

**MEETING:**                                   **HOFFMAN ESTATES VILLAGE BOARD**  
**DATE:**                                       **APRIL 20, 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 7:00 p.m. The Village Clerk called the roll. Trustees present: Anna Newell, Gary Pilafas, Gary Stanton, Michael Gaeta, Gayle Vandenberg, Karen Mills,  
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  
J. Jorian, Fire Chief  
T. Bos, Police Chief  
J. Nebel, Public Works Director  
R. Musiala, Finance Director  
P. Seger, HRM Director  
F. Besenhoffer, IS Director  
P. Gugliotta, Planning, Building & Code Enforcement Director  
A. Garner, H&HS Director  
B. Anderson, CATV Coordinator  
C. Black, Development Services Analyst  
A. Monroe, Asst, to the Village Manager  
A. Pollack, GG Intern

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

The Pledge was led by Trustee Newell.

**3. RECOGNITION OF AUDIENCE:**

No one wished to be recognized.

**4. APPROVAL OF MINUTES:**

Motion by Trustee Mills, seconded by Trustee Vandenberg, to approve Item 4. Voice vote taken. All Ayes. Motion carried.

Approval of Minutes  
Minutes from April 6, 2015.

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

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

**5.A. Approval of Agenda**

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

**5.B. Approval of the schedule of bills for April 20, 2015: \$3,306,514.44.**

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

**5.C. Request Board approval of Ordinance No. 4472-2015 granting a special use, variation and Master Sign Plan to Adesa Illinois, LLC, 2785 Beverly Road, Hoffman Estates.**

Roll Call:

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

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. 4473-2015 rezoning certain property in the Village of Hoffman Estates from AG to M-2 (Adesa Illinois, LLC).**

Roll Call:

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

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. 4474-2015 granting variations to premises at 520 Olive Street, Hoffman Estates.**

Roll Call:

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

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 Ordinance No. 4475-2015 granting a special use to Lucy Shi d/b/a Royal Foot Spa (tenant), 14 Golf Center, Hoffman Estates.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

**5.G.** Request Board approval of Resolution 1594-2015 appropriating funds for the IDOT Illinois Route 62 at Barrington Road Improvement Program Project.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

**5.H.** Request Board authorization to execute letter of intent for the 2015 crack sealing project to Denler, Inc., Mokena, IL, through the Municipal Partnering Initiative, in an amount not to exceed \$75,000.

Roll Call:

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

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:

1) waive formal bidding; and

2) award contract for an ongoing Microsoft Enterprise Licensing Agreement to CDW Government, Inc. through the Illinois State Contract in an amount not to exceed \$78,178.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

**5.J.** Request Board approval of a Cook County Class 7c CURE Property Tax Classification Program.

Roll Call:

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

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 Vandenberg, to concur with the proclamation proclaiming Wednesday, April 22, 2015 as Earth Day. Voice vote taken. All ayes. Motion carried.

Ms. Monroe accepted the proclamation.

Trustee Pilafas read the following proclamation:

Motion by Trustee Gaeta, seconded by Trustee Stanton, to concur with the proclamation proclaiming Friday, April 24, 2015 as Arbor Day. Voice vote taken. All ayes. Motion carried.

Mr. Norris accepted the proclamation.

Trustee Mills read the following proclamation:

Motion by Trustee Gaeta, seconded by Trustee Newell, to concur with the proclamation proclaiming May 3 through May 9, 2015 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 Newell, to concur with the proclamation proclaiming May 3 through May 9, 2015 as National Drinking Water Week. Voice vote taken. All ayes. Motion carried.

Mr. Nebel accepted the proclamation.

Trustee Vandenberg read the following proclamation:

Motion by Trustee Gaeta, seconded by Trustee Stanton, to concur with the proclamation proclaiming May 2015 as Preeclampsia Awareness Month. Voice vote taken. All ayes. Motion carried.

