive Board and Nominating Committee recommended the following individuals to serve as NWMC officers for FY 2026-2027:

President:	Eric Smith President, Village of Buffalo Grove
Vice-President:	Paul Hoefert Mayor, Village of Mount Prospect
Secretary:	Senta Plunkett President, Village of Wilmette
Treasurer:	Scott Anderson Manager, Village of Barrington

Motion to approve the recommendation was made by Mayor Craig. The motion was seconded by Mayor Hoefert and unanimously approved. President Johnson congratulated the officers and pledged her support as they take office after the Gala.

B. FY 2025-2026 NWMC Work Plan – Q4 Update

Mr. Fowler provided the fourth quarter update on the FY 2025-2026 Work Plan and highlighted the following items: approval of a new strategic plan; transitioned to a new website and added the Legislative Action Center; conducted the final three legislative subregional events and the NWMC Legislative Days in Springfield; developed a Legislative action plan to keep membership and staff accountable throughout the session and development by the Housing Working Group and staff of materials and customizable fact sheet templates for members to use in response to the BUILD agenda.

Mr. Fowler continued the update by noting: work with the e-Mobility Working Group and Representatives Canty and Didech resulting in the introduction of House Bill 4840 and subsequent work with the Secretary of State's office on Senate Bill 3336; approval the FY 2026-2027 NWMC Budget which does not increase dues, introduces a 10 year projection and guardrails on future dues for the planned drawdown of excess reserve fund; renewal of the NWMC Auction and Employee Assistance Program contracts; and, final preparations for the June 10 NWMC Gala.

C. **FY 2026-2027 NWMC Work Plan**
President Johnson introduced the proposed Work Plan, highlighting that it includes seven priority areas with 99 initiatives. She noted that many of the tasks incorporate the NWMC Strategic Plan goals of Collective Impact, Organizational Excellence and Transformative Engagement. She reviewed specific tasks including a communications plan, annual membership satisfaction survey, cross training of staff functions, review of committees/committee structure, increase response rates to legislative action alerts, proactive legislator engagement plan and engagement plan for newly elected officials. Mr. Fowler noted that several items require obtaining baseline measurements upon which to determine future improvement targets.

Mayor Tennes moved approval of the recommendation. Mayor Goczkowski seconded the motion, which was unanimously approved.

D. **Metropolitan Mayors Caucus (MMC) Home Grown**
MMC Manager of Housing and Community Development Initiatives Ben Schnelle presented the Home Grown housing resource. He said Home Grown is an online library of housing strategies and success stories implemented by municipalities focused around three areas: Developments, Policies and Programs. He said the resource is a one-stop shop for municipalities to learn about their peers' housing initiatives and lessons learned.

E. **NWMC Annual Gala Reminder**
President Johnson encouraged members to attend the 68th NWMC Annual Gala on Wednesday, June 10 at Independence Grove in Libertyville. She said that RSVPs are due to Marina by May 22.

F. **NWMC Spring Surplus Vehicle & Equipment Auction Recap**
Mr. Fowler reported that the first live NWMC Surplus Vehicle and Equipment Auction of the year was held on April 14 at America's Auto Auction in Crestwood. He thanked the NWMC members who participated and noted that all eighty-six units sold with preliminary sales figures of $273,330.

G. **Authorization to Act During the Summer**
President Johnson reported that the Executive Board recommended that the membership approve a motion empowering the Executive Board to act on all issues requiring approval during the summer NWMC Board meeting recess which begins following the May membership meeting.

Motion to approve the recommendation was made by Mr. Recklaus. The motion was seconded by Mayor Gunsteen and unanimously approved.

VI. **Priority Issues**

A. **Legislative Committee – Eric Smith, President, Village of Buffalo Grove, Co-Chair and Paul Hoefert, Mayor, Village of Mount Prospect, Co-Chair**

1. **Legislative Update**
Mr. Staron reported on the House and Senate calendar and upcoming deadlines leading to the May 31 scheduled adjournment. He discussed bills that advanced including SB 3644 (skylight inventory trailer), HB 4361 (building inspector trailer) and SB 3404 (pension buyouts). He further discussed bills that did not advance including HB 1429 (homeless camping), HB 3762 (workplace temperatures) and HB 5011 (police contacts).

Mr. Staron reported on SB 3336, the Secretary of State's e-mobility bill. He reported that many of the Conference's concerns were addressed during negotiations; however, unresolved issues concerning municipal tort immunity, signage and addressing legacy devices prevented the Conference from supporting the bill.

Mr. Staron provided an update on the state budget, noting that there was no April surprise in increased income tax revenues. He discussed several challenges legislators faced in assembling the budget, including declining future revenues and federal reductions to Medicaid and SNAP revenues. Mr. Staron said that the budget still contained a $60 million reduction in the Local Government Distributive Fund, which would erase any natural growth in that line item. Mr.

Staron concluded his report by noting that a technical amendment to the recently passed transit legislation may be considered and noted concerns outlined by the Village of Schaumburg with implementation of the People Over Parking Act.

2. **NWMC Legislative Strategy on Housing**

President Johnson reviewed the attachments included in the meeting packet that comprise the NWMC response to date to the Governor's BUILD proposal. In addition, she reported that a team of NWMC Managers drafted a document listing supplemental alternatives for consideration by the Board. She said that the goal is to entertain a motion to approve a holistic strategy to move forward that integrates the previously approved NWMC materials with the manager's proposal.

