

**MEETING:**                                 **HOFFMAN ESTATES VILLAGE BOARD**  
**DATE:**                                     **AUGUST 19, 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 7:01 p.m. The Village Clerk called the roll. Trustees present: Michael Gaeta, Karen Arnet, Karen Mills, Anna Newell, Gary Pilafas, Gary Stanton  
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  
P. Fortunato, Fire Chief  
J. Nebel, Public Works Director  
R. Musiala, Finance Director  
P. Seger, HRM Director  
K. Kramer, Economic Development Director  
M. Saavedra, H&HS Director  
A. Wenderski, Village Engineer  
P. Gugliotta, Planning, Building & Code Enforcement Director  
S. Ostrovsky, Asst. to the Village Manager  
R. Signorella, CATV Director.  
B. Gibbs, SCA General Manager  
J. Djordjevic, Director of Operations-Mayor & Board

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

The Pledge was led by Trustee Gaeta.

**6. REPORTS:**

**6.A. President's Report**

**Proclamation(s)**

Trustee Gaeta read the following proclamation.

Motion by Trustee Arnet, seconded by Trustee Stanton, to concur with the proclamation proclaiming Wednesday, August 21, 2019 as National Senior Citizens Day. Voice vote taken. All ayes. Motion carried.

Lillian Clinton, Commission for Senior Citizens chairperson, accepted the proclamation and was congratulated by the Board.

Trustee Pilafas read the following proclamation.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to concur with the proclamation proclaiming September 2<sup>nd</sup> through September 6<sup>th</sup>, 2019 as National Payroll Week. Voice vote taken. All ayes. Motion carried.

Ms. Musiala accepted the proclamation.

## **7. PLANNING & ZONING COMMISSION:**

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

**7.A.** Request by Emilia Janisiow (owner) for a five (5) foot corner side yard setback variation from Section 9-3-3-C-2-b to allow a six (6) foot high fence to be zero (0) feet from the western property line instead of the minimum required five (5) feet at 660 Perry Lane.

### **Discussion**

Trustee Stanton asked why this item failed.

Chairperson Combs replied that there was no hardship proven.

Ms. Janisiow stated that the reason for the fence is for safety.

Trustee Mills asked if the existing fence is in the same location as the one being requested.

Ms. Combs replied yes but that the current one is a chain-link fence.

Ms. Janisiow stated that there is a home two blocks away that has a fence where she wants hers.

Mr. Gugliotta stated that the current fence met code when it was installed.

Roll Call:

Aye:

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

Mayor McLeod voted nay.

Motion failed.

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve the petitioners' request.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

**7.B.** Request by Robert Kirk (Applicant) as representative of Sam Akmakjian (Owner) for a Map Amendment (Rezoning) from R-2, One-Family Residential, to B-2, Community Business, Zoning in accordance with Section 9-1-17 for the properties located at 1180 and 1190 Apple Street, subject to the following conditions:

1. All use of the existing structure shall cease and the existing structure shall be demolished (in accordance with applicable permit requirements) within twelve (12) months from the date of Village Board approval.

### Discussion

Trustee Stanton asked how long has it been residential.

Chairperson Combs said 65 years.

Trustee Stanton asked if anything has changed that should make it commercial.

Ms. Combs said that the owner doesn't think it's economical to keep it residential.

Trustee Mills said that since condition #8 was added #3 needs to be amended.

Mr. Gugliotta said that if Item B fails Item C is irrelevant.

Mike Larson, 1140 Bluebonnet, voiced his concerns about traffic flow.

Joyce Larson, 1140 Bluebonnet, realtor, gave stats on home values, sales and days on the market.

Joyce Alderwood, 485 Hawthorne Lane, is opposed to commercial being built at 1180 and 1190 Apple.

Dan Greco, 1065 Apple, voiced his concerns about traffic backing up.

Dave Peterson, 940 Basswood, questioned whether the petitioner will use all of the office space himself. Mr. Peterson also talked about the traffic caused by the car wash.

Jeff Whyte, 405 Azalea, loves the neighborhood, opposed the development.

Jim Ripetta, 965 Ash, rezoning this property may lead to more rezoning.

Katie Garcia, 1060 Apple, brought up the covenants in Parcel A.

Wayne Korecky, 1140 Apple, voice his concerns about housing values and the safety of residents if this project is built.

George Knickerbocker, attorney for petitioner, pointed out that commercial is all around.

Betty Gehr, 420 Aster Lane, commented on all the vacant spaces in the surrounding strip malls.

Dominik Padlo, 1165 Apple, talked about the safety issues that the car wash brings.

Mike Anzalone, 1065 Ash, commented that even if you put a "Left Turn Only" sign, people will still make a right turn.

