

MEETING: HOFFMAN ESTATES VILLAGE BOARD
DATE: AUGUST 6, 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 7:06 p.m. The Village Clerk called the roll. Trustees present: Gary Stanton, Michael Gaeta, Karen Arnet, Karen Mills, Anna Newell
Gary Pilafas was absent.
A quorum was present.

ADMINISTRATIVE PERSONNEL PRESENT:

J. Norris, Village Manager
P. Cross, Asst. Corporation Counsel
M. Koplín, Asst. Village Manager-Development Services
P. Fortunato, Acting Fire Chief
T. Bos, Police Chief
K. Kerr, Asst. Public Works Director
F. Besenhoffer, IS Director
R. Musiala, Finance Director
P. Seger, HRM Director
K. Kramer, Economic Development Director
M. Saavedra, H&HS Director
M. Hankey, Transportation & Engineering Director
S. Ostrovsky, Asst. to the Village Manager
R. Johnson, Management Analyst
D. Schoop, Executive Assistant

2. PLEDGE OF ALLEGIANCE TO THE FLAG:

The Pledge was led by Trustee Stanton.

6. REPORTS:

6.A. President's Report

Proclamation(s)

Trustee Newell read the following proclamation.

Motion by Trustee Gaeta, seconded by Trustee Stanton, to concur with the proclamation proclaiming Thursday, August 16, 2018 as Paul Bilodeau Day. Voice vote taken. All ayes. Motion carried.

Captain Bilodeau introduced his family, was congratulated by the Board and accepted his proclamation.

Trustee Stanton read the following proclamation.

Motion by Trustee Gaeta, seconded by Trustee Arnet, to concur with the proclamation proclaiming Thursday, August 16, 2018 as Greg Fuja Day. Voice vote taken. All ayes. Motion carried.

Firefighter Fuja was congratulated by the Board and accepted his proclamation. Trustee Gaeta read the following proclamation.

Motion by Trustee Mills, seconded by Trustee Arnet, to concur with the proclamation proclaiming Thursday, August 16, 2018 as Jeffery Golden Day. Voice vote taken. All ayes. Motion carried.

Chief Fortunato accepted the proclamation for Lt. Golden.

Trustee Mills read the following proclamation.

Motion by Trustee Gaeta, seconded by Trustee Arnet, to concur with the proclamation proclaiming Thursday, August 9, 2018 as National Book Lovers Day. Voice vote taken. All ayes. Motion carried.

Monica Harris, STDL Executive Director, accepted the proclamation.

Trustee Arnet read the following proclamation.

Motion by Trustee Gaeta, seconded by Trustee Stanton, to concur with the proclamation proclaiming Tuesday, August 7, 2018 as National Night Out. Voice vote taken. All ayes. Motion carried.

Chief Bos accepted the proclamation.

7: PLANNING & ZONING COMMISSION:

Motion by Trustee Gaeta, seconded by Trustee Mills, for discussion purposes only.

Discussion

Since the Item that was in front of the Board was different than what the Planning & Zoning Commission approved it was suggested that it go back to the planning & Zoning Commission. The original motion and second were both withdrawn.

Motion by Trustee Mills, seconded by Trustee Newell, to remand Item 7.A. back to the Planning & Zoning Commission.

7.A. Request by Robert Kirk (applicant), on behalf of Dr. Sam Akmakjian (owner), for a Map Amendment (Rezoning) to the B-2 Business District, Preliminary and Final Plat of Consolidation, and a Concept Site Plan for the development of a retail/office building with drive-through facility (medical office and a coffee shop) on the properties located at 1180 and 1190 Apple St, subject to the following conditions:

1. The Concept Site Plan approval is valid for 12 months from the date of Village Board approval.
2. The rezoning of this property to the B-2 Business District will cause the existing residential use and structure to become non-conforming under the Village's Codes. All use of this house shall cease within 12 months from the date of Village Board zoning approval, and the house structure shall be demolished (in accordance with all applicable permit requirements) no later than December 31, 2019.
3. Concept Site Plan approval does not authorize any development or construction activity. Future development of this property is subject to approval of a Final Site Plan in accordance with the Village's Municipal Code requirements. The owner may choose to sell the property and any subsequent purchaser or developer shall be bound by the conditions of this approval.
4. This Concept Site Plan approval is only illustrative and very general in nature, and reflects the fact that a ±5,900 square foot retail/office building with a drive-through and outdoor seating can likely be accommodated on this property. All plan details are subject to further review and revision through the formal Final Site Plan process. In order to comply with all standards for the Final Site Plan review,

changes may be required to access, circulation, landscaping, site layout, lighting, building appearance, and any other site detail.

5. The Concept Site Plan does not represent any technical engineering information, such as the geometric layout/dimensions, grading, drainage, utilities, stormwater detention or other details. Approval of all engineering plans will be required as part of the Final Site Plan process in accordance with Village Code.

6. No Zoning variances or development waivers are granted with this approval. All details of the site plan are conceptual in nature and do not imply that any waivers or variations will be approved.

7. Development of this property is subject to meeting all requirements of IDOT and MWRD and such approvals shall be incorporated into the Final Site Plan review process.

Discussion

Mike Anzalone, 1065 Ash Road, stated that the covenants for this area say that it for residential only.

Mr. Norris states that the only ones who can enforce the covenants are the residents that live within the covenant area.

Mary Riodan, attorney for the petitioner, explained why the plan was withdrawn.

Dawn Larsen, 1140 Bluebonnet Lane, stated that the reason the home across from site is for sale is because of the proposed plan, she also corrected the previous speaker that the project is not surrounded by commercial.

Dan Greco, 1065 Apple Street, stated that he's concerned that the use of this site could change with a change in the property owner.

Jeff Whyte, 405 Azalea, is concerned with the traffic issues that this development could create.

Katy Garcia, 1060 Apple, stated that there is a safety issue because there are no street lights or sidewalks.

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell

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.B. Request by John and Ramonita Siedlecki (owner) for a Fifteen (15) foot corner side yard setback variation from Section 9-3-3-C-2 to allow a six (6) foot high solid fence to be zero (0) feet from the western property line instead of the minimum required fifteen (15) feet at 1395 Devonshire Ln.

Discussion

Trustee Stanton asked if there was a picture of where the fence would go.

Petitioner John Siedlecki explained and showed Trustee Stanton what they were requesting.

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell

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.C. Request by Aldi Inc. (owner) to consider a Preliminary & Final Site Plan Amendment to allow store expansion, façade changes and parking lot improvements on the property located at 375 W. Higgins Road, subject to the following conditions:

1. A waiver from Section 10-5-2.C.1 to allow drive aisle widths of 22.5' as measured from back of curb.

2. The building permit shall be obtained within twelve (12) months of the Village Board action on this request.
3. Any landscaping damaged on site during construction shall be replaced prior to final occupancy.
4. Sign permits shall be obtained for all exterior signage.
5. A Plat of Easement or Grant of Easement for the new hydrant shall be provided by the current legal owners of the property prior to final occupancy.

Discussion

Trustee Stanton asked when they would start.

Chris Thayer, 1200 N. Kirk Road Batavia, replied that they would start next spring.

Trustee Mills asked if the store would remain open during the remodel.

Mr. Thayer responded that it is a 15 week remodel that would have the store open 10 of those 15 weeks.

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

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

7.D. Request by Aldi Inc. (owner) to consider a Master Sign Plan dated August 1, 2018 in accordance with Section 9-3-8-M-13 of the Zoning Code for the property located at 375 W. Higgins Road.

