

Minutes from November 4, 2019.

5. CONSENT AGENDA/OMNIBUS VOTE:

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

5.A. Approval of Agenda

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.B. Approval of the schedule of bills for November 18, 2019 -\$12,856,323.00.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.C. Request Board approval of Ordinance No. 4763-2019 amending Section 5-5-7, Sworn Personnel, Hoffman Estates Police Department, of the Hoffman Estates Municipal Code.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.D. Request Board approval of Ordinance No. 4764-2019 amending Section 5-6-9, Sworn Personnel, Hoffman Estates Fire Department, of the Hoffman Estates Municipal Code.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.E. Request Board approval of Ordinance No. 4765-2019 amending Section 12-4-2, Rates for Water and Sewer Service, of the Hoffman Estates Municipal Code.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Stanton, seconded by Trustee Mills, to approve Item 5.F.

5.F. Request Board approval to award a two-year contract with a third-year extension option for full-service professional printing services for the monthly *Citizen* newsletter to PressTech, Des Plaines, IL, in an annual amount of \$32,530.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Stanton, seconded by Trustee Mills, to approve Item 5.G.

5.G. Request Board authorization to award a contract for the Village Green master plan to Tria Architecture, Burr Ridge, IL in an amount not to exceed \$108,500.00.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

6. REPORTS:

6.A. President's Report

Proclamation(s)

Trustee Mills read the following proclamation.

Motion by Trustee Gaeta, seconded by Trustee Arnet, to concur with the proclamation proclaiming Wednesday, November 20, 2019 as Universal Children's Day. Voice vote taken. All ayes. Motion carried.

Dr. Saavedra accepted the proclamation.

Trustee Stanton read the following proclamation.

Motion by Trustee Gaeta, seconded by Trustee Stanton, to concur with the proclamation proclaiming November 30, 2019 as Small Business Saturday. Voice vote taken. All ayes. Motion carried.

Tricia O'Brien and Chamber members accepted the proclamation and were congratulated by the Board.

Trustee Arnet read the following proclamation.

Motion by Trustee Gaeta, seconded by Trustee Stanton, to concur with the proclamation proclaiming December 3, 2019 as Giving Tuesday. Voice vote taken. All ayes. Motion carried.

Dr. Saavedra accepted the proclamation.

Appointments to Boards & Commissions

Motion by Trustee Arnet, seconded by Trustee Mills, to approve the appointment of Michael Gaeta to the Commission for Senior Citizens. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Arnet, to approve the appointment of Arnaud Monnier to the Arts Commission. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Stanton, to accept the resignation, with regrets, of Mark Ingram from the Commission for Disabled Citizens. Voice vote taken. All ayes. Motion carried.

Mayor McLeod reminded everyone of the following upcoming events, Wine Wednesday, Therapy Dog Thursday, the Mother Truckin' Booze Fest and our tree lighting. He stated that he was in Springfield with Trustee Stanton lobbying for issues that are important to the Village, the budget workshop, the Sleep Number ribbon cutting, brought a large food donation to the Hanover Township Food Pantry, read a proclamation for Greg Ring's 60th birthday, attended Paw Patrol, a memorial service for a former client of Gigi's Playhouse and participated in a Pension Fairness call.

6.B. Trustee Comments

Trustee Newell stated that she attended a sustainability meeting, the Capital Improvement Board meeting, a CUB meeting and the budget workshop.

Trustee Gaeta stated that he attended the Fire & Police Commission interviews, the CIB meeting, the Sister Cities Commission French Revolution Retelling program, the Eagle Scout Ceremony for Alaric Romasithong, Veterans Day Ceremonies at St. Hubert's, Whiteley School and ours, a Senior commission meeting, the CUB meeting, the D54 Partnership Breakfast meeting, the Sleep Number ribbon cutting and the Sphero BOLT Workshop.

Trustee Mills stated that she attended her granddaughter's concerts, the CIB meeting, her granddaughter's 12th birthday, the Windy City Bulls opening night, our Veterans Day Ceremony, the budget workshop, the Sphero BOLT Workshop, Paw Patrol and a memorial service for the son of her co-worker who is also a longtime resident.

Trustee Stanton stated he attended the CIB meeting, the Arts Commission's Digital Workshop and he thanked the commission for the program, the Windy City Bulls game, the St. Hubert Veterans Day Ceremony, traveled to Springfield to lobby for the Village, attended the budget workshop and a Barrington I-90 meeting.