Adrienne Bolbot, 1070 Bluebonnet, spoke about the piles of snow that sit on the corner of Apple and Golf Roads.

Brian McKowski, 220 Hawthorne Lane, invested a lot of money in his house and would have looked at these two lots had they been for sale.

Gunther Klauss, 140 Aster, stated that traffic will be an issue,

Keith Eineaker, 400 Azalea Lane, stated that his concerned about the precedence it will set.

Sam Akmakjian, petitioner, believes these addresses are suited for commercial.

Ann Vande Linde, 1020 Apple Street, said if you can't get in or out, why would you put them there?

Trustee Pilafas asked why Chairperson Combs voted no. she replied that if you put commercial there you'll ruin the residential area.

Roll Call:

Aye:

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

Mayor McLeod voted nay.

Motion failed.

Motion by Trustee Mills, seconded by Trustee Pilafas, to deny the petitioners' request.

## Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Because Item 7.B. was denied, Item 7.C. will not move forward.

**7.C.** Request by Robert Kirk (Applicant) as representative of Sam Akmakjian (Owner) for a Concept Site Plan for the development of a retail/office building in accordance with Section 10-2-1 for the properties located at 1180 and 1190 Apple Street, subject to the following conditions:

1. The Concept Site Plan approval is valid for twelve (12) months from the date of Village Board approval.
2. Concept Site Plan approval does not authorize any development or construction activity. Future development of this property is subject to approval of a Final Site Plan in accordance with the Village's Municipal Code requirements. The owner may choose to sell the property and any subsequent purchaser or developer shall be bound by the conditions of this approval.
3. This Concept Site Plan approval is only illustrative and very general in nature, and reflects the fact that a +/-5,200 square foot retail/office building with a drive-through and outdoor seating can likely be accommodated on this property. All plan details are subject to further review and revision through the formal Final Site Plan process. In order to comply with all standards for the Final Site Plan review, changes may be required to access, circulation, landscaping, site layout, lighting, building appearance, and any other site detail.
4. The Concept Site Plan does not represent any technical engineering information, such as the geometric layout/dimensions, grading, drainage, utilities, stormwater detention or other details. Approval of all engineering plans will be required as part of the Final Site Plan process in accordance with Village Code.
5. No zoning variances or development waivers are granted with this approval. All details of the site plan are conceptual in nature and do not imply that any waivers or variations will be approved.
6. Development of this property is subject to meeting all requirements of IDOT and MWRD and such approvals shall be incorporated into the Final Site Plan review process.
7. A Plat of Consolidation request shall be submitted prior to or concurrently with a request for a Preliminary and Final Site Plan approval.
8. The use of the site shall be limited to office/retail without a drive-thru or restaurant.

Mr. Norris asked that items 7.D., 7.E. and 8.C. be deferred until a future meeting allowing time for the plat of survey to be corrected.

**7.D.** Request by 2595 W. Golf, LLC (Owner) for Preliminary and Final Site Plan approval in accordance with Section 10-2-1-E for the construction of a retail building; Variation to Section 9-8-2-D-6 to allow for a Rear-Yard Setback of 12.28 feet for the principal structure versus the minimum required twenty feet (20'); and Preliminary and Final Plat of Subdivision approval in accordance with Section 10-6-3 for the property located at 2595 W. Golf Road, subject to following conditions:

1. The following waivers to Section 10-4-4-B-2-a regarding the minimum ten feet (10') landscape buffer shall be granted:

- a. Landscape Buffer of 7.28 ft. along the East property line;
  - b. Landscape Buffer of 8 ft. along the North property line; and
  - c. Landscape Buffer of 4.5 ft. along the South property line.
2. Building Permit(s) shall be obtained within twelve (12) months of Village Board approval.
  3. Final Plat of Subdivision shall be recorded by the Village prior to issuance of Building Permit(s).
  4. Performance Guarantee based on approved Engineer's Estimate shall be submitted and accepted by the Village prior to issuance of Building Permit(s).
  5. Per NFR Letter, a Safety Plan is required for construction activities within the contaminated soil area and must be submitted as part of the Building Permit Application(s).
  6. A copy of the issued permit by the Illinois Department of Transportation (IDOT) shall be submitted to the Village prior to construction commencing in Golf and Barrington Roads rights-of-way.
  7. A copy of the issued permit by the Metropolitan Water Reclamation District (MWRD) shall be submitted prior to construction commencing on the site.
  8. 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.

**7.E.** Request by 2595 W. Golf, LLC (Owner) for a Master Sign Plan approval in accordance with Section 9-3-8-M-13 for the property located at 2595 W. Golf Rd.

Motion by Trustee Pilafas, seconded by Trustee Arnet, to recess the Board meeting and return to the Finance Committee meeting. Voice vote taken. All ayes. Motion carried. Time: 8:21 p.m.

