

MEETING: **HOFFMAN ESTATES VILLAGE BOARD**
DATE: **JUNE 17, 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: Karen Mills, Anna Newell, Gary Pilafas, Gary Stanton, Michael Gaeta, Karen Arnet
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
T. Bos, Police Chief
K. Cawley, Asst. Police Chief
T. Mackie, Asst. Fire Chief
J. Nebel, Public Works Director
P. Seger, HRM Director
R. Musiala, Finance Director
F. Besenhoffer, IS Director
R. Signorella, Production Asst.
M. Saavedra, H&HS Director
S. Ostrovsky, Asst. to the Village Manager

2. PLEDGE OF ALLEGIANCE TO THE FLAG:

The Pledge was led by Trustee Mills.

3. RECOGNITION OF AUDIENCE:

Dan Kowalski, 1015 Lancaster Ct, would like the Village to look into allowing residents to raise fowl.

4. APPROVAL OF MINUTES:

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

Approval of Minutes
Minutes from June 3, 2019.

5. CONSENT AGENDA/OMNIBUS VOTE:

Motion by Trustee Stanton, seconded by Trustee Mills, to approve Item 5.A.

5.A. Approval of Agenda

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Stanton, seconded by Trustee Mills, to approve Item 5.B.

5.B. Approval of the schedule of bills for June 17, 2019 -\$8,577,628.04.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Stanton, seconded by Trustee Mills, to approve Item 5.C.

5.C. Request Board approval of Ordinance No. 4734-2019 granting a variation to premises at 1647 Bur Oak Drive, Hoffman Estates.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Stanton, seconded by Trustee Mills, to approve Item 5.D.

5.D. Request Board approval of Ordinance No. 4735-2019 granting a variation to premises at 445 Westview Street, Hoffman Estates.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Stanton, seconded by Trustee Mills, to approve Item 5.E.

5.E. Request Board approval of Ordinance No. 4736-2019 granting a variation to premises at 4401 Wildwood Court, Hoffman Estates.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Stanton, seconded by Trustee Mills, to approve Item 5.F.

5.F. Request Board approval of a Development Agreement for the 53-acre Hoffman Technology Park located on the north side of Lakewood Boulevard; and Resolution No. 1682-2019 supporting a Cook County Class 6B classification application for property tax assessment purposes for the proposed Hoffman Estates Technology Park to be located at Lakewood Boulevard and Eagle Way.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Stanton, seconded by Trustee Mills, to approve Item 5.G.

5.G. Request Board approval of an Intergovernmental Agreement with Cook County for capital projects.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Stanton, seconded by Trustee Mills, to approve Item 5.H.

5.H. Request Board approval to enter into a no-cost contract with Simple Recycling for curbside recycling of textiles and small home goods.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

6. REPORTS:

6.A. President's Report

Proclamation(s)

Trustee Newell read the following proclamation.

Motion by Trustee Gaeta, seconded by Trustee Arnet, to concur with the proclamation proclaiming Saturday, June 29, 2019 as Michael Plocinski Day. Voice vote taken. All ayes. Motion carried.

Mr. Nebel accepted the proclamation.

Trustee Pilafas read the following proclamation.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to concur with the proclamation proclaiming Thursday, June 27, 2019 as PTSD Awareness Day. Voice vote taken. All ayes. Motion carried.

Cheryl Novas, Veteran's Commission and Major Michelle Eber, Salvation Army, accepted the proclamation and spoke about a Chaplain program at the Salvation Army.

Boards & Commission Appointments

Motion by Trustee Mills, seconded by Trustee Arnet, to approve the appointment of Patrick Seger to the Fire Pension Board. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to accept the resignation of Mary Anstiss from the Sister Cities Commission. Voice vote taken. All ayes. Motion carried.

Mayor McLeod sent his condolences to Trustee Stanton and his family on the loss of his sister, he reminded everyone of the following upcoming events, the summer concert and the CAC 5K walk and run. He stated that he attended the reception for Joshua Greenbaum who made two flag disposal boxes for his Eagle Scout project and he thanked the Board members who attended events in his absence this weekend while he visited his daughter and celebrated his grandson's birthday.