Dr. Garner accepted the proclamation.

Motion by Trustee Mills, seconded by Trustee Vandenberg, to accept the resignation, with regrets, of Eric Marscin from the Sustainability Commission. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Mills, seconded by Trustee Stanton, to accept the resignation, with regrets, of Eric Marscin from the Emerging Technology Advisory Commission. Voice vote taken. All ayes. Motion carried.

Mayor McLeod stated that he attended a NWMC Legislative meeting, Business After Hours at Hilton Garden, Coffee with the Board, he thanked Trustees Stanton and Newell for attending YMCA Gala and the Eagle Scout ceremony in his absence, stated that he attended a DARE graduation and he reminded everyone of Wine Wednesday at Moretti's this Wednesday, Arbor Day on April 24<sup>th</sup>, Build a Birdhouse on April 25<sup>th</sup>, the French Evening Dinner on April 30<sup>th</sup> and our Swearing In Ceremony on May 2<sup>nd</sup>.

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

Trustee Gaeta stated that he attended a Fire and Police Commission meeting, Widening Our World Day at Plum Grove Junior High, Coffee with the Board and the Eagle Scout ceremony

Trustee Newell stated that she attended the Transit Advisory Committee Meeting, Coffee with the Board, the Eagle Scout ceremony and a Sustainability Committee meeting.

Trustee Pilafas stated that he attended a Sustainability Committee meeting, a Platzkonzert meeting, he congratulated his fellow candidates, Trustees Newell and Stanton on the election and Clerk Romanoff on Municipal Clerk Week.

Trustee Mills congratulated the victorious Trustees, stated that she attended the Transit Advisory Committee meeting, a Northwest Mosquito Abatement meeting, Coffee with the Board and she asked if we have ever looked into Project Lifesaver International.

Trustee Stanton thank everyone for their congratulations and our residents for allowing him to serve another term, he stated that he attended the Transit Advisory Committee, the Apex Laser & Spa ribbon cutting, the YMCA Gala, Coffee with the Board and a DARE graduation.

Trustee Vandenbergh congratulated Trustees Newell, Pilafas and Stanton, she stated that she attended the Apex Laser & Spa ribbon cutting, Coffee with the Board, Sesame Street at the Sears Centre Arena, a Platzkonzert meeting and she congratulated Clerk Romanoff for winning the cook off.

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

Mr. Norris had no report.

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

The Village Clerk had no report.

#### **6.E. Treasurer's Report**

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to approve Item 6.E.

Mrs. Musiala stated that during the month of February 2015 cash disbursements and transfers-in exceeded cash receipts and transfers-out for the operating funds by \$1,011,769. After including these receipts and disbursements, the balance of cash and investments for the operating funds is \$22.4 million. For all of the Village funds, cash disbursements and transfers-in exceeded cash receipts and transfers-out by \$3,042,215, primarily due to 2014 property tax receipts. Overall, the total for cash and investments for all funds increased to \$160.4 million.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

**6.F. Committee Reports**

**Public Health & Safety**

Trustee Gaeta stated that they would be meeting to request acceptance of the Police Department, Health & Human Services, Emergency Management Coordinator and Fire Department Monthly Reports.

**Finance**

Trustee Pilafas stated that they would be meeting to request approval of an ordinance amending sections 13-4-3 (Hotel Tax, monthly remittances) and 13-4-4 (Hotel Tax, late payment penalty) of the Hoffman Estates Municipal Code; request approval of a Continuing Disclosure Policy; request authorization to waive formal bidding and award a contract for the purchase of 11 ruggedized laptop computers and accessories to CDS Office Technologies, Inc., per Illinois State Master Contract #CMS5848520 for use in Police Department vehicles in an amount not to exceed \$40,427; request acceptance of the Finance Department, Information Systems Department and Sears Centre Arena Monthly Reports.