Trustee Arnet stated that she attended the CIB meeting, the Windy City Bulls game, the budget workshop and the Sphero BOLT workshop.

Trustee Pilafas stated that he attended the CIB meeting and thanked everyone for coming, the budget workshop and thanked Rachel and staff for their work on preparing for it, a Platzkonzert meeting, our Veterans Day Ceremony and thanked the HEHS band for attending, the Dirksen Elementary Veterans Day program, the Windy City Bulls game and he congratulated Mr. Norris on his work on the pension legislation.

6.C. Village Manager's Report

Mr. Norris stated that there is still work to be done related to pensions, he announced that Groot will be extending the yard waste pick up until December 9th and 11th and that large electronics will go until November 25th, and he said that the Village was approached by NBC Sports to do 30 second spots promoting the Village that will air on that station, Ric is working on producing those.

6.D. Village Clerk's Report

The Clerk had no report.

6.E. Treasurer's Report

Mrs. Musiala stated that during the month of September 2019, for Operating funds cash disbursements and transfers-out exceeded cash receipts and transfers-in by \$351, 944, primarily due to general operating expenses. After including these receipts and disbursements, the balance of cash and investments for the operating funds is \$51.6 million.

For the Operating, Debt Service and Capital Projects funds, cash receipts and transfers-in exceeded cash disbursements and transfers-out by \$47,817, primarily due to monthly operating transfers.

For the Trust Funds, cash disbursements and transfers-out exceeded cash receipts and transfers-in by \$970,721, primarily due to pension fund investment activity.

The total for cash and investments for all funds decreased to \$251.2 million.

6.F. Committee Reports

Finance

Trustee Pilafas stated that they would be meeting to 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 approval of Change Order to the contract with Water Well Solutions of Elburn, IL for the abandonment of Well 9 in an amount of \$XXX, for a total not to exceed \$____; request authorization to award contract for Tower Painting and Miscellaneous Maintenance Work at Stonington Blvd. Tower (T-2) & Huntington Blvd. Tower (T-4) to L.C. United Painting Co, Sterling Heights, MI, in an amount not to exceed \$700,000; request authorization to award contract for purchase of snow removal tractor to _____, in an amount not to exceed \$____; and to 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 request approval of a mutual aid agreement between the Village of Hoffman Estates and other MABAS communities for emergency medical and transportation services; and 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.

7. PLANNING & ZONING COMMISSION:

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

7.A. Request by Bright Hope International (owner) and Ash, Anos, Freedman & Logan LLC (applicant) to consider a Special Use approval under zoning code section 9-9-1-C-2-1 for an indoor sports training facility on the property located at 2070 Stonington Ave, subject to following conditions:

1. The approval of the Special Use shall be based on the application materials submitted by the petitioner for this request which includes training for youth only and is permitted only within the proposed space.
2. Formalized outdoor activities located on the property shall be prohibited.

Discussion

Mayor McLeod asked if Bright Hope was running the facility.

Chairperson Combs replied no.

Trustee Mills asked if it was still a nonprofit.

Mr. Gugliotta replied that he believed so.

Lawrence Freedman, applicant representative, and C. H. Dyer, owner representative, explained how the camp will work, that the applicant will be paying rent to Bright Hope and that the youth camp is a nonprofit.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

7.B. Request by Bright Hope International (owner) and Ash, Anos, Freedman & Logan LLC (applicant) to consider an amendment to Special Use Ordinance 4627-2018 under zoning code section 9-9-1-C-2-1 on the property located at 2060-2080 Stonington Avenue, subject to following conditions:

1. The Special Use is granted based on the condition that the property owner shall comply with all building code requirements necessary to convert the existing warehouse building into an assembly use building.

The following conditions pertain to the ongoing operations:

1. This approval is granted based on the petitioner's application materials submitted with this request and materials submitted for the previously approved Special Use ordinance 4499-2015. Any proposed changes to the building or property that substantially differ from these application materials will require prior Village approval and may require a formal amendment to the approved Special Use and Site Plan Amendment, as determined by the Village. Such changes include, but are not limited to, use of the assembly space beyond the extent indicated in the petitioner's application. Activities in the building that exceed the Special Use approval without prior Village approval will result in further action by the Village, which may include revocation of the Special Use granted with this request.

