

MEETING: **HOFFMAN ESTATES VILLAGE BOARD**
DATE: **MAY 14, 2018**
PLACE: **COUNCIL CHAMBERS**
 MUNICIPAL BUILDING COMPLEX
 1900 HASSELL ROAD
 HOFFMAN ESTATES, ILLINOIS

1. CALL TO ORDER:

Village President William McLeod called the meeting to order at 7:01 p.m. The Village Clerk called the roll. Trustees present: Gary Stanton, Michael Gaeta, Karen Arnet, Karen Mills, Anna Newell, Gary Pilafas
A quorum was present.

ADMINISTRATIVE PERSONNEL PRESENT:

J. Norris, Village Manager
D. O'Malley, Deputy Village Manager
A. Janura, Corporation Counsel
M. Koplin, Asst. Village Manager-Development Services
P. Fortunato, Acting Fire Chief
T. Bos, Police Chief
J. Nebel, Public Works Director
P. Seger, HRM Director
A. Fashoda, Asst. Finance Director
M. Saavedra, H&HS Director
M. Hankey, Transportation & Engineering Director
P. Gugliotta, Planning, Building & Code Enforcement Director
S. Ostrovsky, Asst. to the Village Manager
B. Anderson, CATV Coordinator

2. PLEDGE OF ALLEGIANCE TO THE FLAG:

The Pledge was led by Trustee Stanton.

3. RECOGNITION OF AUDIENCE:

No one wished to be recognized.

6. REPORTS:

6.A. President's Report

Great Citizen Awards

Motion by Trustee Gaeta, seconded by Trustee Newell, to concur with the proclamation proclaiming Tuesday, May 15, 2018 as Courtnie and Natalie Hogan Day. Voice vote taken. All Ayes. Motion carried.

Courtnie and Natalie Hogan were also awarded the Great Citizen Award for all of their accomplishments.

Courtne and Natalie accepted their proclamations and awards, introduced their family and were congratulated by the Board.

Proclamation(s)

Trustee Gaeta read the following proclamation.

Motion by Trustee Arnet, seconded by Trustee Pilafas, to concur with the proclamation proclaiming Friday, June 1, 2018 as Christopher Lenczewski Day. Voice vote taken. All ayes. Motion carried.

Chief Fortunato accepted the proclamation.

Trustee Pilafas read the following proclamation.

Motion by Trustee Gaeta, seconded by Trustee Stanton, to concur with the proclamation proclaiming May 19, 2018 as Kids to Parks Day. Voice vote taken. All ayes. Motion carried.

Mayor McLeod will bring the proclamation the Black Bear Park on Saturday for the event that will be held out there.

Trustee Arnet read the following proclamation.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to concur with the proclamation proclaiming May 13-19, 2018 as National Police Week. Voice vote taken. All ayes. Motion carried.

Chief Bos accepted the proclamation.

Trustee Newell read the following proclamation.

Motion by Trustee Gaeta, seconded by Trustee Arnet, to concur with the proclamation proclaiming May 20-26, 2018 as National Police Week. Voice vote taken. All ayes. Motion carried.

Mr. Nebel accepted the proclamation.

Trustee Stanton read the following proclamation.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to concur with the proclamation proclaiming May 19-25, 2018 as Safe Boating Week. Voice vote taken. All ayes. Motion carried.

Members from the Fox Valley Sail & Power Squadron were congratulated by the Board and accepted the proclamation.

Trustee Mills read the following proclamation.

Motion by Trustee Stanton, seconded by Trustee Gaeta, to concur with the proclamation proclaiming May 2018 as Preeclampsia Awareness Month. Voice vote taken. All ayes. Motion carried.

Vanessa, a survivor, and Melissa, an advocate, accepted the proclamation and were congratulated by the Board.

7. PLANNING & ZONING COMMISSION:

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 Somerset Development (contract purchaser) for Preliminary Concept Plan approval for a mixed-use project “City Works” under Section 10-2-2.E of the Municipal Zoning Code, for the approximate 150 acre property on the south side of Lakewood Boulevard between Eagle Way and Huntington Boulevard, and on the north side of Central Road (2000 Center Drive, 2001 Lakewood Boulevard, 2501 Eagle Way), subject to the following conditions:

