

MEETING: **HOFFMAN ESTATES VILLAGE BOARD**
DATE: **APRIL 6, 2015**
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 7:06 p.m. The Village Clerk called the roll. Trustees present: Karen Mills, Anna Newell, Gary Pilafas, Gary Stanton, Michael Gaeta, Gayle Vandenberg
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
J. Jorian, Fire Chief
T. Bos, Police Chief
R. Musiala, Finance Director
J. Nebel, PW Director
A. Garner, H&HS Director
P. Seger, HRM Director
F. Besenhoffer, IS Director
B. Anderson, CATV Coordinator
K. Kramer, Economic Development Director
P. Gugliotta, Planning, Building and Code Enforcement Director
C. Black, Development Services Analyst
A. Pollack, GG Intern
A. Monroe, Asst. to the Village Manager
B. Gibbs, Global Spectrum SCA General Manager

2. PLEDGE OF ALLEGIANCE TO THE FLAG:

The Pledge was led by Trustee Mills.

3. RECOGNITION OF AUDIENCE:

No one wished to be recognized.

4. APPROVAL OF MINUTES:

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

Approval of Minutes
Minutes from March 16, 2015.

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

Approval of Minutes
Minutes from March 23, 2015.

5. CONSENT AGENDA/OMNIBUS VOTE:

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

5.A. Approval of Agenda

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.B. Approval of the schedule of bills for April 6, 2015: \$ 2,924,205.75.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.C. Request Board approval of Ordinance No. 4467-2015 granting variations to the property at 760 Orange Lane, Hoffman Estates.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.D. Request Board approval of Ordinance No. 4468-2015 reserving the Village's private activity bond (IRB) volume cap.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.E. Request Board approval of Ordinance No. 4469-2015 authorizing the issuance of Taxable General Obligation Refunding Bonds, Series 2015A of the Village of Hoffman Estates, Cook and Kane Counties, Illinois, for the purpose of refunding certain outstanding bonds, authorizing the execution of a bond order and an escrow agreement in connection therewith, and providing for the levy and collection of a direct annual tax for the payment of the principal of and interest on said bonds.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.F. Request Board approval of an amended Fund Balance Policy and a new Funding Parameter Policy.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.G. Request Board authorization to award a two (2) year contract for Village nuisance wildlife control to ABC Humane Wildlife, Arlington Heights, IL (low bid).

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.H. Request Board approval for Historical Sites Commission to proceed with 2015 budgeted activities and events, in an amount not to exceed \$1,100.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.I. Request Board authorization to award a contract for 2015 season landscape maintenance services for Village-owned sites, state rights-of-way, detention areas and park type properties to Beary Landscaping, Lockport, IL, in an amount not to exceed \$109,650.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.J. Request Board authorization to award a contract for purchase of three (3) new current model single rear axle chassis cabs and one (1) tandem axle chassis cab to Rush Truck Centers of Illinois, Chicago, IL (low bid) in an amount not to exceed \$283,750.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.K. Request Board authorization to waive formal bidding; and to award contract to purchase one (1) truck mounted high pressure sewer cleaner from Sewer Equipment of America, Dixon, IL, using NJPA contract discount, in an amount not to exceed \$150,329.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.L. Request Board authorization to waive formal bidding; and to purchase three (3) Henderson dump bodies, underbody plows, spreader boxes, pre-wet systems, controls and installation from Henderson Truck Equipment-Illinois, using NJPA contract discount, in an amount not to exceed \$221,550.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.M. Request Board authorization to waive formal bidding; and to purchase three (3) front snow plows for use on 2015 purchased new trucks from Wausau Equipment Company, New Berlin, WI, using NJPA contract discount, in an amount not to exceed \$53,769.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.N. Request Board authorization to waive formal bidding; and to purchase three (3) front snow plows for use on 2015 purchased new trucks from Wausau Equipment Request Board authorization to award a

contract for the Jones Highland drainage solution to City Construction, Chicago, IL (qualified low bidder) in an amount not to exceed \$1,136,555.48.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

6. REPORTS:

6.A. President's Report

Proclamation(s)

Trustee Vandenberg read the following proclamation:

Motion by Trustee Gaeta, seconded by Trustee Stanton, to concur with the proclamation proclaiming Tuesday, April 7, 2015 as Mayors Day of Recognition for National Service. Voice vote taken. All ayes. Motion carried.

Mr. Norris accepted the proclamation.

Trustee Pilafas read the following proclamation:

Motion by Trustee Gaeta seconded by Trustee Newell, to concur with the proclamation proclaiming April 2015 as National Autism Awareness Month. Voice vote taken. All ayes. Motion carried.

Dr. Garner accepted the proclamation.

