

**MEETING:**                               **HOFFMAN ESTATES VILLAGE BOARD**  
**DATE:**                                   **JUNE 19, 2017**  
**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 7:20 p.m. The Village Clerk called the roll. Trustees present: Anna Newell, Gary Pilafas, Gary Stanton, Karen Arnet, Karen Mills  
Trustee Gaeta was absent  
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  
J. Nebel, Public Works Director  
R. Musiala, Finance Director  
F. Besenhoffer, IS Director  
M. Saavedra, H&HS Director  
P. Seger, HRM Director  
B. Anderson, CATV Coordinator  
P. Gugliotta, Planning, Building & Code Enforcement Director  
A. Wenderski, Village Engineer  
B. Anderson, CATV Coordinator  
S. Ostrovsky, Asst. to the Village Manager  
JB. Gibbs, SCA General Manager

**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 Stanton, to approve Item 4. Voice vote taken. All ayes.  
Motion carried.

Approval of Minutes  
Minutes from June 5, 2017.

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

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

**5.A. Approval of Agenda**

Roll Call:

Aye: Newell, Stanton, Pilafas, Arnet, Mills

Nay:

Mayor McLeod voted aye.

Motion carried.

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

**5.B. Approval of the schedule of bills for June 19, 2017: \$5,761,826.41.**

Roll Call:

Aye: Newell, Stanton, Pilafas, Arnet, Mills

Nay:

Mayor McLeod voted aye.

Motion carried.

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

**5.C. Request Board approval of Ordinance No. 4599-2017 request board approval of an Ordinance granting a variation to premises at 415 Azalea Lane.**

Roll Call:

Aye: Newell, Stanton, Pilafas, Arnet, Mills

Nay:

Mayor McLeod voted aye.

Motion carried.

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

**5.D. Request Board approval of request by homeowner for release of a portion of open space easements at 1197 Monarch Lane (construction of a patio and expand the driveway).**

Roll Call:

Aye: Newell, Stanton, Pilafas, Arnet, Mills

Nay:

Mayor McLeod voted aye.

Motion carried.

**6. REPORTS:**

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

**Great Citizen Award**

District 211 Students (Northeastern Illinois Envirothon Competition)

Mayor McLeod read a letter from Lisa Vanderbleek, coach for the Northeastern Illinois Environthon team, describing the accomplishments of the team - Ethan Vanderbleek, Niko Soriano, Quinn Donovan and Hitha Uday. The members of the team were given their awards and congratulated by the Board.

Mayor McLeod read a letter from recently retired firefighter Jeff Reich thanking everyone who he worked with for the experiences that he had.

Motion by Trustee Mills, seconded by Trustee Pilafas, to accept the appointment of Sarah Brown to the Sustainability Commission. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Stanton, seconded by Trustee Pilafas, to accept the appointment of Deepak Verma to the Emerging Technology Advisory Commission. Voice vote taken. All ayes. Motion carried.

Mayor McLeod stated that he attended a Winston Knolls Neighborhood Watch meeting, Firefighter Rich Wellhausen's retirement luncheon, the HE Parks Walks walk, a block party and a mayor meeting with Representative Krishnamoorthi.

### **Proclamation(s)**

Trustee Mills read the following proclamation.

Motion by Trustee Arnet, seconded by Trustee Pilafas, to concur with the proclamation proclaiming Tuesday, June 27, 2017 as Darin Felgenhauer Day. Voice vote taken. All ayes. Motion carried.

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

Trustee Arnet stated that she attended the HECPAAA awards reception, the HE Parks Walk walk and a block party.

Trustee Stanton stated that he attended the CAC butterfly garden event, the Flag Day picnic, the HECPAAA reception and a block party.

Trustee Mills sent her condolences to the Schoop family, she congratulated Firefighter Reich on his retirement, and she stated that she attended the Veteran's Memorial flag rotation, the HECPAAA reception, firefighter Wellhausen's retirement luncheon, the summer concert and her grandson's kindergarten graduation.

Trustee Pilafas stated that he attended the summer concert, a Platzkonzert Commission meeting, the Neighborhood Watch meeting, he congratulated the Great Citizen Award winners and he sent his condolences to the Schoop family.

Trustee Newell stated that she attended the Flag Day picnic, the HECPAAA reception, the Neighborhood Watch meeting, the summer concert, the HE Park Walks walk, a block party and she sent her condolences to the Schoop family.

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

Mr. Norris sent his condolences to the Schoop family.

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

The Clerk had no report.

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

Motion by Trustee Stanton, seconded by Trustee Mills, to approve Item 6.E.

Mrs. Musiala stated that during the month of April 2017, for operating funds cash disbursements and transfers-out exceeded cash receipts and transfers-in by \$698,620, primarily due to general operating expenses. After including these receipts and disbursements, the balance of cash and investments for the operating funds is \$39.1 million.

For the operating, Debt Service and Capital Projects funds, cash receipts and transfers-in exceeded cash disbursements and transfers-out by \$155,651, primarily due to budgeted monthly operating transfers into the Road Improvement fund.

