

MEETING: **HOFFMAN ESTATES VILLAGE BOARD**
DATE: **JUNE 15, 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 7:04 p.m. The Village Clerk called the roll. Trustees present: Gayle Vandenberg, Karen Mills, Anna Newell, Gary Pilafas, Gary Stanton, Michael Gaeta.

A quorum was present.

ADMINISTRATIVE PERSONNEL PRESENT:

J. Norris, Village Manager
D. O'Malley, Deputy Village Manager
A. Janura, Corporation Counsel
M. Koplun, Asst. Village Manager-Development Services
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
A. Garner, H&HS Director
P. Gugliotta, Planning, Building Code Director
B. Anderson, CATV Coordinator
G. Salavitch, Engineering Director
A. Monroe, Asst, to the Village Manager

2. PLEDGE OF ALLEGIANCE TO THE FLAG:

The Pledge was led by Trustee Vandenberg.

6. REPORTS:

6.A. President's Report

Proclamation(s)

Trustee Newell read the following proclamation.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to concur with the proclamation July 2015 as Park and Recreation Month. 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 Stanton, to concur with the proclamation Monday, June 22, 2015 as Palatine Public District Library Day. Voice vote taken. All ayes. Motion carried.

Anthony Austin Director of the Palatine Public Library District accepted the proclamation.

Trustee Stanton read the following proclamation.

Motion by Trustee Gaeta, seconded by Trustee Stanton, to concur with the proclamation Monday, June 22, 2015 as Schaumburg Township District Library Day. Voice vote taken. All ayes. Motion carried.

John Ericson, Schaumburg Township District Library Hoffman Estates Library Branch Coordinator, accepted the proclamation.

Great Citizen Awards

Debby Miller was awarded the Great Citizen Award for her past and continuing support of the Schaumburg Township District Library.

Barbara Illiana received the Great Citizen Award for her years of service on the Palatine Public Library District Board.

Pamela Olander was awarded the Great Citizen Award for spearheading a scholarship fund in memory of Fremd classmate Johnny Trout.

Motion by Trustee Pilafas, seconded by Trustee Gaeta, to recess the Board meeting and return to Committee meetings. Voice vote taken. All ayes. Motion carried.

Village President William McLeod called the meeting to order at 7:53 p.m. The Village Clerk called the roll. Trustees present: Gayle Vandenberg, Karen Mills, Anna Newell, Gary Pilafas, Gary Stanton, Michael Gaeta.

A quorum was present.

3. RECOGNITION OF AUDIENCE:

No one wished to be recognized.

4. APPROVAL OF MINUTES:

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to approve Item 4. Voice vote taken. Six Ayes, One Abstain. Motion carried.

Approval of Minutes
Minutes from May 26, 2015.

Motion by Trustee Gaeta, seconded by Trustee Vandenberg, to approve Item 4. Voice vote taken. Six Ayes, One Abstain. Motion carried.

Approval of Minutes
Minutes from June 1, 2015.

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

Approval of Minutes
Minutes from June 15, 2015.

5. CONSENT AGENDA/OMNIBUS VOTE:

Motion by Trustee Pilafas, seconded by Trustee Gaeta, to add Personnel 5 ILCS 120/2-(c)-(1) to an emergency Executive Session.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.A. Approval of Agenda

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.B. Approval of the schedule of bills for June 15, 2015: \$6,129,373.60.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.C. Request Board approval of a request by Vipul M. Lakhani d/b/a AIA Development Corporation (owner) for a site plan amendment to demolish the farmhouse and to construct a house on Lot 2 of the O'Malley Farm Subdivision at 940 Freeman Road.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.D. Request Board approval of Resolution No. 1596-2015 to create the Economic Development Commission of the Village of Hoffman Estates.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.E. Request Board approval of an extension of the date set forth in Section 302 of the Redevelopment Agreement with Ala Carte Entertainment, LP to October 1, 2015.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

6. REPORTS:

6.A. President's Report

These items were handled earlier in the meeting.

Proclamation(s)

Great Citizen Awards

Mayor McLeod acknowledged that Village Manager Jim Norris was selected to receive a 2015 Distinguished Alumni Award from the College of Liberal Arts and Sciences from Northern Illinois University. He stated that he attended the Barrington Square Improvement Association playground ribbon cutting, read a proclamation at Judge Jeffery Lawrence's birthday party, he attended a graduation party for Sean Hawkinson, a block party and the Hoffman Estates Citizens Police Academy graduation.