President Johnson began the discussion by stating that municipalities are all aligned on the need to increase housing inventory; however, she noted that some legislators have requested data, metrics, materials and alternatives to assist them in partnering with municipalities on revisions to BUILD. She said that the alternatives need to deliver the messages that we are willing partners to increase housing inventory, communicate what is already occurring in our communities to increase housing inventory and express a willingness to come to the table to talk about alternatives. That said, she reiterated that it must be made clear that municipalities need to retain local zoning and land use authority. She asked Mr. Ottesen to present the supplemental alternatives drafted by the Managers group.

Mr. Ottesen noted the collaboration among the Managers to address the housing issue, but said that Springfield has not clearly identified whether the issue is about supply, affordability, local control, etc. He said in ongoing discussions, legislators have expressed that municipalities cannot just say no to the BUILD agenda and requested that viable alternatives be provided to develop something that works for everyone. With that in mind, he said the Managers began to discuss responses to specific elements of BUILD, recognizing the uniqueness of each community and maintaining some level of local control.

Regarding Accessory Dwelling Units, Mr. Ottesen noted that many municipalities already allow them. He said the recommendations maintain certain parameters and controls, including size limitations, setbacks, lot coverage issues, etc. Regarding third party plan reviews, Mr. Ottesen again said that many communities already engage with third parties to outsource inspections and reviews; however, municipalities should be able to select from an endorsed and pre-approved list of reviewers/inspectors. He also noted that issues regarding extensive IDOT reviews could also be addressed through this initiative.

Mr. Ottesen said that the missing middle housing proposal has perhaps the largest impact on communities. He referred to the examples in the packet showing that communities are already implementing projects that address middle, affordable and senior housing. He reviewed concepts to incrementally increase middle housing or requiring a fee-in-lieu to the Affordable Housing Trust Fund or local trust fund to support first time homeowner or other incentive programs. He also noted concerns with potential demolition of starter homes and preservation of historic buildings. Regarding impact fees, Mr. Ottesen said the responsibilities for calculating and reporting the fees should be on those entities who benefit from them.

Regarding attorney fees and implementation timeline, Mr. Ottesen said the Managers felt that the timeline in the legislation is too short to effectively amend municipal zoning ordinances, conduct public hearings, etc. and thus additional time would be needed to comply. He also noted recommendations to narrow provisions regarding imposition of attorney's fees. Mr. Ottesen noted safety concerns with implementation of single-stairway construction as well as life-safety concerns raised by public safety stakeholders. Finally, he suggested that the impacts of the NITA legislation regarding limiting or eliminating parking requirements should be assessed before implementing new regulations. He concluded by saying that the Manager's effort was to build upon the document previously approved by the Board and provide more granular detail in case a response is needed. Mr. Braiman stressed that the effort was to ensure maintenance of local authority within single family zoning districts in a smart, thoughtful and planned manner.

President Smith complimented the managers and the housing working group for their efforts in addressing the BUILD proposals and expressed hope that municipalities would be given a seat at the table to discuss local government concerns. To that end, he made a motion to accept both documents and combine them into a single document. President Johnson seconded the motion.

The Board discussed the current status of the BUILD proposals and prospects for passage in the spring session of the General Assembly. Mayor Tennes expressed support for combining the documents so that the Conference stands ready to respond. Mayor Sanoica asked if there were any items in each document that may conflict with one another. President Johnson said she and staff reviewed and did not identify any potential conflicts. Mayor Tack expressed concern with requirements to allow development by right, citing strain on critical infrastructure and other issues. President Roin outlined discussions with legislators and expressed support for preparing a potential response. Other members expressed concern with the timing of potential alternatives. Mayor Hoefert said that he discussed this issue with village board members and therefore would not be able to support the motion. President Plunkett noted the nationwide push to preempt local zoning to develop more housing and expressed support for developing the alternatives. Mayor Goczkowski expressed support for addressing the more harmful aspects of the proposals. President McCombie expressed her opposition to the motion. Mr. Irvin asked if staff and others involved had clarity as to what is being proposed. Mr. Fowler responded yes and clarified that there were many unknowns at this point regarding if and when this issue may be considered by the General Assembly. He said that the motion provides staff with strategic direction should a response be warranted.

After further discussion, President Johnson reiterated the motion and strategy. The motion was approved by a roll call vote of twenty-eight in support, seven opposed and one abstention. President Johnson thanked the Board for their input and discussion on this challenging issue.

B. Finance Committee – Scott Anderson, Manager, Village of Barrington, Chair
Budget Reports and Purchase Journals
President Johnson reported that the Executive Board and Finance Committee recommended approval of the Budget Report and Purchase Journal from March 2026. Mr. Anderson noted that revenues and expenditures were trending as anticipated and that it is expected that the organization will end the fiscal year with a surplus.

Motion to approve the recommendation was made by Mayor Hoefert. The motion was seconded by Mayor Goczkowski and unanimously approved.

VII. Other Business

Mr. Fowler reported that the Executive Director's performance evaluation will occur at the June 3 Executive Board meeting. He said every member will receive the evaluation packet and are encouraged to respond.

VIII. For the Good of the Order

On behalf of the Board, President Smith thanked President Johnson for her leadership, dedication and commitment to the Conference over the past year as NWMC President. President Johnson thanked the membership for their collaboration and expressed her gratitude for the opportunity to serve.

IX. Next Meeting

President Johnson announced that the next NWMC Board meeting will be held on Wednesday, September 9, 6:00 p.m. at the NWMC Offices and via videoconference.

X. Adjournment

There being no further business, Mayor Hoefert moved to adjourn the meeting. The motion was seconded by Mayor Sanoica and unanimously approved. The meeting adjourned at 7:35 p.m.