For the Trust Funds, cash receipts and transfers-in exceeded cash disbursements and transfers-out by \$2.4 million, primarily due to investment activity in the Pension funds.

The total for cash and investments for all funds increased to \$213.3 million.

Roll Call:

Aye: Newell, Stanton, Pilafas, Arnet, Mills

Nay:

Mayor McLeod voted aye.

Motion carried.

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

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

**7.A.** Request by Amita Health, St. Alexius Medical Center, Alexian Brothers Behavioral Health Hospital, and Alexian Brothers Health System (Owners) to consider a master sign plan amendment in accordance with Section 9-3-8-M-13 of the Zoning Code for the properties located at 1555-1585 North Barrington Road, 1650 Moon Lake Boulevard, and 1786 Moon Lake Boulevard, commonly known as St. Alexius Medical Center, Alexian Brothers Behavioral Health Hospital, and Alexian Brothers Medical Plaza, respectively, based on the "Amita Health – St. Alexius Medical Campus Master Sign Plan" (as amended June 7, 2017).

Roll Call:

Aye: Newell, Stanton, Pilafas, Arnet, Mills

Nay:

Mayor McLeod voted aye.

Motion carried.

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

**7.B.** Request by Enclave Apartments of Hoffman Estates, LLC (Owner) for a Preliminary and Final Site Plan for a new clubhouse/leasing center and related site improvements and a Preliminary and Final Plat of Easement on the properties located at 600-750 N. Salem Drive, commonly referred to as Enclave Apartments, subject to the following conditions:

1. The following Subdivision Code landscaping waivers are granted:

a) A waiver from Section 10-4-4-B-2-a to provide a site perimeter width ranging from 1 to 8 feet at the west perimeter instead of the minimum required 10 feet.

b) A waiver from Section 10-4-4-B-2-c to provide 8 shade trees in the west perimeter instead of the minimum 30 required shade trees.

2. This Site Plan approval does not grant formal or permanent code waivers for existing non-compliant site conditions that are not formally addressed by code waivers.

3. Parking lot site lighting is not required to be installed as part of this approval but shall be required to be completed during any future parking lot or asphalt replacement. Specific locations and specifications of the light poles and fixtures shall require further review during permitting.

4. No rooftop mechanical equipment has been proposed or is permitted on the clubhouse building. All ground mechanical equipment shall be properly screened according to code requirements.
5. The following conditions shall be required prior to issuance of a building permit:
  - a) A building permit shall be obtained within 12 months after Village Board approval.
  - b) A performance guarantee for all exterior and site work, in accordance with Subdivision Code requirements, shall be required to be submitted prior to issuance of a permit.
  - c) A permit from the Metropolitan Water Reclamation District shall be provided prior to site construction commencing.
  - d) Sign permits shall be obtained for all exterior signage.
6. The following conditions relate to the site construction:
  - a) A construction traffic plan denoting directional signage shall be provided for review and approval by Village staff prior to a pre-construction meeting and prior to construction commencing.
  - b) A pre-construction meeting shall be conducted with the Village staff prior to construction commencing.
  - c) Fire Department and emergency access to the property shall be maintained at all times. Petitioner shall make any adjustments on the site as needed for access as per direction by the Village.
  - d) In accordance with Village Code, construction hours shall be limited to 7 a.m. to 7 p.m. Monday through Friday, and 8 a.m. to 6 p.m. Saturday and Sunday.
7. The following conditions shall be completed prior to issuance of a certificate of occupancy:
  - a) All missing landscaping shall be restored per the approved site plan.
  - b) The entire site plan improvements, as shown on the approved plans (with the exception of the site lighting).

Roll Call:

Aye: Newell, Stanton, Pilafas, Arnet, Mills

Nay:

Mayor McLeod voted aye.

Motion carried.

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

**7.C.** Request by Enclave Apartments of Hoffman Estates, LLC (Owner) for a Master Sign Plan in accordance with Section 9-3-8-M-13 of the Zoning Code for the properties located at 600-750 N. Salem Drive, commonly referred to as Enclave Apartments, based on the "Enclave Apartments Master Sign Plan" (dated June 7, 2017).

Roll Call:

Aye: Newell, Stanton, Pilafas, Arnet, Mills

Nay:

Mayor McLeod voted aye.

Motion carried.

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

**7.D.** Request by Golf Car Wash, Inc. (Owner) and Route 21 Auto Wash & Detail (Contract Purchaser/Applicant) to consider a Special Use under Section 9-8-2-C-9 of the Municipal Code to permit a car wash on the property located at 105 E. Golf Road, subject to the following conditions:

1. The approval of the Special Use shall be based on the application materials submitted by the petitioner for this request and all site plan conditions of approval shall be met.

Roll Call:

Aye: Stanton, Arnet

Nay: Newell, Pilafas, Mills

Mayor McLeod voted aye.

Motion failed.

Motion by Trustee Stanton, seconded by Trustee Arnet, to defer the petitioners' request. Voice vote taken. All Ayes. Motion carried.