1. This Preliminary Concept Site Plan approval shall only be valid for the applicant, and shall be subject to the terms of the Development Agreement (between the Village and Somerset Cityworks, LLC) to be considered by the Village Board at the same meeting as this request.
2. This Preliminary Concept Site Plan approval shall only be valid for 18 months, unless modified or extended by another Village Site Plan approval.
3. This Preliminary Concept Site Plan is subject to Village approval of a rezoning of the subject property from O-4 Office Campus District to C-MU Commercial - Mixed Use District through the legally required public hearing process. Further, certain uses proposed as part of the Concept Plan are subject to future approval of a Special Use Permit (such as a hotel or day care center). This current approval does not guarantee rezoning or special use approvals will be granted.
4. This Preliminary Concept Site Plan approval is limited to the information provided in the applicant’s submittal package, which indicates possible use types, including a hotel northwest of the main building, and up to 375 multi-family rental units and 175 for-sale town homes generally located on the northeast portion of the property. The plan also contemplates occupancy and re-use of the existing parking lots and buildings with a combination of office, retail, hospitality, and related uses. No specific dimensions, floor plans, setbacks, heights, or other physical details are provided and therefore none are approved and it is expected that all development shall conform with all Village Codes, unless specific variations or waivers are granted by the Village Board as part of future requests.
5. This Preliminary Concept Site Plan approval does not authorize any construction or occupancy to occur. Any re-occupancy of the existing buildings or construction of new site improvements or buildings shall require further approvals by the Village (rezoning, site plan, etc.).
6. Any request to subdivide or sell portions of this property shall require approval of a formal subdivision plat in accordance with Village Code.

Discussion

Paula McCombie, Village President South Barrington, commented that this was only a concept plan, that no final approval would be given and asked that even though the Village did everything that we were supposed to do, they would like to be directly notified of the next meeting.

Mayor McLeod and Corporation Counsel Janura assured Mayor McCombie that this was only a concept and that the project would travel through the appropriate process.

Tim Neubauer, School District 220, stated that they are excited about the development but concerned about the amount of possible children that may live there and asked that the District be allowed a seat at the table. Corporation Counsel Janura and Village Manager Norris pointed out through discussion that the amount of taxes that the school district currently receives was drastically reduced when the AT&T site became vacant, the millions of dollars in taxes that D220 received from the site when it was occupied even though there were no students attending their schools who lived there, that their enrollment had gone down in the last number of years and that the amount of taxes they receive would increase when the site becomes occupied again.

John Anderson, said that he felt it is a good project and encouraged the Village to move forward.

Greg Majewski, Jersey’s, stated that he’s a resident of Hoffman Estates who has children that attend school in the Barrington School District 220 and also owns a business across from this site. He stated that he feels that we can’t allow the development of a project to stop because of a school district.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

8. ADDITIONAL BUSINESS:

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

8.D. Request Board approval of a Development Agreement with Hoffman Estates Acquisitions LLC for redevelopment of the former AT&T corporate campus.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Pilafas, seconded by Trustee Arnet, to recess the Board meeting and return to the Transportation and Road Improvement Committee meeting. Voice vote taken. All ayes. Motion carried.
Time: 7:43 p.m.

Village President William McLeod called the meeting back to order at 8:17 p.m. The Village Clerk called the roll. Trustees present: Gary Stanton, Michael Gaeta, Karen Arnet, Karen Mills, Anna Newell, Gary Pilafas

A quorum was present.

4. APPROVAL OF MINUTES:

Motion by Trustee Arnet, seconded by Trustee Pilafas, to defer Item 4. Voice vote taken. Motion carried.

Approval of Minutes

Minutes from May 7, 2018.

5. CONSENT AGENDA/OMNIBUS VOTE:

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

5.A. Approval of Agenda

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.B. Approval of the schedule of bills for May 14, 2018: \$4,067,870.95.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

Motion by Trustee Gaeta, seconded by Trustee Mills, to accept the Boards & Commissions Re-Appointments.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to accept the appointment of Karen Arnet to the Celebrations Commission. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Stanton, seconded by Trustee Pilafas, to accept the appointment of Jim Rambert to the Celebrations Commission. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Mills, to accept the resignation of Kevin Carnahan from the Commission for Senior Citizens and Jamie Marscin from the Sustainability Commission. Voice vote taken. All ayes. Motion carried.

Mayor McLeod reminded everyone of a few upcoming events, Kids to Park Day at Black Bear Park and Ready, Set, Wear It at Cabela's both will be this Saturday and Wine Wednesday at Rosati's on Wednesday, May 23rd and he wished Hoffman Estates Chamber Trisha O'Brien a Happy Birthday. He stated that he attended a Celtic Fest meeting, the Mother's Day luncheon, a NWMC meeting, a 4th of July meeting, handed out carnations for Mother's Day at Alden Poplar Creek, attended Build a Bird House and the children's art event.

6.B. Trustee Comments

Trustee Gaeta stated that he attended the Mother's Day lunch, a Schaumburg Regional Airport meeting and his granddaughter's graduation.

Trustee Newell congratulated Trustee Gaeta on his Granddaughter's graduation, she stated that she attended the children's art event and Build a Bird House and she thanked the Carpenter's Union and all that helped out at the event.