6.B. Trustee Comments

Trustee Vandenberg stated that she attended a Friends of HE Parks meeting, an Intergovernmental Reception, the Wall that Heals at Cabela's, the fishing derby, the Alexian Brothers block party, a Platzkonzert meeting, the BSIA ribbon cutting, the dedication of the South Barrington Village Hall to William R. Rose and she congratulated the members of the Citizens Police Academy, Mr. Norris and the three Great Citizens on winning their awards.

Trustee Stanton stated that he attended an Intergovernmental Reception, the fishing derby, he thanked the Chamber for organizing it, attended the Alexian Brothers block party, the Flag Day Picnic, the playground ribbon cutting at the Barrington Square Improvement Association, block parties and he congratulated the HECPA graduates and Mr. Norris.

Trustee Mills congratulated Mr. Norris, she stated that she attended the fishing derby, the Alexian Brothers family picnic, she thanked the Mayor, Trustees and Chamber Chairperson for attending the ribbon cutting at the new playground and she reminded everyone that the summer concerts are starting this week.

Trustee Pilafas requested that staff check out the damage that has been done to Village Green, he stated that he attended the Special Olympic Torch Run and thanked those involved in organizing it, attended the

graduation parties for Sean Hawkinson and Rebecca Law, a Platzkonzert meeting, he congratulated the HECPA graduates, Debbi Miller, the Trout family and the libraries.

Trustee Newell stated that she attended an Intergovernmental Reception, the Wall that Heals at Cabela's, the Noteables 10 year reception, block parties, the Flag Day Picnic, the fishing derby, the Alexian Brothers family picnic, the ribbon cutting for the playground and she congratulated Mr. Norris, the police academy graduates and all of the Great Citizens.

Trustee Gaeta congratulated Mr. Norris the HECPA graduates and the Great Citizens, he stated that he attended the Intergovernmental Reception, the fishing derby, the Alexian Brothers Family Picnic, the Cabela's Wall that Heals, block parties, the Flag Day Ceremony and the ribbon cutting for the playground.

Mayor McLeod read a letter complimenting public works employee Rick Chopek on a call to repair a buffalo box.

6. C. Village Manager's Report

Mr. Norris stated that he and Deputy Village Manager O'Malley attended an event where Governor Edgar spoke about the current issues in the State, he said that it was interesting to hear his opinion.

6. D. Village Clerk's Report

The Village Clerk had no report.

6.E. Treasurer's Report

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

Mrs. Musiala stated that during the month of May 2015 cash receipts and transfers-in exceeded cash disbursements and transfers-out for the operating funds by \$709,873. After including these receipts and disbursements, the balance of cash and investments for the operating funds is \$31.4 million. For all of the Village funds, cash receipts and transfers-in exceeded cash disbursements and transfers-out by \$1,258,104, primarily due to 2014 property tax receipts. Overall, the total for cash and investments for all funds increased to \$180.1 million.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

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

7.A. Request by Florin and Maureen Ciobanu for a 13 foot corner side yard setback variation from Section 9-3-3-C of the Zoning Code to allow a 5 foot high solid fence to be 2 feet from the northwest side property line instead of the minimum required 15 feet at 1405 Michael Court.

Discussion

Trustee Stanton asked if the reason for the Nay votes was because the fence was too close to the street. Chairperson Combs responded that the project didn't meet code.

Roll Call:

Aye: Vandenberg, Mills, Newell, Pilafas

Nay: Stanton, Gaeta

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.B. Request by KSD, Inc. (owner) for a site plan amendment for site improvements and a special use under Section 9-5-9-C of the Zoning Code to permit the operation of a Montessori School on the property located at 1200 Freeman Road, with 12 conditions:

1. This approval is granted based on the expansion of the school on the subject property being a connected use to the existing Montessori school at 1250 Freeman Road, previously approved under Ordinances 4316-2012, 4379-2013, and 4396-2013.
2. The building permit shall be obtained within nine (9) months of the Village Board action on this request.
3. The owner shall submit a deposit as a performance guarantee in the amount of \$15,000 prior to issuance of a building permit.
4. 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.
5. The entire site plan improvements and building changes, as shown on the approved plans, shall be completed prior to issuance of any occupancy permit and prior to October 31, 2015.
6. The hours of operation shall be limited to 7:00 a.m. to 6:00 p.m.
7. During school hours students shall not be permitted to cross Mumford Drive except at either of two marked crosswalks and shall be supervised by staff at all times.
8. No drop-off or pick-up of students in traffic aisles shall be permitted. Adults dropping off and picking up a student shall park legally and accompany the child to and from the school. The school shall monitor and manage where staff and visitors park to ensure that cars do not stop/stand in the traffic aisles when dropping off or picking up.
9. Any formalized outdoor activity areas shall require site plan approval.
10. Screening shall be provided for any existing and future rooftop units as determined necessary by the Village.
11. Appropriate State accreditation for this facility shall be obtained, and a copy shall be provided to the Village as part of the final certificate of occupancy process.
12. No signs are approved as part of this Site Plan Amendment and Special Use Amendment.