**7.E.** Request by Golf Car Wash, Inc. (Owner) and Route 21 Auto Wash & Detail (Contract Purchaser/Applicant) to consider a Preliminary and Final Plat of Subdivision for Route 58 Auto Wash located at 105 E. Golf Road, subject to the following conditions:

1. The plat shall be recorded within 90 days of Village Board approval.
2. Revisions to the plat as directed by staff and Corporation Counsel shall be completed prior to Village Board approval.
3. 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 Stanton, seconded by Trustee Arnet, to concur with the Planning & Zoning Commission's recommendation and approve the petitioners' request.

**7.F.** Request by Golf Car Wash, Inc. (Owner) and Route 21 Auto Wash & Detail (Contract Purchaser/Applicant) to consider a Preliminary and Final Site Plan Amendment for site redevelopment for Route 58 Auto Wash located at 105 E. Golf Road, subject to the following conditions:

1. The building permit shall be obtained within twelve (12) months of the Village Board action on this request.
2. Minor revisions to the grading plans shall be corrected prior to the issuance of a building permit as directed by the Village Engineer.
3. The following Subdivision Code waivers are granted:
  - a) A waiver from Section 10-5-2-6(a) to not require vehicular connections between parking areas of adjacent properties to allow safe and efficient vehicular travel among adjacent commercial, office, or industrial uses.
  - b) A waiver from Section 10-4-4 B.2 which requires a 10' landscape buffer around the site perimeter. The proposed plans provide a 7' buffer along the east side and 0' on the north, south and west sides.
  - c) A waiver from Section 10-4-4 A.2 which requires street trees in the public right of way.
  - d) A waiver from 10-4-4 D. 2 which requires landscape improvements along building facades visible from adjacent properties and right-of-way area.
4. A performance guarantee for all exterior building and site work shall be submitted to the Village prior to issuance of a building permit.
5. A permit from IDOT shall be submitted prior to construction commencing in the Golf Road right-of-way.
6. Based on the proposal that limits on-site employee parking to three spaces, the business operations shall be managed to ensure no more than three employee cars are parked on the property at any one time. The owner shall utilize car-pooling, shuttles, or other methods to make sure this requirement is met. No unauthorized parking of employee vehicles shall occur on any adjacent property.

Roll Call:

Aye: Stanton, Arnet  
Nay: Newell, Pilafas, Mills  
Mayor McLeod voted aye.

Motion failed.

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

**7.G.** Request by Golf Car Wash, Inc. (Owner) and Route 21 Auto Wash & Detail (Contract Purchaser/Applicant) of a Master Sign Plan for the property located at 105 E. Golf Road.

Roll Call:

Aye: Stanton, Arnet

Nay: Newell, Pilafas, Mills

Mayor McLeod voted aye.

Motion failed.

### **8. ADDITIONAL BUSINESS:**

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

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

**8.A.** Request Board approval of Ordinance No. 4600-2017 granting a Master Sign Plan Amendment under Section 9-3-8-M-12 of the Zoning Code for the property located at 1555-1585 N. Barrington Board and 1650 and 1786 Moon Lake Boulevard, Hoffman Estates.

Roll Call:

Aye: Newell, Stanton, Pilafas, Arnet, Mills

Nay:

Mayor McLeod voted aye.

Motion carried.

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

**8.B.** Request Board approval of Resolution No. 1639-2017 setting forth prevailing hourly wage rate paid to employees engaged in work awarded under public contract.

Roll Call:

Aye: Newell, Stanton, Pilafas, Arnet, Mills

Nay:

Mayor McLeod voted aye.

Motion carried.

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

**8.C.** Request Board acceptance of the Comprehensive Annual Financial Report for the year ended December 31, 2016.

Roll Call:

Aye: Newell, Stanton, Pilafas, Arnet, Mills

Nay:

Mayor McLeod voted aye.

Motion carried.

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

**8.D.** Request Board acceptance of the Economic Development Area Special Tax Allocation Fund Annual Financial Report for the year ended December 31, 2016.

Roll Call:

Aye: Newell, Stanton, Pilafas, Arnet, Mills

Nay:

Mayor McLeod voted aye.

Motion carried.

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

**8.E.** Request Board authorization to declare \$281,861.31 as surplus funds in the Barrington-Higgins TIF Tax Allocation Fund and direct the Treasurer to remit said funds to the Cook County Treasurer for distribution.

Roll Call:

Aye: Newell, Stanton, Pilafas, Arnet, Mills

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Stanton, seconded by Trustee Arnet, to approve Item 8.F.

**8.F.** Request Board approval of a site plan amendment for site improvements on the property located at 1300 West Higgins Road (Petro Auto LLC).

Roll Call:

Aye: Newell, Stanton, Arnet

Nay: Pilafas, Mills

Mayor McLeod voted aye.

Motion carried.

**9. ADJOURNMENT:**

Motion by Trustee Mills, seconded by Trustee Pilafas, to adjourn the meeting. Time: 7:54 p.m. Voice vote taken. All ayes. 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.