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell

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.E. Request of Poplar Creek Crossing, LLC (owner) and David Lanz d/b/a Orangetheory Fitness (tenant) to consider a special use under section 9-8-3-B-3 of the Zoning Code to permit a health and fitness club on the property located at 2626 N. Sutton Road in the Poplar Creek Crossing Shopping Center, 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 is permitted only within the proposed space, with no operations or storage being permitted within the building's shared interior hallway.
2. Formalized outdoor activities located on the shopping center property shall be prohibited.

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

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

7.F. Request by James Richter (owner) and Jennifer Boenzi (applicant) to consider a sign variation from Section 9-3-8-M-12-(d) to permit a second ground sign to be located on the west side on the property located at 2501 N Barrington Road, subject to the following conditions:

1. The sign should be constructed and located based on the petitioner's application materials submitted with this request for a sign variation. Any changes to the plans will require Village approval prior to completion of any work.

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

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

Village President William McLeod called the meeting back to order at 8:16 p.m. The Village Clerk called the roll. Trustees present: Gary Stanton, Michael Gaeta, Karen Arnet, Karen Mills, Anna Newell
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 Arnet, to approve Item 4. Voice vote taken. 6 ayes, 1 abstain. Motion carried.

Approval of Minutes

Minutes from July 16, 2018.

Motion by Trustee Stanton, seconded by Trustee Newell, to approve Item 4. Voice vote taken. 6 ayes, 1 abstain. Motion carried.

Approval of Minutes

Minutes from July 30, 2018.

5. CONSENT AGENDA/OMNIBUS VOTE:

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

5.A. Approval of Agenda

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.B. Approval of the schedule of bills for August 6, 2018: \$1,618,972.36.

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.C. Request Board approval of Ordinance No. 4666.-2018 granting a special use to Blackberry Falls Professional Office Park, LLC (owner) and Winston Knolls School (applicant), 2353 Hassell Road.

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell

Nay:

Mayor McLeod voted aye.

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

Motion by Trustee Arnet, seconded by Trustee Gaeta, to approve the appointment of Patricio Aguilar to the Sustainability Commission. Voice vote taken. All ayes. Motion carried.

Mayor McLeod congratulated the Conant Water Polo team and thanked the Arts Commission for the summer concerts. He stated that he attended the JEMS program at the police station where the Governor and Lt. Governor were in attendance, he had a meeting with a representative from the Census Bureau, he attended the Youth Commissions Arts & Crafts event, Party in the Park and he participated in a Pension Fairness phone call.

6.B. Trustee Comments

Trustee Gaeta stated that he attended wine Wednesday, Fitness for America, Coffee with the Board, the Kyoto dinner and he had a much enjoyed family vacation.

Trustee Newell stated that she attended 2 summer concerts, Coffee with the Board, the Sunderlage Farm open house, a Neighborhood Watch meeting, the Streamwood parade, the Barrington Square Home Owners open house picnic, block parties, Pack the Bus for the Schaumburg Township School District 54, Party in the Park, She thanked the Arts Commission for the Summer Concerts and congratulated the Conant water polo team on their season and Trustee Gaeta on the birth of his third great grandchild.

Trustee Mills stated that she attended Coffee with the Board, the dinner at Kyoto, the Shared Services Best Practice program, the Schaumburg Township Pack the Bus, she congratulated the Conant water polo team and thanked all who attended the Barrington Square Home Owners open house.

Trustee Stanton stated that he attend the Senior Commissions ice cream social, Coffee with the Board, a CAC golf outing, the Kyoto dinner, the Streamwood parade, the Barrington Square open house, a block party, a special Board meeting, the shared Services program, the Youth Commission arts & crafts event and he congratulated the Conant water polo team.

Trustee Arnet stated that she attended Coffee with the Board, the Kyoto dinner, the Youth Commission arts & crafts program, Pack the Bus, Party in the Park, she thanked everyone who attended the Barrington Square open house and she congratulated the Conant water polo team.

6.C. Village Manager's Report

Mr. Norris had no comments.