Discussion

Trustee Mills asked if the concerns of the residents were addressed.

Chairperson Combs replied that the petitioner had no knowledge of the concerns and offered to build a fence on the residents' property since the other property is park district property.

Mayor McLeod and Mr. Norris both commented that they have never seen unsupervised children outside.

Trustee Pilafas asked if the Montessori School would now be on both sides of Mumford Drive.

Chairperson Combes replies yes.

Trustee Gaeta asked if there were any residents in attendance at the meeting.

Chairperson Combs said no there weren't.

Trustee Gaeta asked if the lights would shine onto the neighbors' property.

Mr. Gugliotta replied that it would be against Code if they did.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

7.C. Request by Muller's Woodfield Acura (owner) and W-T Civil Engineering, Inc. (applicant) for preliminary and final plat of subdivision for an Acura auto dealership to be located at the southwest corner of Golf Road and Gannon Drive, with 1 condition:

1. The plat of resubdivision shall be recorded within 90 days of Village Board approval.

Discussion

Trustee Stanton asked if there was a photograph of what it would look like, his packet didn't contain one.

Jason Green, W-T Engineering showed him a drawing.

Trustee Stanton asked what kind of service would be performed at this location.

Mr. Green responded that light maintenance would be performed there with the heavier type of maintenance being done at the Higgins Road facility.

Roll Call:

Aye: Mills, Newell, Pilafas, Stanton, Gaeta

Nay:

Mayor McLeod voted aye.

Vandenberg recused herself.

Motion carried.

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

7.D. Request by Muller's Woodfield Acura (owner) and W-T Civil Engineering, Inc. (applicant) for preliminary and final site plan for an Acura auto dealership to be located at the southwest corner of Golf Road and Gannon Drive, with 9 conditions:

1. The following waiver from the Subdivision Code relates to landscaping:
 - a) A waiver from Section 10-4-2-F allowing a setback of 5-6' instead of the required 10' landscaped buffer surrounding all detention/retention areas.
2. The access drive located on the south end of the building shall be kept free of parked vehicles at all times and shall be signed as a fire lane per Fire Department regulations.
3. Parking is only permitted to occur within designated parking spaces. To prevent obstructions for emergency or customer vehicle circulation, the site operations shall be managed to ensure that all fire lanes, access drives, internal circulation driveways, and other areas not specifically designated for car parking or storage shall be kept clear of parked or stored vehicles.
4. The petitioner is replacing the wooden portion of the existing 6' fence with new 7' panels and keeping the unique masonry pillars and repairing as need. If it is determined by the Village that the proposed repairs will not satisfactorily restore the pillars to an acceptable level; then the petitioner will need to replace the pillars with standard fence posts prior to receiving a certificate of occupancy.
5. Based on final Village staff inspection, adjustments may be required to the lighting following its installation on this property. Acura shall modify the lighting installation to reduce glare if issues are identified as part of the final Village inspections.
6. The lighting on the site shall be reduced to security levels only after the close of business.
7. 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.
8. No outdoor speakers, music or paging system shall be permitted.

9. 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.

Roll Call:

Aye: Mills, Newell, Pilafas, Stanton, Gaeta

Nay:

Mayor McLeod voted aye.

Vandenbergh recused herself.

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. Request by Muller's Woodfield Acura (owner) and W-T Civil Engineering, Inc. (applicant) for approval of a Master Sign Plan (dated June 3, 2015) under Section 9-3-8-M-12 of the Zoning Code for the proposed Acura auto dealership to be located at the southwest corner of Golf Road and Gannon Drive.

Roll Call:

Aye: Mills, Newell, Pilafas, Stanton, Gaeta

Nay:

Mayor McLeod voted aye.

Vandenbergh recused herself.

Motion carried.

ADDITIONAL BUSINESS:

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

8.A. Request Board approval of Ordinance No 4491-2015 granting a special use to KSD, Inc. (owner) to permit the operation of a Montessori School on the property located at 1200 Freeman Road.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

9. ADJOURNMENT:

Motion by Trustee Mills, seconded by Trustee Gaeta, to adjourn the meeting into Executive Session to discuss Litigation (5 ILCS 120/2-(c)-(11)) and Personnel (5 ILCS 120/2-(c)-(1)). Time: 8:30 p.m.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Stanton, seconded by Trustee Mills, to adjourn the meeting. Time: 9:14 p.m.

Roll Call:

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

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.