Trustee Pilafas thanked the mayor and other Trustees for attending events when he's unavailable.

Trustee Mills congratulated Trustee Gaeta on his granddaughter's graduation, attended her granddaughter's piano recital, Build a Bird House, she thanked the Carpenter's Union for their help, attended the children's art event and hoped that everyone had a great Mother's Day.

Trustee Stanton stated that he attended his granddaughter's May Crowning on Sunday, the Mother's Day lunch, a meeting with the Hilldale Green Homeowners Association, handed out flowers at Alden, and attended the children's art event.

Trustee Arnet stated that she attended Build a Bird House and the children's art event.

6. C. Village Manager's Report

Mr. Norris had no report.

6. D. Village Clerk's Report

The Clerk had no report.

6.E. Treasurer's Report

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

Mr. Fashoda stated that during the month of March 2018, for Operating funds cash receipts and transfers-in exceeded cash disbursements and transfers-out by \$7.66 million, primarily due to property tax receipts. After including these receipts and disbursements, the balance of cash and investments for the operating funds is \$46.5 million.

For the Operating, Debt Service and Capital Projects funds, cash receipts and transfers-in exceeded cash receipts and transfers-in by \$9.06 million, primarily due to property tax receipts.

For the Trust Funds, cash disbursements and transfers-out exceeded cash receipts and transfers-in by \$5.93 million, primarily due to investment activity in the Pension funds and property tax receipts.

The total for cash and investments for all funds increased to \$227 million.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

6.F. Committee Reports**Finance**

Trustee Pilafas stated that they would be meeting to request acceptance of Finance Department, Information System Department and Sears Centre Arena Monthly Reports.

Public Works & Utilities

Trustee Newell stated that they would be meeting to Request authorization to waive bidding and purchase one (1) replacement heavy-duty Grapple Loader and Body through NJPA Contract pricing from Petersen Industries Lake Wales, FL from their local dealer E J Equipment, Inc., Manteno, IL in an amount not to exceed \$87,822.56; request authorization to waive bidding and purchase one (1) replacement heavy-duty truck chassis cab through State of Illinois Joint Purchase Contract pricing from Rush Truck Center of Illinois, Inc., Chicago, IL (low State Contract bid), in an amount not to exceed \$90,682; request authorization to waive bidding and purchase one (1) replacement heavy-duty dump body and behind the cab tool box through NJPA Contract pricing from Monroe Truck Equipment Monroe, WI in an amount not to exceed \$13,477; request authorization to waive bidding process and award contract for engineering services for exterior and interior painting and maintenance work on Water Towers at Stonington Ave. (T-2) and Huntington Blvd. (T-4) to Dixon Engineering Inc., Yorkville, IL, in an amount not to exceed \$47,525.05; request acceptance of the Department of Public Works and Department of Development Services Transportation and Engineering Division Monthly Reports.

Public Health & Safety

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

7. PLANNING & ZONING COMMISSION:

This Item was voted on earlier in the meeting.

8. ADDITIONAL BUSINESS:

Motion by Trustee Pilafas, seconded by Trustee Arnet, to approve Item 8.A. as amended, removing JBM Hassell Inc., d/b/a Three Aces Diner, 2314 Hassell Road and reducing the number of Class A licenses to fifty-six (56).

8.A. Request Board approval of Ordinance No. 4652-2018 amending Section 8-3-22, Number of Licenses, of Article 3, Alcoholic Liquors, of the Hoffman Estates Municipal Code (increase in number of Class “A” licenses, JBM Hassell Inc., d/b/a Three Aces Diner, 2314 Hassell Road, and VIP Café, LLC, 971 N. Roselle Road, and increase in number of Class “LC” licenses, VIP Café, LLC, 971 N. Roselle Road).

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

8.B. Request Board approval of Ordinance No. 4653-2018 authorizing amendments to the 2017 Budget Ordinance.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

8.C. Request Board approval of Ordinance No. 4654-2018 amending Section 10-7-1, Guarantee of Performance, of the Hoffman Estates Municipal Code.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

8.D. Request Board approval of a Development Agreement with Hoffman Estates Acquisitions LLC for redevelopment of the former AT&T corporate campus.

This Item was voted on earlier in the meeting.

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

8.E. Request Board approval of request by Neighborhood Inn for a site plan amendment to add an enclosed outdoor seating area in the rear of the building at 2322 Hassell Road.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

8.F. Request authorization to award the beverage contract for the 2018 Northwest Fourth Fest to Lakeshore Beverage, Arlington Heights, IL.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

9. ADJOURNMENT:

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to adjourn the meeting. Time: 8:32 p.m. Voice vote taken. All ayes. 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.