

**MEETING:**                               **HOFFMAN ESTATES VILLAGE BOARD**  
**DATE:**                                   **MAY 6, 2019**  
**PLACE:**                               **COUNCIL CHAMBERS**  
   **MUNICIPAL BUILDING COMPLEX**  
   **1900 HASSELL ROAD**  
   **HOFFMAN ESTATES, ILLINOIS**

**1. CALL TO ORDER:**

Village President William McLeod called the meeting to order at 7:00 p.m. The Village Clerk called the roll. Trustees present: Gary Stanton, Michael Gaeta, Karen Arnet, Karen Mills, Anna Newell, Gary Pilafas  
A quorum was present.

**ADMINISTRATIVE PERSONNEL PRESENT:**

J. Norris, Village Manager  
D. O'Malley, Deputy Village Manager  
A. Janura, Corporation Counsel  
P. Cross, Asst. Corporation Counsel  
M. Koplin, Asst. Village Manager-Development Services  
P. Fortunato, Fire Chief  
T. Bos, Police Chief  
K. Cawley Asst. Police Chief  
J. Nebel, Public Works Director  
F. Besenhoffer, IS Director  
R. Musiala, Finance Director  
M. Saavedra, H&HS Director  
K. Kramer, Economic Development Director  
B. Anderson, CATV Coordinator  
R. Signorella, Production Asst.  
S. Ostrovsky, Asst. to the Village Manager  
M. Khan, Assoc. Planner

**2. PLEDGE OF ALLEGIANCE TO THE FLAG:**

The Pledge was led by Trustee Stanton.

**3. RECOGNITION OF AUDIENCE:**

No one wished to be recognized.

**4. APPROVAL OF MINUTES:**

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to approve Item 4. Voice vote taken. All ayes. Motion carried.

Approval of Minutes  
Minutes from April 15, 2019.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to approve Item 4. Voice vote taken. All ayes. Motion carried.

Approval of Minutes  
Minutes from April 22, 2019.

**5. CONSENT AGENDA/OMNIBUS VOTE:**

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to approve Item 5.A.

**5.A. Approval of Agenda**

Roll Call:  
Aye: Stanton, Gaeta, Arnet, Mills, Newell, Pilafas  
Nay:  
Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to approve Item 5.B.

**5.B. Approval of the schedule of bills for May 6, 2019 - \$2,213,565.54.**

Roll Call:  
Aye: Stanton, Gaeta, Arnet, Mills, Newell, Pilafas  
Nay:  
Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to approve Item 5.C.

**5.C. Request Board approval of Ordinance No. 4723-2019 authorizing amendments to the 2018 budget ordinance.**

Roll Call:  
Aye: Stanton, Gaeta, Arnet, Mills, Newell, Pilafas  
Nay:  
Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to approve Item 5.D.

**5.D.** Request Board approval to re-appropriate funding for installation of a generator at the Sears Centre Arena.

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to approve Item 5.E.

**5.E.** Request Board approval of consolidated Sears Centre Arena agreements with Spectra for arena management; and Front Row Marketing for sale of contractual rights.

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to approve Item 5.F.

**5.F.** Request Board approval of an application by React Presents, LLC for use of pyrotechnics and fireworks at the outdoor Spring Awakening Music Festival on June 7-9, 2019 subject to meeting the Village Code and National Fire Protection Association (NFPA) requirements.

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to approve Item 5.G.

**5.G.** Request Board approval of paint color selection and Village name orientation for Stonington Water Tower (T-2) and Huntington Water Tower (T-4).

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to approve Item 5.H.

**5.H.** Request Board authorization to extend the 2017 contract for the 2019 roadway pavement markings program to Preform Traffic Control Systems, Ltd., Elk Grove Village, IL, at a total cost not to exceed \$57,000.

## Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to approve Item 5.I.

**5.I.** Request Board authorization to extend the 2017 contract for 2019 street sweeping, inclusive of all associated costs including removal and hauling of debris, to Lakeshore Recycling Systems (formerly known as K. Hoving Clean Sweep), West Chicago, IL, in an amount not to exceed \$108,150.

## Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to approve Item 5.J.

**5.J.** Request Board authorization to award contract for design engineering for the Almond Lane and Audubon Street culvert replacement project to Chastain and Associates, LLC, Schaumburg, IL in an amount not to exceed \$31,004.

## Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to approve Item 5.K.

**5.K.** Request Board authorization to award a two-year Police emergency vehicle equipment and installation/changeover contract to Ultra Strobe Communications, Crystal Lake, IL, in an amount not to exceed \$19,600 for FY 2019.

## Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to approve Item 5.L.

