

**MEETING:                                 HOFFMAN ESTATES VILLAGE BOARD**  
**DATE:                                     SEPTEMBER 17, 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 7:04 p.m. The Village Clerk called the roll. Trustees present: Karen Mills, Anna Newell, Gary Pilafas, Gary Stanton, Michael Gaeta, Karen Arnet  
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. Koplín, Asst. Village Manager-Development Services  
R. Englund, Deputy Fire Chief  
T. Bos, Police Chief  
G. Poulos, Asst. Police Chief  
J. Nebel, Public Works Director  
P. Seger, HRM Director  
M. Saavedra, H&HS Director  
M. Hankey, Transportation & Engineering Director  
P. Gugliotta, Planning, Building & Code Enforcement Director  
K. Kramer, Economic Development Director  
B. Anderson, CATV Coordinator  
K. Koop, Risk Manager  
M. Galloway, GG Intern  
A. Howe, PW Management Asst./Analysts

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

The Pledge was led by Trustee Mills.

**8. ADDITIONAL BUSINESS:**

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

**8.E.** Request Board approval of request by McShane Hoffman Estates LLC and McShane Hoffman MS LLC for approval of a Forbearance Agreement regarding a bike path required to be installed along the Huntington 90 property on the north side of Central Road, west of Center Drive.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

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 McShane Hoffman Estates LLC (owner) and Conor Commercial Real Estate (applicant) for Preliminary & Final Site Plan and Preliminary & Final Plat of Subdivision for Bystronic North American Headquarters to be located at 2200 Central Road, subject to the following conditions:

1. The following exceptions/waivers are granted:
  - a. A waiver from Section 10-5-2 C.1. to allow drive aisles on the east side of the building to have a width of 23' as measured from edge of pavement to edge of pavement instead of the required 24'.
  - b. A waiver from Section 10-4-2-F to omit the required trees in the buffer area around the detention ponds to allow better view angles of the pond from the building.
  - c. A waiver from Section 10-4-4-C. 2.b. to omit trees from parking islands on the east side of the building to allow better view angles of the pond from the building.
  - d. A waiver from Section 10-4-4 A to not provide street trees within the Central Road Right of Way.
2. A building permit shall be obtained within twelve months of Village Board action on the request.
3. Any future parking that is proposed shall require review and approval via Village site plan process.
4. Consistent with the zoning code for the district, outside storage of any materials, supplies or products shall not be permitted.
5. The petitioner acknowledges that an impact fee will be due in accordance with the Village's Road Improvement Impact Fee Program (currently estimated at \$61,322). The fee is due prior to any certificate of occupancy being issued for the building. The petitioner may opt to do a post occupancy study to determine the fee based on actual traffic counts. The post occupancy option will require a formal agreement to be in place prior to the issuance of a building permit.
6. The petitioner acknowledges the requirement to build a bike path along the Central Road frontage as defined in the Development Agreement. The Village and Petitioner agree to delay said installation of the path for a period of up to three years as outlined in the Forbearance Agreement.
7. The southern vehicular access to Eagle Way shall be limited to a right-in-right-out only due to its proximity to Central Road and shall include barrier median on Eagle Way as shown on the plans.
8. Plat of Subdivision is subject to revisions as required by Corporation Counsel and petitioner shall provide a signed mylar prior to Village Board consideration.
9. The Bystronic building occupancy shall only be allowed as a Temporary Occupancy Permit as per Village Code after the Village approved inspections for the Phase 1 interim Eagle Way construction. Final Occupancy Permit will not be granted until all of Eagle Way from existing terminus to Central Road is complete and accepted by the Village.
10. If construction access utilizes Eagle Way, the petitioner shall pay Road Use fees as required by Village Code.
11. Site development shall adhere to all conditions of the Army Corps of Engineers permit for work near or within designated wetlands.
12. As part of the final detailed Development Services review, several minor plan review comments were noted. The petitioner shall correct the plans prior to the onset of site improvements.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

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.B.** Request by McShane Hoffman Estates LLC (owner) and Conor Commercial Real Estate (applicant) for Preliminary & Final Site Plan (Phase 1) and Plat of Dedication for an extension of Eagle Way, subject to the following conditions:

1. Site development shall adhere to all conditions of the Army Corps of Engineers permit for work near or within designated wetlands.
2. The dedication of right of way and construction of the Eagle Way extension is an obligation of the property owner as part of the construction of the Bystronic building based on the terms of the applicable Development Agreement. As requested by the Petitioner, the Bystronic site plan approval shall permit the new roadway to be constructed in phases with an interim condition for just the northern part of the road extension at the time temporary occupancy is granted for the Bystronic building.
3. The Plat of Dedication for the eastern portion of Eagle Way is still under review by Corporation Counsel and the Petitioner shall be responsible for making any additional revisions, and shall provide the signed mylar plat prior to consideration by the Village Board.
4. This approval of plans is only for the Phase 1 interim Eagle Way improvements and the plans are subject to further revision and review of the drainage design, traffic control and other engineering details by the Village Department of Development Services. No construction of any Eagle Way Phase 1 improvements shall begin until the Village Department of Development Services has approved the final plans.
5. As required by Village Code, a performance deposit equal to 110% of the full cost of all Eagle way improvements (Phase 1 and Phase 2) shall be provided to the Village prior to the issuance of the building permit for the new Bystronic building. Prior to issuance of a temporary occupancy permit for the Bystronic building, the performance deposit shall be converted to a cash deposit equal to 110% of the unfinished Phase 2 improvements and such deposit shall be retained by the Village until the full Eagle Way extension is constructed and formally accepted.
6. Prior to beginning any construction within the previously dedicated portion of the Eagle Way right of way, the Petitioner shall provide written documentation from the owner of the Claire's property (currently not Claire's) regarding their cooperation on the fire lane removal and potential construction activity that may need to occur on Claire's property. The Petitioner shall also be responsible for coordinating all construction activities at the site with Claire's and Seimens, particularly related to any impacts of the construction that may affect those businesses' existing access driveways that connect to the current terminus of Eagle Way.
7. The Petitioner shall be responsible for coordination with the Village Fire Department prior to the removal of the existing temporary Claire's fire lane within the Eagle Way right of way.
8. The Phase 2 Eagle Way construction plans shall require review and approval by the Village and shall include the dedication of additional right of way near the Central Road intersection. The Petitioner shall be responsible for obtaining this right of way and completing all plans. The Phase 2 plans shall also be subject to Cook County Highway Department approval, which shall be provided prior to Village Board consideration of the Phase 2 improvements.
9. The Village shall only consider formal acceptance of the Eagle Way right of way and improvements after the entire Eagle Way extension is completed from its current southern terminus through the new intersection with Central Road.

Roll Call:

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

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.C.** Request by McShane Hoffman Estates LLC (owner) and Conor Commercial Real Estate (applicant) for a Master Sign Plan Amendment dated September 5, 2018 in accordance with Section 9-3-8-M-13 of the Zoning Code for the Huntington 90 property.

Roll Call:

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

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 Pilafas, to concur with the proclamation proclaiming Wednesday, September 26, 2018 as Sharon Lawson Day. Voice vote taken. All ayes. Motion carried.

Ms. Lawson was congratulated by the Board and accepted her proclamation.

Trustee Gaeta read the following proclamation.

Motion by Trustee Stanton, seconded by Trustee Arnet, to concur with the proclamation proclaiming Monday, September 24, 2018 as Paul Hansen Day. Voice vote taken. All ayes. Motion carried.

Chief Bos accepted the proclamation.

Trustee Mills read the following proclamation.

Motion by Trustee Gaeta, seconded by Trustee Arnet, to concur with the proclamation proclaiming Monday, September 21, 2018 as Lisa Koenen Day. Voice vote taken. All ayes. Motion carried.

Chief Bos accepted the proclamation.

Trustee Arnet read the following proclamation.

Motion by Trustee Gaeta, seconded by Trustee Stanton, to concur with the proclamation proclaiming Monday, September 28, 2018 as Gregory Poulos Day. Voice vote taken. All ayes. Motion carried.

Asst. Chief Poulos 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 October 2018 as National Community Planning Month. Voice vote taken. All ayes. Motion carried.

Mr. Gugliotta accepted the proclamation.

Motion by Trustee Gaeta, seconded by Trustee Arnet to recess the Board meeting and return to the Planning, Building and Zoning Commission meeting. Voice vote taken. All ayes. Motion carried. Time: 7:23 p.m.