6.B. Trustee Comments

Trustee Arnet stated that she attended Officer Domin's wake and sent her condolences to his family and friends, attended the Prep Sports Awards Banquet, the walk off ceremony for retiring fire Lt. Jay Martino, the fishing derby, a block party, she sent her condolences to the Stanton family and congratulated Joshua on his project.

Trustee Stanton stated that he attended the wake for Officer Domin, the retirement party for Georgeann Mehr, the fishing derby and he congratulated Joshua on his Eagle Scout project.

Trustee Mills stated that she attend the wake for Officer Domin, the Georgeann Mehr retirement party, a summer concert, the fishing derby, Lt. Martino's walk off ceremony, she thanked Joshua Greenbaum for his Eagle Scout project, sent her condolences to the Stanton family and said that she celebrated both her daughter Laura's and her husband's birthdays.

Trustee Gaeta stated that he attended Officer Domin's funeral, walked the Spring Awakening grounds, attended a block party and sent his condolences to the Stanton family.

Trustee Newell stated that she attended the wake for Officer Domin, two summer concerts, the Flag Day Ceremony, the fishing derby, she congratulated Lt. Martino on his retirement, attended the Schaumburg Township Days, a block party, she congratulated Joshua Greenbaum and sent her condolences to the Stanton family.

Trustee Pilafas sent his condolences to the Stanton family, stated that he attended the service for Officer Domin, he thanked Joshua for his Eagle Scout project, he attended the summer concerts and Spring Awakening.

6.C. Village Manager's Report

Mr. Norris sent his condolences to the Stanton family.

6.D. Village Clerk's Report

The Clerk had no report.

6.E. Treasurer's Report

Mrs. Musiala stated that during the month of April 2019, for Operating funds cash disbursements and transfers-out exceeded cash receipts and transfers-in by \$544,331, primarily due to general operating expenses. After including these receipts and disbursements, the balance of cash and investments for the operating funds is \$50 million.

For the Operating, Debt Service and Capital Projects funds, cash receipts and transfers-in exceeded cash disbursement and transfers-out by \$1.08 million, primarily due to monthly operating transfers.

For the Trust Funds, cash receipts and transfers-in exceeded cash disbursements and transfers-out by \$3.05 million, primarily due to the receipt of property taxes and pension fund investment activity.

The total for cash and investments for all funds increased to \$243 million.

6.F. Committee Reports

Public Works & Utilities

Trustee Newell stated that they would be meeting to request authorization to waive bidding and purchase a portable message board through Tapco Iown Deer, WI, using the U.S. Communities contract discount, in an amount not to exceed \$30,542.50; and to receive and file the Department of Public Works Monthly Report, and the Department of Development Services Monthly Engineering Report of the Transportation and Engineering Division.

Public Health & Safety

Trustee Gaeta stated that they would be meeting to receive and file the Police Department Monthly Report, the Health & Human Services Monthly Report, the Emergency Management Coordinator Monthly Report and the Fire Department Monthly Report

Finance

Trustee Pilafas stated that they would be meeting to request acceptance of the Comprehensive Annual Financial Report for the year ended December 31, 2018; request acceptance of the Economic Development Area Special Tax Allocation Fund Annual Financial Report for the year ended December 31, 2018; request authorization to waive bid and award a contract to CDW Government for the purchase of 45 desktop computers in an amount not to exceed \$32,130.00 and to receive and file the Finance Department Monthly Report; the Information System Department Monthly Report and the Sears Centre Monthly Report.

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 Michele & Robert Shaw (owner) for a five (5) feet corner side yard setback variation from Section 9-3-3-C-2-b to allow a four (4) feet high open design fence to be zero (0) feet from the western property line instead of the minimum required five (5) feet and to encroach the fence in the required sight triangle at 3930 Whispering Trails Dr.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

7.B. Request by Ala Carte Entertainment (Applicant & Owner) for a Special Use Permit to operate a Banquet Hall/Facility at 2525 W. Higgins Road in accordance with Section 9-8-2-C-9 of the Municipal Code.

Discussion

Trustee Stanton asked how many events are held per week.
Chairperson Combs replied that she didn't know.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

7.C. Request by TR Greenspoint LLC (Owner) and Grissim Metz Andriese Associates (Applicant) to consider a Preliminary and Final Site Plan Amendment for landscape and hardscape improvements on the property located at 2800 W. Higgins Road.