**5.L.** Request Board authorization to waive formal bidding; and purchase a 2019 Ford F-250, crew cab, 4X4 pickup truck for the Fire Department through the Northwest Municipal Conference Suburban Purchasing Cooperative Contract from Currie Motors Frankfort Inc., Frankfort, IL, in an amount not to exceed \$33,536.

**Roll Call:**

Aye: Stanton, Gaeta, Arnet, Mills, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to approve Item 5.M.

**5.M.** Request Board authorization to waive formal bidding; and purchase an aluminum, 3/4 height truck service body for the Fire Department from Highway Products, Inc., White City, Oregon, in an amount not to exceed \$31,338.95.

**Roll Call:**

Aye: Stanton, Gaeta, Arnet, Mills, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to approve Item 5.N.

**5.N.** Request Board authorization to award contract for the 2019 street revitalization project to Arrow Road Construction, Elk Grove Village, IL (low bid), in an amount not to exceed \$6,479,463.

**Roll Call:**

Aye: Stanton, Gaeta, Arnet, Mills, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to approve Item 5.O.

**5.O.** Request Board authorization to award contract for materials testing for the 2019 street revitalization project to Applied GeoScience, Inc., Schaumburg, IL (low proposal estimate), in an amount not to exceed \$160,000.

**Roll Call:**

Aye: Stanton, Gaeta, Arnet, Mills, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

**6. REPORTS:****6.A. President's Report****Proclamation(s)**

Trustee Gaeta read the following proclamation.

Motion by Trustee Arnet, seconded by Trustee Pilafas, to concur with the proclamation proclaiming May 2019 as Mental Health Awareness Month. Voice vote taken. All ayes. Motion carried.

Dr. Saavedra accepted the proclamation.

Trustee Newell read the following proclamation.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to concur with the proclamation proclaiming May 5<sup>th</sup> through May 11<sup>th</sup>, 2019 as Municipal Clerks Week. Voice vote taken. All ayes. Motion carried.

Clerk Romanoff accepted the proclamation.

Trustee Stanton read the following proclamation.

Motion by Trustee Gaeta, seconded by Trustee Arnet, to concur with the proclamation proclaiming May 6<sup>th</sup> through May 11<sup>th</sup>, 2019 as National Economic Development Week. Voice vote taken. All ayes. Motion carried.

Kevin Kramer accepted the proclamation.

Trustee Arnet read the following proclamation.

Motion by Trustee Pilafas, seconded by Trustee Stanton, to concur with the proclamation proclaiming May 5<sup>th</sup> through May 11<sup>th</sup>, 2019 as Public Service Recognition Week. Voice vote taken. All ayes. Motion carried.

Mr. Norris accepted the proclamation.

Mayor McLeod read the following proclamation.

Motion by Trustee Gaeta, seconded by Trustee Arnet, to concur with the proclamation proclaiming May 6<sup>th</sup> through May 12<sup>th</sup>, 2019 as National Nurses Week. Voice vote taken. All ayes. Motion carried.

Dr. Saavedra accepted the proclamation.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to approved the Boards & Commissions reappointments as contained in the packet. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to accept the resignation, with regrets, of Damon McDade from the Cultural Awareness Commission. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to accept the resignation, with regrets, of Anita Flannigan from the Arts Commission. Voice vote taken. All ayes. Motion carried.

Mayor McLeod reminded everyone of the H&HS theatre event this Saturday, he stated that he attended the Active Shooter training, a CAC Leadership Board meeting, had a photo op at Gigi's, he met with Eagle Scout Eric Day, attended Wine Wednesday, a NWMC Transportation meeting,

Bon Appetite, Arbor Day, an Arjet Singh concert, our swearing in ceremony, he swore in 3 probationary police officers, attended Schaumburg's Mayor Al Larson's last Board meeting and Tom Dailly's swearing in, the retirement of Mary Wroblewski, the ribbon cutting for Amita's Center for Advance Joint Replacement, the Hanover Park swearing ceremony, HEHS Baseball Night, the dedication of Fabbrini Fields to Steve and Connie Johnson and the student art reception.

#### **6.B. Trustee Comments**

Trustee Stanton stated that he attended the USCM Partner America Program Award Presentation, the Senior Commission luncheon, Coffee with the Board, Arbor Fest at Haverford Place, Ben Appetite, our Arbor Day event, our swearing in ceremony, the Amita ribbon cutting, he congratulated the children who had their artwork displayed at Village Hall and he wished Trustee Arnet a Happy Birthday.

Trustee Arnet stated that she attended the Park District Egg Hunt, Coffee with the Board, Arbor Fest, Bon Appetite and thanked the Chamber for the event, our swearing in ceremony, the retirement of Mary Wroblewski, the field dedication and a 60<sup>th</sup> Anniversary Commission meeting.