Village President William McLeod called the meeting back to order at 8:38 p.m. The Village Clerk called the roll. Trustees present: Karen Mills, Anna Newell, Gary Pilafas, Gary Stanton, Michael Gaeta, Karen Arnet

A quorum was present.

**3. RECOGNITION OF AUDIENCE:**

Robert Steinberg, 4158 Portage Lane, spoke about the Village banning vaping, how the code enforcement department doesn't go on roofs to inspect them, that the bike path along Central Road should temporarily be made out of crushed limestone and commented at length about the changes that the 4<sup>th</sup> of July Commission voted to change for the 2019 festival.

**4. APPROVAL OF MINUTES:**

Motion by Trustee Gaeta, seconded by Trustee Arnet, to approve Item 4. Voice vote taken. Motion carried.

Approval of Minutes  
Minutes from September 4, 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: Mills, Newell, Pilafas, Stanton, Gaeta, Arnet

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 September 17, 2018: \$4,362,024.10.**

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

Mayor McLeod stated that he attended a NWMC Executive Committee meeting, the Winston Knolls Education Group ribbon cutting, the Platzkonzert, Brookdale's Local Heroes Ceremony, our September 11<sup>th</sup> Ceremony, a Metro Mayors Caucus meeting, a NWMC Board meeting, the Hawks for Vets girls swim meet, a 4<sup>th</sup> of July meeting, the IL Legislative Update Luncheon, the Park Districts Uncorked and Untapped, a block party, the Ganesh Utsav Festival, and the Community Pride Award reception. He announced that we will have French football players visiting, a ground breaking for Bystronic and that the police and fire departments will be playing in their annual Shootz and Ladderz softball game.

**6.B. Trustee Comments**

Trustee Gaeta stated that he attended the Platzkonzert keg tapping, the Brookdale Local Heroes event, our September 11<sup>th</sup> program, the IL Legislative luncheon, a block party and the Ganesh Utsav Festival.

Trustee Newell stated that she attended the Platzkonzert, September 11<sup>th</sup>, the Park District Dog Carnival, a block party, the Ganesh Utsav Festival and the Community Pride Awards.

Trustee Pilafas stated that he attended the Hawks for Vets swim meet and football game, the September 11<sup>th</sup> Ceremony, he congratulated the Community Pride Award winners, attended a HEOC meeting, the Platzkonzert and thanked the commission and staff for all of their work on the event.

Trustee Mills congratulated Trustee Pilafas and former Trustee Vandenberg on the success of the Platzkonzert, she stated that she attended our September 11<sup>th</sup> program, the Hawks for vets girls swim meet, a block party, the Ganesh Utsav Festival, the Legislative luncheon, she said that she saw a child that was having trouble with his bicycle and Fire Truck 22 stop and fix it for him, she spoke about the Mayor O'Malley memory table and she congratulated the Community Pride winners.

Trustee Stanton stated that he attended a question and answer session at Thomas Jefferson school, the Winston Knolls ribbon cutting, his 50<sup>th</sup> high school reunion, the Brookdale Local Heroes event, our September 11<sup>th</sup> Ceremony, the Legislative luncheon, and the Community Pride Awards.

Trustee Arnet stated that she attended our September 11<sup>th</sup> Ceremony and thanked the Celebrations Commission and the speakers from the program, attended the Hawks for Vets football game, a block party, the Ganesh Utsav Festival, the Community Pride Awards and she wished those who observe, a Blessed Yom Kippur.

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

Mr. Norris reminded all about the Midwest Water Group smoke testing that starts on Tuesday.

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

The Clerk had no report.

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

Mrs. Musiala stated that during the month of July 2018, for Operating funds cash receipts and transfers-in exceeded cash disbursements and transfers-out by \$3.34 million, primarily due to receipt of property taxes. After including these receipts and disbursements, the balance of cash and investments for the operating funds is \$47.3 million.

For the Operating, Debt Service and Capital Projects funds, cash receipts and transfers-in exceeded cash disbursements and transfers-out by \$3.05 million, primarily due to receipt of property taxes.

For the Trust Funds, cash receipts and transfers-in exceeded cash disbursements and transfers-out by \$1.62 million, primarily due to receipt of property taxes.