**Public Works & Utilities**

Trustee Newell stated that they would be meeting to have a discussion regarding Tree City USA recognition; request approval of a the updated Village Drainage Policy; and locations for the 2014 Drainage Improvement Project; request authorization to award contract for Public Works Center, Vehicle Maintenance Building and Fire Station roofing; request acceptance of the Department of Public Works and Department of Development Services for the Transportation and Engineering Division Monthly Reports.

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

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

**7.A.** Approval of a request by Stone Ventures, INC d/b/a BP Gas Station (Owner) for a Master Sign Plan in accordance with Section 9-3-8-M-13 of the Zoning Code for the property at 2598 W. Higgins Road. The following condition shall apply:

1. All current and future signage on this site shall comply with the Master Sign Plan authored by Village Staff dated 4/15/15.
2. Any illegal signs not included in the Master Sign Plan must be removed by June 1, 2015.

**Discussion**

Trustee Mills asked if the poster signs would be coming down.  
Chairperson Combs responded yes.

Roll Call:

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

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.B.** Approval of a request by Caruso Development Corporation (Agent for Owner) of a Preliminary and Final Plat of Resubdivision of Barrington Square Resubdivision No. 2 located at 2250-2360 W. Higgins Road, subject to the following conditions:

1. The following waiver from Section 10-4-4 B. 2. is granted to Lot 3:
  - a. landscape setback on the west property line (0' instead of 10'), south property line (6.8' instead of 10') and east property line (0' instead of 10').
2. As described in the Covenants, Restrictions, and Easements for the property; maintenance for the Barrington Square Town Center signage and landscape as well as all access drives that are part of Lot 5 in Barrington Square Resubdivision No. 2 shall be the responsibility of the Barrington Square Town Center property owner represented by the applicant Caruso Development Corporation. The approval is contingent on the Covenants, Restrictions, and Easements remaining in place.
3. The Covenants, Restrictions, and Easements for the property shall remain in place and shall stipulate that the overall property including new lots will function as a common unified center.
4. The plat of resubdivision shall be recorded within 90 days of Village Board approval.
5. 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.

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

Roll Call:

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

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.C.** Approval of a request by Caruso Development Corporation (Agent for Owner) of a Preliminary and Final Site Plan Amendment for parking lot and site changes at 2250-2360 W. Higgins Road (Barrington Square Town Center), subject to the following conditions:

1. As described in the Covenants, Restrictions, and Easements for the property; maintenance for the Barrington Square Town Center signage and landscape as well as all access drives that are part of Lot 5 in Barrington Square Resubdivision No. 2 shall be the responsibility of the Barrington Square Town Center property owner represented by the applicant Caruso Development Corporation. The approval is contingent on the Covenants, Restrictions, and Easements remaining in place.
2. The Covenants, Restrictions, and Easements for the property shall remain in place and shall stipulate that the overall property including new lots will function as a common unified center.
3. Removal of trees in the Right of Way (ROW) to accommodate the proposed landscape plan shall not commence until a final IDOT permit is received with a copy provided to the Village.
4. Maintenance of all proposed landscape within the Higgins Road ROW shall be the responsibility of the property owner of Lot 5 represented by Caruso Development Corporation as agent for the owner.
5. Final site acceptance for the Barrington Square Town Center shall include an acceptable stand of grass (as determined by the Village) established on the former McDonald's site.
6. Proposed Barrington Square Town Center signage shall be required to obtain a separate permit as required by code.
7. Any trees removed from the parking lot islands as part of the parking lot and site changes shall be replaced as required by code.