Trustee Newell read the following proclamation:

Motion by Trustee Gaeta seconded by Trustee Vandenberg, to concur with the proclamation proclaiming April 12th through April 18th, 2015 as Week of the Young Child. Voice vote taken. All ayes. Motion carried.

Dr. Garner accepted the proclamation.

Trustee Stanton read the following proclamation:

Motion by Trustee Gaeta, seconded by Trustee Vandenberg, to concur with the proclamation proclaiming April 12th through April 18th, 2015 as National Volunteer Week. Voice vote taken. All ayes. Motion carried.

Mr. Norris accepted the proclamation.

Appointment(s)

Motion by Trustee Gaeta, seconded by Trustee Newell, to accept the appointment of Michael Cainkar as our PESBA Hearing Officer. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Stanton, seconded by Trustee Newell, to accept the appointment of Brianna Yarwood to the Sister Cities Commission. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Vandenberg, to accept the resignation with regrets of April McCarron from the Celtic Fest Commission. Voice vote taken. All ayes. Motion carried.

Mayor McLeod stated that he attended a Municipal Conference Nominating Committee meeting, the Moretti's ribbon cutting, the Center for Health Services open house, the McArthur Science Fair, the senior luncheon, a Municipal Conference Executive Board meeting, visited the Adesa site in Indiana and the three park district Easter Egg Hunts.

6.B. Trustee Comments

Trustee Vandenberg stated that she attended the Celtic Fest, a Chamber Board of Directors meeting, the Moretti's ribbon cutting and hope that everyone had a Happy Easter.

Trustee Stanton stated that he attended the Northwest Municipal Conference Legislative Days in Springfield, the Celtic Fest and he thanked the commission for hosting the event, attended the Moretti's ribbon cutting, the senior luncheon and thanked that commission and he commented on the closing of Moon Garden and how much he enjoyed dining there.

Trustee Mills stated that she attended the Celtic Fest and sent her compliments and thanks to the commission, attended the Moretti's ribbon cutting, the senior luncheon, the Easter Egg Hunt, stated that she enjoyed the tour of Adesa and reminded everyone to vote.

Trustee Gaeta stated that he attended the Celtic Fest, the Moretti's ribbon cutting, the senior lunch and he thanked Lillian and the commission for the event, and he attended the Easter Egg Hunt.

Trustee Newell stated that she attended the Celtic Fest, the Bode/Salem Roads open house, the Easter Egg Hunt and reminded everyone to vote.

Trustee Pilafas congratulated the Celtic Fest on their event, congratulated the Mayor, Trustee Stanton and Village Manager Norris on their trip to Springfield, he attended the senior luncheon and thanked the commission, attended the Easter Egg Hunt, he reminded everyone to get out and vote and wished good luck to his fellow running mates.

6.C. Village Manager's Report

Mr. Norris pointed out that on their trip to Adesa and back the only place that they ran into traffic was in Schaumburg.

6.D. Village Clerk's Report

The Village Clerk stated 86 passports were processed and 131 FOI requests were received during the month of March. The Clerk also stated that 460 people took advantage of early voting and reminded everyone that Election Day is tomorrow.

6.E. Committee Reports

General Administration & Personnel

Trustee Vandenberg stated that they would be meeting to have a discussion regarding the Legislative Update and request acceptance of the Cable TV and Human Resources Management Monthly Reports.

Transportation & Road Improvement

Trustee Stanton stated that they would be meeting to request authorization to waive formal bidding and award the contract for the 2015 Crack Sealing Project to Denler, Inc., Mokena, Illinois, through the Municipal Partnering Initiative, in an amount not to exceed \$75,000; request approval of a Joint Agreement with the State of Illinois for the Algonquin Road and Barrington Road Project (Opticom) and request acceptance of Transportation Division Monthly Report.

Planning, Building & Zoning

Trustee Mills stated that they would be meeting to discuss a request by Baum Revision, LLC (developer) for a courtesy review for a Duluth Trading Company store at the northeast corner of Hoffman Boulevard and Pratum Avenue in Prairie Stone, and an incentive agreement with Baum Revision, LLC; have a discussion regarding the Cook County Class 7c CURE Property Tax Classification and request acceptance of Department of Development Services Monthly Reports for Planning Division, Code Enforcement Division and Economic Development and Tourism.

7. PLANNING & ZONING COMMISSION REPORT (Chairperson Combs):

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 Lucy Shi d/b/a Royal Foot Spa (tenant) for a Special Use under Section 9-8-2-C-9 to permit a foot massage business on the property located at 14 Golf Center in the Golf Center Shopping Center. The following condition shall apply:

1. The Special Use shall include only the services included in the petitioner's application for this request.

Discussion

Trustee Stanton asked if was going to be foot massages only.
Chairperson Combs responded that it would be foot massages and a sauna.