Discussion

Trustee Mills asked if the construction hours issue had been resolved.

Mr. Norris stated that they could start at 6:00 a.m. unless they had a complaint, then they would have to start at 7:00.

Trustee Mills asked how long the construction would last.

Scott Eagan, TR Greenspoint, stated 90 days.

Trustee Newell asked if the patio furniture and grill would be moved inside over the winter.

Chairperson Combes said that they would be locked up.

Trustee Mills asked if they would have entertainment outside.

Mr. Eagan responded possibly.

Roll Call:

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

Nay:

Mayor McLeod voted nay.

Motion carried.

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

7.D. Request by SVAP Hoffman Plaza, L.P. (Owner and Applicant) to consider a Preliminary and Final Site Plan for a retail building located on the Hoffman Plaza Shopping Center property located at the NEC Roselle Rd. & Higgins Rd. subject to the following conditions:

1. The building permit shall be obtained within twelve (12) months of the Village Board action on this request.

2. The following Subdivision Code landscaping waiver is granted:

a. A waiver from 10-4-4 D. a. to not provide foundation landscaping on the side (south) building façade.

3. With respect to the existing detention basins at 1080 Apple Street and behind Acorn Tire; to close-out the work the Village will require the outstanding site work to be completed by July 31, the submittal of record drawings which would be reviewed and approved to verify volume, and the scheduling of an RFI with MWRD to close permit. No occupancy will be given to the building until the detention work is completed.

4. As shown on the plans, all electric and gas meters shall be located inside the building.

5. No signage is approved with these plans. Any tenant signage must comply with current code or the existing Master Sign Plan for the overall center.

6. A performance guarantee for all site work shall be submitted to the Village prior to issuance of a building permit.

7. A permit from the Metropolitan Water Reclamation District shall be provided prior to site construction commencing.

8. The following conditions relate to the site construction:

a. A construction traffic plan denoting directional signage shall be provided for review and approval by Village staff prior to a pre-construction meeting and prior to construction commencing.

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

c. 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.

d. 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.

Discussion

Trustee Mills asked if there were tenants for this building.
Chairperson said yes, there is one for the drive-thru site but it has not been identified yet.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

8. ADDITIONAL BUSINESS:

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve Item 7.A. as amended

8.A. Request Board approval of Ordinance No. 4737-2019 granting a variation to premises at 3930 Whispering Trails Drive, Hoffman Estates.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

8.B. Request Board approval of Ordinance No. 4738-2019 amending Section 8-3-22, Number of Licenses of Article 3, Alcoholic Liquors, of the Hoffman Estates Municipal Code (reduce number of Class "A" licenses, React Presents LLC Spring Awakening, 5333 Prairie Stone Parkway and Prairie Creek Properties, PIN 01-32-302-047-0000).

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to approve Item 8.C.

8.C. Request Board approval of the First Amended and Restated Development Agreement by and between Plum Farms OSR 72 LLC, Rubina Realty Corporation, and Village of Hoffman Estates dated May 1, 2017 and amended as of June 17, 2019.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

8.D. Request Board direction for action to be taken regarding the proposal to remodel the Bergman Farmhouse.

Discussion

Mr. Norris explained that there has been no response from CASE and that they haven't followed through on the conditions that they were supposed to do.

The Board discussed what will happen to the property.

Trustee Pilafas asked if there could be a plaque commemorating the Bergman family.

Pat Barch, 550 Briarcliff Lane, expressed her sadness and requested that the park be named after the Bergman's daughter.

Motion by Trustee Mills, seconded by Trustee Gaeta, to determine the farmhouse structure is not appropriate for preservation and direct staff to revoke the agreements related to the Bergman Farmhouse and initiate the demolition process pursuant to the Conditions of Approval of the Bergman Pointe.

Roll Call:

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

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 Personnel-Employment (5 ILCS 120/2-(c)-(1)). Time: 7:59 p.m. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Arnet, seconded by Trustee Mills, to adjourn the meeting. Time: 8:18 p.m. Voice vote taken. All ayes. Motion carried.

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.