Roll Call:

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

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.D.** Approval of a request by Caruso Development Corporation (Agent for Owner) and McDonald's USA, LLC (applicant) of a Preliminary and Final Site Plan for a restaurant on the newly proposed Lot 2 in Barrington Square Resubdivision No. 2 located at 2250-2360 W. Higgins Road, subject to the following conditions:

1. The following waivers from the Subdivision Code relate to landscaping:

a. A waiver from Section 10-4-4-B-2-a to allow a setback of 2' instead of the 10' required by the Subdivision Code for the portion of the front yard setback west of the Town Center Sign and 6.9' instead of the 10' required by the Subdivision Code for the portion of the front yard setback east of the Town Center Sign.

b. A waiver from Section 10-4-4-B-2-a to allow a setback of 0' instead of the 10' required by the Subdivision Code for the west side yard setback.

c. A waiver from Section 10-4-4-B-2-a to allow a setback of 9.5' instead of the 10' required by the Subdivision Code for the east side yard setback to allow the trash enclosure to encroach.

d. A waiver from Section 10-4-4-B-2-a to allow a setback of 5.9' instead of the 10' required by the Subdivision Code for the rear yard setback.

e. A waiver from Section 10-4-4-B-2-c to not require shade trees in the front yard setback. If the plant material is not planted in the right of way as proposed, these trees will be required in the front setback as required by code.

2. The petitioner acknowledges that an impact fee of \$7,296.72 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. This fee counts for the incremental increase in traffic expected from the new restaurant versus the existing restaurant on Lot 1. Development of Lot 1 in the future shall be subject to payment of the full fee for all new traffic generated.

3. 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.

4. All rooftop mechanicals shall be screened through the use of parapet walls, as approved by the Village. At time of building permit submittal, the building plans shall show compliance with this requirement. Upon final occupancy inspection, if the Village determines that the roof top units are visible from the adjacent properties; they will be required to be screened from view as approved by the Village.

**Discussion**

Trustee Mills asked if the current restaurant would remain open until the new one is built.

Chairperson Combs replied yes.

Trustee Mills asked what the timeframe is on this project.

Jim Olguin said that the project would start in spring of 2016.

Trustee Pilafas asked if the old building would then be knocked down.

Mr. Olguin responded yes.

Trustee Mills asked if the entry way would be straightened out.

Mr. Gugliotta said that it would be a normal 4-way intersection.



Roll Call:

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

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.E.** Approval of a request by Caruso Development Corporation (Agent for Owner) of a Master Sign Plan Amendment for the property located at 2250-2360 W. Higgins Road (Barrington Square Town Center).

1. Approval is based on the Master Sign Plan authored by Village Staff dated 04/15/15.

**Discussion**

Trustee Mills asked if part of the Master Sign Plan would include a Do Not Enter sign at the driveway.

Mr. Gugliotta said that the regular traffic control would take care of it.

Roll Call:

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

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 Caruso Development Corporation (Agent for Owner) of a Preliminary Concept Plan for a retail building on the newly proposed Lot 4 in Barrington Square Resubdivision No. 2 located at 2250-2360 W. Higgins Road, subject to the following conditions:

1. Preliminary Concept Approval of the retail building is limited to the point that a building could potentially be built in the area as depicted on the preliminary plat. No guarantees as to the final size of building, the inclusion of drive-through, the amount and location of parking or the specific location of the building are given with this approval. If and when a building is proposed for the site, the development will be subject to Village review and approval of the final site plan as required by code.

2. Prior concept approval granted for this site on April 2, 2012 is hereby voided.

3. Approval is subject to the site meeting all zoning and subdivision code requirements including 20' rear yard setback for the building unless variations or waivers are granted as part of final site plan approval.

**Discussion**

Trustee Pilafas asked if the proposed business was confidential.

Mr. Gugliotta said that it was just a concept plan for marketing.

Trustee Mills asked if this is where the Burger King used to be.

Mr. Gugliotta replied yes it is.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

**8. ADDITIONAL BUSINESS:**

There was no Additional Business.

**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)) & Land Acquisition (5 ILCS 120/2-(c)-(5)). Time 7:39 p.m.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to adjourn the meeting. Time 8:35 p.m. Voice vote taken. All yes. Motion carried.

Roll Call:

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

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.