The total for cash and investments for all funds decreased to \$232.2 million.

#### **6.F. Committee Reports**

##### **Public Works & Utilities**

Trustee Newell stated that they would be meeting to request authorization to award contract for a Village-wide water distribution system leak survey to Water Services, Elgin, IL, in an amount not to exceed \$30,000, request authorization to award contract for 2018–2019 winter tractor rentals and to receive and file the Public Works Department, and the Development Services Engineering Report of the Transportation and Engineering Division Monthly Reports.

**Public Health & Safety**

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

**Finance Committee**

Trustee Pilafas stated that they would be meeting to recommend approval of an ordinance adding Section 13-6-2 (Collection Costs) to the Hoffman Estates Municipal Code; request approval of consolidated Sears Centre Arena agreements with Spectra for Arena Management, Front Row Marketing for sale of contractual rights, and New Era Tickets for ticketing services; request authorization to award a contract to Webmarc Doors of South Elgin, IL to replace five doors at the Sears Centre Arena in an amount not to exceed \$35,711.47; request authorization to renew the Application Service Provider Agreement (ASP) with Superior, LLC (Superior) and Village of Hoffman Estates, IL (Customer) for a term of three years at a subscription cost as follows year one; April 2018 through March 2019 - \$159,085.85, year two; April 2019 through March 2020 - \$167,040.14 and year three; April 2020 through March 2021 - \$175,392.15; request authorization to waive formal bidding and award a contract for the purchase of nine (9) semi ruggedized laptop computers and accessories to CDS Office Technologies for use in Police Department (8) and Public Works (1) vehicles in an amount not to exceed \$35,135 and to receive and file Finance Department, the Information System Department and the Sears Centre Arena Monthly Reports.

**8. ADDITIONAL BUSINESS:**

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve Items 8.A. through 8.C. and 8.G. through 8.J. 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.4681-2018 amending Sections 3-1-3, 3-2-6, 3-3-17 and 8-3-3 of the Hoffman Estates Municipal Code (elected officials compensation).

Roll Call:

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

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. 1664-2018 creating an Ad Hoc Complete Count Committee for the 2020 Census of the Village of Hoffman Estates.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

**8.C.** Request Board approval of Resolution No. 1665-2018 establishing fees for Planning, Zoning, Development Incentives and other related fees of the Village of Hoffman Estates.

## Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

**8.D.** Request Board approval of request by Poplar Creek Bowl for a site plan amendment to modify a condition of approval to allow use of outdoor seating by any patron of the bowling alley and banquet business at 2354 W. Higgins Road.

## Roll Call:

Aye: Newell, Pilafas, Stanton, Gaeta

Nay: Mills, Arnet

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Gaeta, to approve Item 8.F. with the condition that this is the final extension.

**8.F.** Request Board approval of request by MI Homes of Chicago LLC and CASE Properties LLC to extend the required completion dates related to the renovation of the Bergman Farmhouse located on the north side of Algonquin Road, west of Ela Road.

## Roll Call:

Aye: Mills, Newell, Stanton, Gaeta, Arnet

Nay: Pilafas

Mayor McLeod voted aye.

Motion carried.

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

**8.G.** Request Board approval of an Intergovernmental Agreement with Cook County for the *Invest in Cook* grant program.

## Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

**8.H** Request Board approval of a second amendment to the Intergovernmental Agreement with Cook County for Shoe Factory Road improvements in an amount not to exceed \$395,712; and second supplement to the Village Phase II design services contract with Civiltech Inc. in the amount of \$395,712, for a total not to exceed amount for Phase II design services of \$980,990.90.

## Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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



**8.I.** Request Board approval of two (2) IDOT supplemental resolutions to appropriate Motor Fuel Tax funds for the 2014 Street Revitalization Project in the amount of \$1,422,071; and 2015 Street Revitalization project in the amount of \$352,363.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

**8.J.** Request Board authorization to award contract for 2018 surface patching project to Brothers Asphalt Paving, Inc., Addison, IL (low bid) in an amount not to exceed \$200,000.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

**9. ADJOURNMENT:**

Motion by Trustee Arnet, seconded by Trustee Gaeta, to adjourn the meeting. Time: 9:15 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.*