Trustee Mills stated that she attended the Small Business Award presentation at Fabbrini Flowers, the senior lunch, a Northwest Mosquito Abatement meeting, the Egg Hunt, Coffee with the Board, Arbor Fest, Bon Appetite, Arbor Day, our swearing in ceremony, the Amita ribbon cutting, the field dedication at Fabbrini Park, a 60<sup>th</sup> Anniversary meeting and she wished Happy Birthday to Trustee Arnet.

Trustee Pilafas thanked everyone who helped in putting together the swearing in ceremony and Judge Janura for swearing them in, he congratulated Trustees Stanton and Newell on their successful campaigns, he congratulated the artists who had their work displayed in the gallery, he stated that he attended Bon Appetite, a Platzkonzert meeting, Coffee with the Board, Arbor Fest and he wished Trustee Arnet a Happy Birthday.

Trustee Newell stated that she attended the Egg Hunt, Arbor Fest, Coffee with the Board, the solar power hour meeting, Bon Appetite, the swearing in ceremony, the Active Shooter training, the retirement of Mary Wroblewski, the field dedication at Fabbrini Park and she wished Trustee Arnet a Happy Birthday.

Trustee Gaeta stated that he attended Small Business Award presentation, filmed a Heart of Hoffman episode, attended the senior luncheon, Wine Wednesday, Arbor Day, the swearing in ceremony, the HEHS Baseball night, the field dedication and the Art Reception.

#### **6.C. Village Manager's Report**

Mr. Norris had no comments.

#### **6. D. Village Clerk's Report**

The Village Clerk stated that during the month of April 172 FOIA requests were received and 69 passports were processed.

**6.E. Committee Reports****Transportation & Road Improvement**

Trustee Mills stated that they would be meeting to have a discussion of parking permit program in the Washington Blvd and Alcoa Lane area; request authorization to award a contract for Phase III construction engineering services for the Shoe Factory Road / I-90 bicycle and pedestrian project and for information purposes only the Transportation Division Monthly Report.

**Planning, Building & Zoning**

Trustee Stanton stated that they would be meeting to have a discussion regarding status of the proposal to remodel Bergman Farmhouse located at 2150 Algonquin Road; request by Aldi, Inc. (owner) for approval of a plat of easement for watermain at the Aldi grocery store located at 375 West Higgins Road and for information purposes only the Planning Division, the Code Enforcement Division and the Economic Development and Tourism monthly reports.

**General Administration & Personnel**

Trustee Arnet stated that they would be meeting to request approval of an Ordinance naming Director and Alternate Director to the Northwest Suburban Municipal Joint Action Water Agency; request approval of an Ordinance naming Director and Alternate Directors to the Solid Waste Agency of Northern Cook County; request approval of an Ordinance amending Section 8-2-1, Fees, of Article 2, License Fees; Section 8-3-1, Definitions, and Section 8-3-21, License Classification, of Article 3, Alcoholic Liquors; and Section 8-5-13, Alcoholic Beverage Manufacturer, of Article 5, Foods and Beverages, of Chapter 8, Licenses, of the Hoffman Estates Municipal Code and for information purposes only the Cable TV, Human Resources Management and Legislative Operations & Outreach Monthly Reports.

**7. PLANNING & ZONING COMMISSION:**

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to concur with the Planning & Zoning Commission's recommendation and approve the petitioners' request.

**7.A.** Request by Hoffman Village Station LLC (Owner) and Wuebker Fitness Inc. (tenant) for a Special Use to operate a Health Club in accordance with Section 9-8-2-C-9 of the Zoning Code for the property located at 2567 W. Golf Road.

**Discussion**

Trustee Mills asked what this was taking the place of.  
Chairperson Combs responded nothing, it was a change in the owner partnership.

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.



Motion by Trustee Mills, seconded by Trustee Stanton, to concur with the Planning & Zoning Commission's recommendation and approve the petitioners' request.

**7.B.** Request by Kristopher Gillis (Owner) and Jim Stumpf (Applicant) to consider a Master Sign Plan amendment in accordance with Section 9-3-8-M-13 of the Zoning Code for the property located at 2559 Pratum Ave.

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Mills, to concur with the Planning & Zoning Commission's recommendation and approve the petitioners' request.

**7.C.** Request by MAPT Properties LLC (Applicant) and S&L Real Estate Properties LLC (owner) for a Special Use Permit to operate a Vehicle Storage in accordance with Section 9-8-2-C-9 of the Zoning Code for the property located at 1260 W. Higgins Road, subject to the following conditions:

General Condition

1. No occupancy of the building shall occur.

Conditions to be met prior to Storing/Parking Cars On-Site

2. Parking Lot shall be patched and seal coated.

a. Any potholes shall be repaired.

b. Coordinate with property owner at 1220 W. Higgins to fix large potholes in the shared access drive aisle.