Roll Call:

- Aye: Mills, Newell, Pilafas, Stanton, Gaeta, Vandenberg
- Nay:
- Mayor McLeod voted aye.

Motion carried.

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

7.B. Approval of a request by Adesa Illinois, LLC, for a preliminary and final plat of subdivision for the 66.5866-acre Adesa Subdivision located at the northwest corner of Beverly Road and Prairie Stone Parkway. The following conditions shall apply:

1. Prior to Village Board action on any request by Adesa Illinois, LLC, the petitioner shall provide either a copy of a signed contract to demonstrate a legal ownership interest in the property, or a written statement of consent signed by the legal owners of the subject property. Compliance with this condition shall be subject to verification by the Village's Corporation Counsel.
2. Approval of any request by Adesa Illinois, LLC, for this property is subject to approval of a Development Agreement Amendment between the Village and the current property owners to eliminate all previous rights and obligations on the property. Compliance with this condition shall be subject to verification by the Village's Corporation Counsel.

3. It has been identified that the final submittal dated March 12, 2015, has not fully addressed all technical comments identified by staff, and additional review comments are still being identified. All submittal documents, plans and plats submitted for the Planning and Zoning Commission review process shall be subject to additional comprehensive staff-level review prior to approval for any site work to start and prior to issuance of any permits on this site.
4. These approvals are granted solely for the plans provided in this application packet for this hearing process. No approvals are granted for any future phase of expansion of this use on other portions of the property. It is acknowledged that the petitioner may seek to obtain approval for expansion of this use on adjacent parcels in the future, and such requests will be subject to the appropriate site plan and zoning review processes.
5. The plat document is subject to further review by Village staff and Corporation Counsel to address any outstanding items determined necessary by the Village.
6. The plat document shall be revised to include the dedication of right of way for Trillium Boulevard for the entire Lot 2 area.
7. The plat shall be signed by the current legal owners of the property, subject to verification by the Village's Corporation Counsel, prior to recording.
8. Village acceptance of public improvements included on this plat shall only occur through formal Village Board action.
9. No site work or permit issuance shall occur until after this plat has been recorded.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

7.C. Approval of a request by Adesa Illinois, LLC, for a preliminary and final plat of subdivision for the 1.1626-acre Village Water Tower Subdivision located west of Beverly Road along the north side of the proposed Prairie Stone Parkway extension. The following conditions shall apply:

1. Prior to Village Board action on any request by Adesa Illinois, LLC, the petitioner shall provide either a copy of a signed contract to demonstrate a legal ownership interest in the property, or a written statement of consent signed by the legal owners of the subject property. Compliance with this condition shall be subject to verification by the Village's Corporation Counsel.
2. Approval of any request by Adesa Illinois, LLC, for this property is subject to approval of a Development Agreement Amendment between the Village and the current property owners to eliminate all previous rights and obligations on the property. Compliance with this condition shall be subject to verification by the Village's Corporation Counsel.
3. It has been identified that the final submittal dated March 12, 2015, has not fully addressed all technical comments identified by staff, and additional review comments are still being identified. All submittal documents, plans and plats submitted for the Planning and Zoning Commission review process shall be subject to additional comprehensive staff-level review prior to approval for any site work to start and prior to issuance of any permits on this site.
4. These approvals are granted solely for the plans provided in this application packet for this hearing process. No approvals are granted for any future phase of expansion of this use on other portions of the property. It is acknowledged that the petitioner may seek to obtain approval for expansion of this use on adjacent parcels in the future, and such requests will be subject to the appropriate site plan and zoning review processes.
5. It is noted that the Village of Hoffman Estates is the sole owner of all property included in this plat and the Village shall complete the necessary ownership signature prior to recording.
6. This Plat shall not be recorded until after the Adesa subdivision plat is recorded which dedicates the adjacent portions of Prairie Stone Parkway.

7. Village acceptance of public improvements included on this plat shall only occur through formal Village Board action.
8. The petitioner shall be responsible for 100% of the cost of all improvements associated with this plat.

Discussion

Trustee Mills asked if we would still own the property with the water tower on it.
Mr. Norris responded that yes we would.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

7.D. Approval of a request by Adesa Illinois, LLC, for rezoning of 67.7492 acres at the northwest corner of Beverly Road and Prairie Stone Parkway from the AG Agricultural District to the M-2 Manufacturing District. The following conditions shall apply:

1. Prior to Village Board action on any request by Adesa Illinois, LLC, the petitioner shall provide either a copy of a signed contract to demonstrate a legal ownership interest in the property, or a written statement of consent signed by the legal owners of the subject property. Compliance with this condition shall be subject to verification by the Village's Corporation Counsel.
2. Approval of any request by Adesa Illinois, LLC, for this property is subject to approval of a Development Agreement Amendment between the Village and the current property owners to eliminate all previous rights and obligations on the property. Compliance with this condition shall be subject to verification by the Village's Corporation Counsel.
3. It has been identified that the final submittal dated March 12, 2015, has not fully addressed all technical comments identified by staff, and additional review comments are still being identified. All submittal documents, plans and plats submitted for the Planning and Zoning Commission review process shall be subject to additional comprehensive staff-level review prior to approval for any site work to start and prior to issuance of any permits on this site.
4. These approvals are granted solely for the plans provided in this application packet for this hearing process. No approvals are granted for any future phase of expansion of this use on other portions of the property. It is acknowledged that the petitioner may seek to obtain approval for expansion of this use on adjacent parcels in the future, and such requests will be subject to the appropriate site plan and zoning review processes.
5. In the event a building permit is not obtained for construction of the Wholesale Vehicle Auction House on this property within one year of Village Board approval, the zoning of the subject property shall revert back to the present AG Agricultural District.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

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.E. Approval of a request by Adesa Illinois, LLC, for a special use under Section 9-9-2.C.2.k of the Municipal Code for a Wholesale Vehicle Auction House with outdoor vehicle storage and related service

uses on the newly proposed Lot 1 in the Adesa Subdivision located at the northwest corner of Beverly Road and Prairie Stone Parkway. The following conditions shall apply:

1. Prior to Village Board action on any request by Adesa Illinois, LLC, the petitioner shall provide either a copy of a signed contract to demonstrate a legal ownership interest in the property, or a written statement of consent signed by the legal owners of the subject property. Compliance with this condition shall be subject to verification by the Village's Corporation Counsel.
2. Approval of any request by Adesa Illinois, LLC, for this property is subject to approval of a Development Agreement Amendment between the Village and the current property owners to eliminate all previous rights and obligations on the property. Compliance with this condition shall be subject to verification by the Village's Corporation Counsel.
3. It has been identified that the final submittal dated March 12, 2015, has not fully addressed all technical comments identified by staff, and additional review comments are still being identified. All submittal documents, plans and plats submitted for the Planning and Zoning Commission review process shall be subject to additional comprehensive staff-level review prior to approval for any site work to start and prior to issuance of any permits on this site.
4. These approvals are granted solely for the plans provided in this application packet for this hearing process. No approvals are granted for any future phase of expansion of this use on other portions of the property. It is acknowledged that the petitioner may seek to obtain approval for expansion of this use on adjacent parcels in the future, and such requests will be subject to the appropriate site plan and zoning review processes.
5. This special use is contingent on the Village's approval of a zoning classification change to the M-2 District for the subject property.
6. This special use approval is subject to conformance with all final site plan conditions of approval for this vehicle auction facility, including associated off-site public improvements.
7. A building permit shall be obtained within one year of the Village Board approval date for this request, in accordance with Village Code.
8. This use shall be limited to the scope of activities covered in the petitioner's submittal documents provided for this public hearing process. Any addition of uses, expansion of the size, or change in the use shall require a special use amendment.
9. This use shall comply with all Village business license requirements, including the fact that the primary use shall not include abandoned, grey market, or junk vehicles at this Wholesale Vehicle Auction House.

Discussion

Trustee Mills stated that there is a conflict with condition #5.

Motion by Trustee Mills, seconded by Trustee Pilafas, to amend Condition #5 to read as follows:

5. This use shall comply with all Village business license requirements, including the fact that the primary use shall not include junk vehicles, and no more than five percent abandoned or grey market vehicles at this Wholesale Vehicle Auction House.

Voice vote taken. All Ayes. Motion carried.

Trustee Mills asked for the definition of grey market vehicles.

Brett Roland, Adesa, replied that grey market vehicles don't meet U.S. standards and would be sold outside of the country.

Trustee Mills asked about vehicles that are sold at retail.

Mr. Janura responded that vehicles that are sold at wholesale pay a wholesale tax and vehicles that are sold at retail pay a retail tax and that Adesa would need to be licensed to do so.

Trustee Stanton asked what is the estimated dollar amount that this will bring in.

The transfer fee in the 4th year would be between \$300,000 and \$325,000.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

7.F. Approval of a request by Adesa Illinois, LLC, for a fence variation under Section 9-3-3.B of the Municipal Code to permit an electrically charged fence on the newly proposed Lot 1 in the Adesa Subdivision located at the northwest corner of Beverly Road and Prairie Stone Parkway. The following conditions shall apply:

1. Prior to Village Board action on any request by Adesa Illinois, LLC, petitioner shall provide either a copy of a signed contract to demonstrate a legal ownership interest in the property, or a written statement of consent signed by the legal owners of the subject property. Compliance with this condition shall be subject to verification by the Village's Corporation Counsel.