6. D. Village Clerk's Report

The Village Clerk stated that during the month of July 168 FOIA requests were received and 56 passports were processed.

6.E. Committee Reports**Finance Committee**

Trustee Newell stated that they would be meeting to request approval of a four year extension to the agreement with Andy Frain of Aurora, IL for: Security/ushers/guest services at the Sears Centre Arena and Event parking services at the Sears Centre Arena and receive and file the Finance Department Monthly Report the Information System Department Monthly Report and the Sears Centre Monthly Report.

Public Works & Utilities

Trustee Newell stated that they would be meeting to request authorization to award contract for the Vehicle Maintenance Building Boiler Replacement to Advantage Mechanical Inc., McHenry, IL, in an amount not to exceed \$46,781 and receive and file the Department of Public Works Monthly Report, and the Department of Development Services Monthly Engineering Report of the Transportation and Engineering Division.

Public Health & Safety

Trustee Gaeta stated that they would be meeting to receive and file the Police Department Monthly Report, the Health & Human Services Monthly Report, the Emergency Management Coordinator Monthly Report and the Fire Department Monthly Report.

8. ADDITIONAL BUSINESS:

Trustee Stanton requested that the licenses get voted on separately.

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

8.A. Request Board approval of Ordinance No. 4667-2018 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, May's Hoffman Estates 3021 Barrington Road LLC d/b/a May's Lounge, 3021 Barrington Road.

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

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

8.A. Request Board approval of Ordinance No. 4668-2018 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, May’s Hoffman Estates LLC d/b/a May’s Lounge, 1429 Palatine Road).

Roll Call:

Aye: Gaeta, Arnet, Mills, Newell

Nay: Stanton

Mayor McLeod voted aye.

Motion carried.

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

8.B. Request Board approval of Ordinance No. 4669-2018 amending Section 6-2-1-HE-11-1302-A of the Hoffman Estates Municipal Code (no parking – Chambers Drive between Palatine Road and Turnberry Drive).

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

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

8.C. Request Board approval of Ordinance No. 4670-2018 amending Section 7-8-9, Certain Weeds and Trees Prohibited, of the Hoffman Estates Municipal Code (tree maintenance).

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Stanton, to approve Item 8.D. as amended with the extra condition.

8.D. Request Board approval for an amendment to the Redevelopment Agreement with SVAP Hoffman Plaza, L.P., SVAP Hoffman Plaza II, L.P., and SVAP Hoffman Plaza, L.P. for the redevelopment of the southern portion of the Hoffman Plaza Shopping Center.

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell

Nay:

Mayor McLeod voted nay.

Motion carried.

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

8.E. Request Board approval of the Community Development Block Grant (CDBG) Annual Action Plan for Program Year 13 (2018-2019).

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

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

8.F. Request Board approval to make improvements to the retention pond between the Stonegate Conference and Banquet Centre and the restaurant mall; and award contract for Phase 2 engineering (final plans, specs, and bid documents) and perform Phase 3 engineering (management during construction to WT Group, Hoffman Estates, IL, in an amount not to exceed \$18,250; and use funds from the Barrington/Higgins TIF for this work.

Roll Call:

Aye: Stanton, Arnet, Mills, Newell

Nay: Gaeta

Mayor McLeod voted nay.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Arnet, to approve Item 8.G.

8.G. Request Board authorization to award contract to analyze and update the stormwater plan for Prairie Stone, including the capacity of the central wetlands, to V3 Companies, Woodridge, IL, in an amount not to exceed \$107,200, plus reimbursables.

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Stanton to approve Item 8.H.

8.H. Request Board authorization to award contract for the Vehicle Maintenance Building Boiler Replacement to Advantage Mechanical Inc., McHenry, IL, in an amount not to exceed \$46,781.

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

9. ADJOURNMENT:

Motion by Trustee Arnet, seconded by Trustee Gaeta to adjourn the meeting. Time: 8:39 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.