3. Restripe Parking lot in accordance with code. Parking stalls must be 9' x 18' with 24' drive aisles.

4. All site lighting shall be repaired in accordance with the Code if needed. If new lighting fixture will have to be installed, building permit must be submitted for approval.

5. Dumpster Enclosure must be repaired.

6. Remove any debris/garbage from the site.

7. Remove medical drop off boxes at the rear of the building.

Conditions to be met within 6 Months of Approval Date

8. Remove medical business signage from doors, windows and building.

9. Remove "urgent care" sign.

10. Fix the base of the pole sign or remove the entire sign structure.

11. Remove and replace dead landscaping at the front of the building foundation.

12. Provide landscaping along the north property line to provide screening for the residential properties adjacent to the north.

13. Remove standalone metal post near the dumpster enclosure.

14. Remove wood box sign frame from light post near dumpster enclosure.

15. Provide a railing for the steps leading to the dumpster enclosure.

16. Fence along the north property line must be repaired so that it does not require support from anchor bolts and cable to be upright.

### Discussion

Trustee Mills commented that there are many more conditions than usual.

Mr. Koplín responded that some of them are to get the property back into compliance.

There were questions about the type of fencing, demoing the building, new vs. used cars being stored on the lot and the amount of cars that would be there.

Motion by Trustee Mills, seconded by Trustee Arnet, to amend Condition 8 and require that the existing building be demolished before storing cars on the property. Voice vote taken. All ayes. Motion carried.

Deb Gammon and Marc Walk, MAPT Properties, LLC, were able to answer some of the questions.

Mr. Norris stated that this item has to go for a site plan approval.

Darlene Giglio, 1895 Fairmont, voiced her concerns about the project and said that she was against it.

Mahmoud Tayeb, property owner, stated that he didn't think that there is an issue with this project.

Trustee Stanton questioned that in the notes there was a problem with drainage, what is happening with that.

Chairperson Combs said there was a problem with drainage and now there isn't one.

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell

Nay: Pilafas

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Mills, to concur with the Planning & Zoning Commission's recommendation and approve the petitioners' request.

**7.D.** Request by Higgins & Golf, Ltd. (Owner) for a Site Plan Amendment for the property located at 1000 W. Golf Rd, subject to the following conditions:

1. The following deviations from the subdivision Code relating to landscaping:

a. A deviation from Section 10-4-4-B-2-a to allow for a site perimeter landscape buffer of eight and three-quarter feet (8.75') along the east property line whereas ten feet (10') is required by Code.

b. A deviation from Section 10-4-4-C-2-b to allow for zero (0) shade tree in the three parking islands in the parking row along the building whereas one (1) shade tree is required for each parking island by Code.

2. The following conditions relate to the site construction:

a. A pre-construction meeting shall be conducted with Village staff prior to construction commencing.

b. Fire Department and emergency access to the property shall be maintained at all times. Petitioner shall make any adjustments on the site as needed for access as per direction by the Village.

c. In accordance with Village Code, construction hours shall be limited to 7 a.m. to 7 p.m. Monday through Friday, and 8 a.m. to 6 p.m. Saturday and Sunday.

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

**8. ADDITIONAL BUSINESS:**

Motion by Trustee Gaeta, seconded by Trustee Arnet, to approve Item 8.A.

**8.A.** Request Board approval of Ordinance No. 4724-2019 amending Section 8-3-22, Number of Licenses, of Article 3, Alcoholic Liquors, of the Hoffman Estates Municipal Code (decrease in number of Class "A" licenses, Shanshan Corp. d/b/a House of Pho, and increase in number of Class "A" licenses, L&C Yu, Inc., d/b/a House of Pho, 1004 W. Golf Road).

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve Item 8.B. as amended.

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve Item 8.B.

**8.B.** Request authorization to waive formal bidding and purchase a 2019 Ford F-250 4x4 Super Cab pick-up truck for the Fire Department through the Northwest Municipal Conference Suburban Purchasing Cooperative from Currie Motors Frankfort Inc., Frankfort, IL, in an amount of \$30,998.

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

**9. ADJOURNMENT:**

Motion by Trustee Mills, seconded by Trustee Pilafas, to adjourn the meeting into Executive Session to discuss Litigation (5 ILCS 120/2-(c)-(11)) & Collective Bargaining (5 ILCS 120/2-(c)-(2)). Time: 8:05 p.m.

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Stanton, to adjourn the meeting. Time: 9:50 p.m.

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

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Bev Romanoff  
Village Clerk

Date Approved

The Village of Hoffman Estates complies with the Americans with Disabilities Act (ADA). For accessibility assistance, call the ADA Coordinator at 847/882-9100.