2. Approval of any request by Adesa Illinois, LLC, for this property is subject to approval of a Development Agreement Amendment between the Village and the current property owners to eliminate all previous rights and obligations on the property. Compliance with this condition shall be subject to verification by the Village's Corporation Counsel.

3. It has been identified that the final submittal dated March 12, 2015, has not fully addressed all technical comments identified by staff, and additional review comments are still being identified. All submittal documents, plans and plats submitted for the Planning and Zoning Commission review process shall be subject to additional comprehensive staff-level review prior to approval for any site work to start and prior to issuance of any permits on this site.

4. These approvals are granted solely for the plans provided in this application packet for this hearing process. No approvals are granted for any future phase of expansion of this use on other portions of the property. It is acknowledged that the petitioner may seek to obtain approval for expansion of this use on adjacent parcels in the future, and such requests will be subject to the appropriate site plan and zoning review processes.

5. A building permit shall be obtained within one year of the Village Board approval date for this request, in accordance with Village Code.

6. This variation approval is subject to conformance with all final site plan conditions of approval for this vehicle auction facility, including associated off-site public improvements.

7. The height of the electric fence, and chain link with barbed fence shall not exceed seven (7) feet, as permitted by Code. The supplemental document indicating a 10 foot high electric fence shall be revised to 7 feet prior to issuance of a fence permit.

8. A Subdivision Code waiver is granted to Section 10-5-3.K to permit the installation of chain link fence surrounding the outdoor vehicle storage area.

Discussion

Trustee Stanton asked what is the charge on the fence.

Jay Burry, Adesa, said 7,000 volts. Mr. Burry went on to say that there are two fences and you would have to get past the first one to get to the electric fence. He went on to say that the alarm is both silent and audible, there will be video surveillance and that the height of the fence will be 7'.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

7.G. Approval of a request by Adesa Illinois, LLC, for a preliminary and final site plan for construction of a western extension of Prairie Stone Parkway (approximately 1,300 feet). The following conditions shall apply:

1. Prior to Village Board action on any request by Adesa Illinois, LLC, the petitioner shall provide either a copy of a signed contract to demonstrate a legal ownership interest in the property, or a written statement of consent signed by the legal owners of the subject property. Compliance with this condition shall be subject to verification by the Village's Corporation Counsel.
2. Approval of any request by Adesa Illinois, LLC, for this property is subject to approval of a Development Agreement Amendment between the Village and the current property owners to eliminate all previous rights and obligations on the property. Compliance with this condition shall be subject to verification by the Village's Corporation Counsel.
3. It has been identified that the final submittal dated March 12, 2015, has not fully addressed all technical comments identified by staff, and additional review comments are still being identified. All submittal documents, plans and plats submitted for the Planning and Zoning Commission review process shall be subject to additional comprehensive staff-level review prior to approval for any site work to start and prior to issuance of any permits on this site.
4. These approvals are granted solely for the plans provided in this application packet for this hearing process. No approvals are granted for any future phase of expansion of this use on other portions of the property. It is acknowledged that the petitioner may seek to obtain approval for expansion of this use on adjacent parcels in the future, and such requests will be subject to the appropriate site plan and zoning review processes.
5. Prior to any site work beginning on this roadway, the petitioner shall provide written documentation to verify consent of all applicable adjacent property owners to the south, and the company holding rights to the existing pipeline easement, to document consent with the proposed grading work that must occur on those properties, outside of the dedicated right of way. In the event the petitioner cannot obtain consent from all necessary parties and the plans for work within the right of way have to be adjusted to accommodate the road construction, the petitioner shall be subject to obtaining approval of a site plan amendment from the Village.
6. Prior to any site work beginning on this roadway, the plans shall be revised to remove all shrubs and groundcover from landscape median. The plan shall only provide for Village-approved shade trees and turf grass in the median area.
7. The petitioner shall be responsible for all costs associated with the improvements included on these plans, including construction of a new driveway for access into the Village water tower site at a design acceptable to the Village. Any cost sharing agreements with other parties shall be privately managed by the petitioner and the Village shall not be involved in any administrative responsibilities for such agreements.
8. The petitioner shall revise the engineering, landscaping, and lighting plans for this roadway improvement in accordance with any additional technical comments generated through additional staff review, including revising the street light details to include LED fixtures if determined appropriate by the Public Works Department.
9. The roadway and sidewalks shall remain closed to traffic during construction in accordance with proper traffic engineering standards as determined by the Village Director of Transportation. Any traffic needing to access land to the west of the construction area shall be managed in a safe and proper manner. The roadway and walks shall not be opened to public use until such time as the Director of Transportation determines all appropriate improvements are in place for safe use.
10. The private driveway serving the existing outdoor materials recycling business shall be permitted to be reconstructed at the western end of the new Prairie Stone Parkway roadway, provided it is fully paved, and the design is approved by the Village. All areas within the right of way adjacent to the drive shall be restored with vegetation and shall be the responsibility of the adjacent property owner to maintain. No gates, fences or other structures shall be permitted within this right of way.