2. Parking shall occur only in legally marked parking spaces or at legal on-street locations. The property owner shall monitor the parking to ensure that illegal parking does not occur. Failure to properly manage the parking will result in further action by the Village, which may include revocation of the Special Use granted with this request.

3. Due to this property's heavy dependence on public street parking, the Village shall reserve the right to require that parking boxes be striped on Stonington Avenue, the full cost for which shall be paid by the property owner.

4. The Village shall reserve the right if it is deemed necessary by the Village to require the property owner to conduct parking counts to be submitted to the Village for review.

5. The property owner shall coordinate the interior programming of the building to ensure that parking demand is minimized and that Bright Hope office and warehouse activities are limited when an event is held concurrently in the assembly space by another user.

6. The property owner shall obtain prior permission from the respective property owners for any off-site parking that occurs at private parking lots in the vicinity.

7. Parking disputes between the subject property owner (Bright Hope International) and other property owners shall be the responsibility of the property owner to resolve.

8. The maximum occupancy of the assembly space shall be limited to no more than 225 persons based on the available parking on-site, on-street, and through permission granted by other property owners near the site. Failure to abide by the occupancy requirement shall result in further action by the Village, which may include revocation of the Special Use granted with this request. At such time as the Special Use is amended, the Village may consider a higher maximum occupancy for the assembly space.

9. All conditions previously approved under Ordinance 3150-2000 pertaining to the retail sales use in the building for Bright Hope International in the 2060 Stonington Avenue space shall remain in effect.

Discussion

Trustee Mills asked about expanding the parking on the site.

Mr. Gugliotta responded that the attendance at the church hasn't increased to the numbers that were expected so expanding the parking is not needed.

Trustee Mills reiterated that there will be no practices while church is going on.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

7.C. Request by Hoffman Estates Acquisitions LLC and Somerset Development LLC (owner) to consider a Site Plan Amendment for the Phase 1 office and retail occupancy of a portion of the existing Bell Works building at 2000 Center Drive, subject to following conditions:

1. Phase 1 occupancy approval is limited to the common areas, offices, and retail space, along with the specific parking and access areas delineated on the petitioner's submittal. Future proposed occupancy of the existing building(s) or new construction shall require formal site plan review and approval.

2. Prior to issuance of an occupancy permit for any of the office space, any property maintenance deficiencies for the areas of the site and parking lots to be used in Phase 1 shall be corrected. Village staff will perform a comprehensive inspection and provide a specific list of items to be addressed.

3. As part of the Phase 1 final occupancy inspection process, Village staff will confirm that all parking spaces are properly striped, lighted, and that a minimum of six (6) code-compliant handicapped parking spaces are signed and marked in the indoor accessible parking lot. Any work necessary to upgrade the parking areas, including striping, pavement work, or lighting, shall require a building permit.

4. Prior to occupancy, the owner shall obtain approval of a Master Sign Plan which, at a minimum, addresses directional signage throughout the Phase 1 areas of the site.

5. As part of the Building and Fire permit review for the Phase 1 occupancy, the petitioner shall comply with any code-required building upgrades that pertain to the Phase 1 areas.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

8. ADDITIONAL BUSINESS:

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

8.A. Request Board ratification of Sears Centre General Manager's authorization for emergency repair (as specified in the Spectra Management Agreement) to the Sears Centre Arena parking lot to Schroeder Asphalt Services, Inc. of Huntley, IL, in the amount of \$218,000.

Roll Call:

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

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 a Performance Contracting Agreement between Siemens Industry, Inc. and the Village of Hoffman Estates for the replacement of residential and

commercial water meters, conversion to LED street lights, and the installation of an advanced metering infrastructure system.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

9. ADJOURNMENT:

Motion by Trustee Mills, seconded by Trustee Pilafas, to adjourn the meeting into Executive Session to discuss Land Acquisition (5 ILCS 120/2-(c)-(6)); Litigation (5 ILCS 120/2-(c)-(11)) & Collective Bargaining (5 ILCS 120/2-(c)-(2). Time: 7:45 p.m.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Arnet, seconded by Trustee Mills, to adjourn the meeting. Time: 8:33 p.m.

Roll Call:

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

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.