Village President William McLeod called the meeting back to order at 8:48 p.m. The Village Clerk called the roll. Trustees present: Michael Gaeta, Karen Arnet, Karen Mills, Anna Newell, Gary Pilafas, Gary Stanton  
A quorum was present.

### **3. RECOGNITION OF AUDIENCE:**

Scott Gibrich, 1850 Nicholson, voiced his concerns about the second track being built along the existing CN tracks.

There was a discussion about what abilities the Village would have regarding this situation. Mayor McLeod requested that it be placed on the September 9, 2019 Transportation & Road Improvement agenda.

### **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 August 5, 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: Gaeta, Arnet, Mills, Newell, Pilafas, Stanton

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 August 19, 2019 -\$4,689,149.56.**

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

## **6. REPORTS:**

### **6.A. President's Report**

#### **Appointments to Boards & Commissions**

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to approve the appointment of Karyn Weiland and Amy Mueller to the Arts Commission and Pat Bodame to the 4<sup>th</sup> of July Commission. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to accept the resignation, with regrets, of Kannan Ramasamy from the Commission for People with Disabilities. Voice vote taken. All ayes. Motion carried.

Mayor McLeod wished Trustee Stanton a Happy Birthday. He reminded everyone of the following upcoming events, Business After Hours at Main Event, the Fire Department Code 3 meeting, Wine Wednesday and our 60<sup>th</sup> Anniversary celebration on September 21<sup>st</sup>. He stated that he attended a Celtic Fest meeting, National night Out, a 4<sup>th</sup> of July meeting, the Disability Services Summer Celebration at Schaumburg Township, the Bell Works presentation, a mass shooting response preparation presentation, the Federation of Indian Associations Chicago anniversary, the Special Olympics Truck Convoy, our recycling event, block parties and the Beth Tikvah annual picnic.

**6.B. Trustee Comments**

Trustee Stanton thanked everyone for the birthday wishes, he stated that he attended National Night Out, the truck convoy, block parties and the Beth Tikvah picnic.

Trustee Arnet stated that she attend National Night Out, the summer concert, block parties and the truck convoy.

Trustee Mills stated that she attended National Night Out, the retirement luncheon for Lt. Kurt Gerlach and she wished Trustee Stanton a Happy Birthday.

Trustee Pilafas stated that met with some of the Apple Street residents prior to the meeting to discuss the items on tonight's agenda, attended block parties, mentioned that he's heard from suite holders at the arena having issues getting to the suite parking lot and asked if it could be looked into, and he wished Trustee Stanton a happy birthday.

Trustee Newell wished Trustee Stanton a Happy Birthday.

Trustee Gaeta stated that he attended National Night Out, a Senior Commission meeting, the Disability Services Summer Celebration, block parties, the truck convoy, the recycling event, the Beth Tikvah picnic and he wished Trustee Stanton a Happy Birthday.

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

Mr. Norris announced that our H&HS Department was granted APA accreditation.

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

The Clerk wished Trustee Stanton a Happy Birthday.

**8. ADDITIONAL BUSINESS:**

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve Item 8.A., 8.B. and 8.D. thru 8.F. by omnibus vote. Voice vote taken. All Ayes. Motion carried.

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

**8.A.** Request Board approval of Ordinance No.4749-2019 amending Section 8-3-22, Number of Licenses, of Article 3, Alcoholic Liquors, of the Hoffman Estates Municipal Code (increase in number of Class "A" Licenses, Junes Hoffman Estates LLC, 2588 W. Golf Road).

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

**8.B.** Request Board approval of Ordinance No. 4750-2019 authorizing amendments to the 2019 Budget Ordinance.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

**8.C.** Request Board approval of a Resolution supporting a Cook County Class 7C Classification Application for property tax assessment purposes for the site located at the southeast corner of Golf Road and Barrington Road.

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

**8.D.** Request Board authorization to award contract to Webmarc Doors, South Elgin, IL, to replace doors at the Sears Centre in an amount not to exceed \$38,412.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

**8.E.** Request Board authorization to award contract for the abandonment of Well 9 to Water Well Solutions (low bid), Elburn, IL in an amount not to exceed \$98,309 and rejection of all bids for demolition of the above ground facility at Well 9 site.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

**8.F.** Request Board authorization to award contract for engineering services for relocation/replacement of 16" water transmission mains along Huntington Roads between Mundhank Road and Lakewood Blvd, to HRGreen, McHenry, IL (low qualified proposal), in an amount not to exceed \$62,904.

Roll Call:

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

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 Review of Closed Session Minutes (5 ILCS 120/2-(c)-(21)). Time: p.m.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Arnet, seconded by Trustee Gaeta, to adjourn the meeting. Time: 9:40 p.m.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

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.*