11. Village acceptance of the public improvements included within the Prairie Stone Parkway right of way shall only occur through formal Village Board action.

Discussion

Trustee Mills asked if Adesa would be responsible for constructing the road and then the Village maintains it.

Mr. Gugliotta replied yes and that it would be at commercial grade.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

7.H. Approval of a request by Adesa Illinois, LLC, for a preliminary and final site plan for construction of a Wholesale Vehicle Auction House (including off-site improvements to Beverly Road, Trillium Boulevard, and to the Village water tower site), on approximately 66 acres located at the northwest corner of Beverly Road and Prairie Stone Parkway. The following conditions shall apply:

1. Prior to Village Board action on any request by Adesa Illinois, LLC, the petitioner shall provide either a copy of a signed contract to demonstrate a legal ownership interest in the property, or a written statement of consent signed by the legal owners of the subject property. Compliance with this condition shall be subject to verification by the Village's Corporation Counsel.
2. Approval of any request by Adesa Illinois, LLC, for this property is subject to approval of a Development Agreement Amendment between the Village and the current property owners to eliminate all previous rights and obligations on the property. Compliance with this condition shall be subject to verification by the Village's Corporation Counsel.
3. It has been identified that the final submittal dated March 12, 2015, has not fully addressed all technical comments identified by staff, and additional review comments are still being identified. All submittal documents, plans and plats submitted for the Planning and Zoning Commission review process shall be subject to additional comprehensive staff-level review prior to approval for any site work to start and prior to issuance of any permits on this site.
4. These approvals are granted solely for the plans provided in this application packet for this hearing process. No approvals are granted for any future phase of expansion of this use on other portions of the property. It is acknowledged that the petitioner may seek to obtain approval for expansion of this use on adjacent parcels in the future, and such requests will be subject to the appropriate site plan and zoning review processes.
5. A building permit shall be obtained within one year of the Village Board approval date for this request (to coincide with the special use permit approval timeframe).
6. Waivers are granted to the Village Subdivision Code Articles 10-4 (Landscaping) and 10-5 (Site Design and Operation Requirements) as they pertain to the areas within the security fencing shown on the engineering plans. This includes a reduction in the standards only in certain areas for curbing, landscaping, site lighting, and building design and other minor items. This waiver shall only apply to the extent that specific items are identified on the site engineering and landscape plans. All code-complaint items on the plans shall be maintained in accordance with Village Code and are not included in this waiver.
7. A waiver is granted to Subdivision Code Section 10-4-7 to permit all existing trees on the subject property to be removed without replacement or mitigation, based on the determination that a majority of the trees are in poor condition and are in the lowest quality species group. Further, none of the trees are located in a manner that would contribute value to the property or community if preserved.

8. The lighting photometric plans shall be revised to conform to the requirements of Subdivision Code Section 10-5-3.G with regards to the visitor's parking lot area, the vehicle pick up and drop off areas, and Trillium Boulevard. Areas within the fenced storage lots are granted a waiver to not meet these standards.

9. All light fixtures to be installed on the site shall be designed with a flat lens that is mounted parallel to the ground to minimize glare in accordance with Village Code. This shall apply to the entire site, including the storage area within the boundaries of the security fencing.

10. With regards to the requirements of the Village Fire Department, the following shall apply:

a) Revisions shall be required to the engineering plans to meet all requirements of the Fire Department, including striping and signage on the property, clearances for emergency vehicles, and access through all security mechanisms on the site (including any pavement tire-puncture devices that may be proposed).

These shall be intended to provide efficient and safe emergency vehicle movements at the facility and to identify all areas deemed as official fire lanes where no obstructions will be permitted.

b) Prior to issuance of any fence permit for this property, the petitioner shall provide final details of all access openings and gates in a manner acceptable to the Fire Department. These shall include any necessary mechanisms or additional provisions necessary to allow safe and efficient access by the Fire Department.

c) Prior to issuance of any fence permit for this property, the petitioner shall provide details on a disarming switch or some other mechanism to allow emergency personnel to shut down the electrically charged fencing in the event access to the site must occur.

d) No gates shall be closed and the electrically charged fence shall not be activated until final approval has been given for these issues by the Village Fire and Code staff.

11. This site plan approval is contingent upon construction of the western extension of Prairie Stone Parkway to provide access to the truck delivery area of the facility, and therefore this approval is subject to all conditions of the roadway approval. No occupancy of any building on the proposed vehicle auction site shall occur until the Village Transportation Director has determined the public improvements are completed to a level acceptable for use by the public, and final occupancy of the vehicle auction buildings shall not occur until the Prairie Stone Parkway improvements are formally accepted by the Village.

12. This site plan approval is dependent on, and includes the construction of improvements within the Beverly Road right of way, and the following shall apply:

a) The petitioner shall be responsible for all costs associated with the improvements included on these plans (except where certain costs may be eligible for reimbursement under the Village's Fair Share Road Improvement Program).

b) The plans include construction of a 10 foot wide off-street path along the west side of Beverly Road, as well as the necessary traffic signal improvements to accommodate the path crossing at Prairie Stone Parkway (including pedestrian countdown timers). In order for all pedestrian crossing movements at this intersection to be consistent, the plans shall be revised to add pedestrian countdown timers for the crossing of the south leg of Beverly Road at Prairie Stone Parkway to connect to the existing path network to the east.

c) Village acceptance of the public improvements included within the Prairie Stone Parkway right of way shall only occur through formal Village Board action, and final occupancy for the vehicle auction buildings shall not occur until the Prairie Stone Parkway improvements are formally accepted by the Village.

13. This site plan approval includes the construction of improvements within the Trillium Boulevard right of way, and the following shall apply:

a) The plans shall be revised to add lighting to the entire area of the Trillium right of way, in accordance with Village Code.

b) Village acceptance of the public improvements included within the Trillium right of way shall only occur through formal Village Board action following a determination by the Village that public access to the land north of the right of way will be necessary. Acceptance of the right of way shall only occur after all necessary public improvements have been completed in accordance with Village standards.

c) Prior to Village determination that the Trillium right of way is needed for public access, the vehicle auction facility shall be permitted to maintain a temporary gate and fencing west of the facility's visitor parking lot driveway, along with pavement that does not comply with full public street standards, as delineated on the site engineering plans. The vehicle auction facility shall be responsible for all

maintenance of the Trillium right of way until such time as the Village formally accepts Trillium as a public street.

d) The Village reserves the right to vacate the Trillium Boulevard right of way if a determination is made that it will not be necessary for public access, such as may be the case if the auction facility receives approval to expand its site to include the land north of Trillium Boulevard.

14. In order to accommodate the petitioner's proposal, including the construction of Prairie Stone Parkway, the petitioner agrees to make the following improvements to the Village's water tower site and such improvements shall be completed prior to issuance of a final occupancy permit for any building on the auction property:

a) Chain link fencing with a gate shall be installed along the perimeter of the water tower site in all areas where the petitioner is not installing fencing as part of the auction property, as shown on the engineering plans. These improvements shall be made at the cost of the petitioner as partial compensation for the use of a portion of the existing Village site for the extension of Prairie Stone Parkway in the petitioner's desired location.

b) The existing weather warning siren on the water tower site shall be relocated from the center to a corner of the property, as determined by the Village Public Works Department in order to make the site more usable for municipal purposes and as partial compensation for the use of a portion of the existing Village site for the extension of Prairie Stone Parkway in the petitioner's desired location. Prior to issuance of a building permit for the auction property, the petitioner shall provide a cash deposit based on an estimated cost (to be provided by the Village) for relocation of the siren. The Village shall hire the contractor to perform the work and it shall be paid from the deposit provided by the petitioner.

c) The petitioner shall complete drainage improvements on the Village water tower site as identified on the final engineering plans to accommodate the existing drying bed facility. These improvements shall be made at the cost of the petitioner as partial compensation for the use of a portion of the existing Village site for the extension of Prairie Stone Parkway in the petitioner's desired location.

d) In conjunction with any of the work to occur on the water tower site, the petitioner shall perform any necessary minor grading adjustments and restoration of the vegetation, as determined necessary by the Village, prior to final approval of the improvements.

15. No occupancy permits shall be issued for any of the buildings on the property until the Village inspection staff has determined that collectively all the buildings and the site work are sufficiently complete enough for this to occur. Because this facility is unique in that its operation relies upon the coordinated use of multiple buildings and the outdoor areas, it is critical that all aspects of the project be usable before any one aspect becomes operational. If deemed appropriate through the formal inspection process, the Village may issue a partial temporary certificate of occupancy for the main Arena building to allow office/employee use in advance of the other buildings, however, auction use may be prohibited until all facilities are sufficiently complete. In the event the petitioner wishes to proceed with such a phased occupancy of the site, a written proposal shall be submitted to the Village inspection staff for consideration sufficiently in advance of the desired occupancy date.

16. The petitioner acknowledges that an impact fee will be due in accordance with the Village's Road Improvement Impact Fee Program. This fee will be due prior to any certificate of occupancy for the buildings. The estimated fee amount will be determined as part of further review of the traffic report. The petitioner will also be eligible to receive a fee credit for certain costs associated with capacity improvements on Beverly Road since this road is on the Program's list of approved projects.

17. The petitioner acknowledges that the following Recaptures apply to this property and that all payments shall be made prior to issuance of any building permit for this property:

- a) Ordinance 4323 – EDA Sanitary Facility
- b) Ordinance 4324 – NW Tollway Interchange
- c) Ordinance 2884 – Hunter's Ridge Off-site Sanitary
- d) Ordinance 4359 – Shoe Factory Lift Station and Force Main
- e) Resolution 1226 – Water Tower

Discussion

Trustee Mills asked if there was going to be one building for both minor repairs and body work.

Bret Roland, Adesa, responded yes.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

7.I. Approval of a request by Adesa Illinois, LLC, for a Master Sign Plan under Section 9-3-8-M-13 of the Municipal Code for the property (Lot 1 of the Adesa Subdivision) located at the northwest corner of Beverly Road and Prairie Stone Parkway. The following conditions shall apply:

1. Prior to Village Board action on any request by Adesa Illinois, LLC, the petitioner shall provide either a copy of a signed contract to demonstrate a legal ownership interest in the property, or a written statement of consent signed by the legal owners of the subject property. Compliance with this condition shall be subject to verification by the Village's Corporation Counsel.

2. Approval of any request by Adesa Illinois, LLC, for this property is subject to approval of a Development Agreement Amendment between the Village and the current property owners to eliminate all previous rights and obligations on the property. Compliance with this condition shall be subject to verification by the Village's Corporation Counsel.

3. It has been identified that the final submittal dated March 12, 2015, has not fully addressed all technical comments identified by staff, and additional review comments are still being identified. All submittal documents, plans and plats submitted for the Planning and Zoning Commission review process shall be subject to additional comprehensive staff-level review prior to approval for any site work to start and prior to issuance of any permits on this site.

4. These approvals are granted solely for the plans provided in this application packet for this hearing process. No approvals are granted for any future phase of expansion of this use on other portions of the property. It is acknowledged that the petitioner may seek to obtain approval for expansion of this use on adjacent parcels in the future, and such requests will be subject to the appropriate site plan and zoning review processes.

Trustee Gaeta asked about the signage.

Mr. Gugliotta replied that there will be a wall sign on the building and two ground signs instead of one. The additional ground sign is the reason for the Master Sign Plan.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

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.J. Approval of a request by Curtis and Catie Castillo (owner) for the following setback variations from the Zoning Code for a single family home and detached garage located at 520 Olive Street:

The following condition shall apply: The house shall be constructed per the size and location included in the petitioner's application materials submitted with this request.

1. A 1.55 foot rear yard setback variation from Section 9-5-3-D-6 to allow a 18.45 foot setback for a single family home instead of the minimum 20 feet.

2. A 2.05 foot side yard setback variation from Section 9-3-6-D to allow a 7.95 foot setback for a detached garage instead of the minimum 10 feet.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Pilafas, to remand Item 7.K. back to the Planning & Zoning Committee.

7.K. Request by Gill Properties, LLC (Contract Purchaser) for a Master Sign Plan Amendment allowing a second monument sign (10.5' tall, 56.4 square foot monument sign with a message board) for the property located at the southeast corner of Barrington Road & Higgins Road, with 1 condition (see packets).

Discussion

Trustee Stanton asked if this was a teardown or a build-up.

Chairperson Combs replied that it is a build-up.

Roll Call:

Aye: Mills, Newell, Pilafas, Stanton, Gaeta

Nay:

Mayor McLeod voted aye.

Abstain: Vandenberg

Motion carried.

8. ADDITIONAL BUSINESS:

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve Additional Business items 8.B through 8.E by omnibus vote. Voice vote taken. All ayes. Motion carried.

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

8.A. Request Board approval of Ordinance No. 4471-2015 approving a Class "I" liquor license for Dasbier Garden, LLC, Hoffman Estates, Illinois.

Roll Call:

Aye: Mills, Newell, Pilafas, Gaeta, Vandenberg

Nay: Stanton

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. 4470-2015 amending Sections 8-2-1, 8-7-1, 8-7-3, 8-11-6 and creating Article 14 of Chapter 13 of the Hoffman Estates Municipal Code (Wholesale vehicle auction house).

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

8.C. Request Board approval of Resolution No. 1592-2015 authorizing approval of an Economic Incentive Agreement between Adesa Illinois, LLC and the Village of Hoffman Estates.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

8.D. Request Board approval of Resolution No. 1593-2015 approving an Amended and Restated Agreement for the Northwest Central Dispatch System (NWCDS).

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

8.E. Request Board approval of termination of Beverly Property Annexation and Development Agreements.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

9. ADJOURNMENT:

Motion by Trustee Pilafas, seconded by Trustee Gaeta, to adjourn the meeting. Voice vote taken. All ayes.
Motion carried. Time: 7:56 p.m.

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.