

**MEETING:**                                   **HOFFMAN ESTATES VILLAGE BOARD**  
**DATE:**                                       **MAY 9, 2022**  
**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 7:00 p.m. The Village Clerk called the roll. Trustees present: Karen Arnet, Karen Mills, Anna Newell, Gary Pilafas, Gary Stanton, Michael Gaeta  
A quorum was present.

**ADMINISTRATIVE PERSONNEL PRESENT:**

E. Palm, Village Manager  
D. O'Malley, Deputy Village Manager  
A. Janura, Corporation Counsel  
P. Cross, Asst. Corporation Counsel  
K. Cawley, Police Chief  
J. Thomas, Asst. Police Chief  
A. Wax, Fire Chief  
A. Fashoda, Asst. Finance Director  
F. Besenhoffer, IT Director  
J. Nebel, Public Works Director  
M. Saavedra, H&HS Director  
P. Seger, HRM Director  
P. Gugliotta, Planning, Building & Code Enforcement Director  
J. Horn, Planning and Transportation Director  
K. Kramer, Economic Development Director  
T. O'Donnell, Communications Manager  
R. Signorella, Multimedia Coordinator

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

The Pledge of Allegiance was led by Trustee Arnet.

**6. REPORTS:**

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

**Swearing-Ins**

Sergeant John Bending introduced his family, Mayor McLeod swore Sergeant John Bending into the office of Police Lieutenant, Police Lieutenant John Bending was congratulated by the Board.

Officer Nicholas Boulahanis introduced his family, Mayor McLeod swore Officer Nicholas Boulahanis into the office of Police Sergeant, Police Sergeant Nicholas Boulahanis was congratulated by the Board.

### **Presentation(s)**

Detective Antonio Garcia was recognized as Police Detective of the Year for 2021 because of his many qualities including his hard work and dedication to his job and the residents of the Village of Hoffman Estates.

Detective Matthew Fesemyer was recognized as Police Officer of the Year for 2021 because of his many qualities including his outstanding service and his mentorship abilities.

Motion by Trustee Pilafas, seconded by Trustee Gaeta, to recess the Board meeting and return to the Transportation and Road Improvement Committee meeting. Voice vote taken. All ayes. Motion carried. Time: 7:16 p.m.

Village President William McLeod called the meeting back to order at 8:01 p.m. The Village Clerk called the roll. Trustees present: Karen Arnet, Karen Mills, Anna Newell, Gary Pilafas, Gary Stanton, Michael Gaeta  
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 Stanton, to approve Item 4. Voice vote taken. All ayes. Motion carried.

Approval of Minutes  
Minutes from April 18, 2022

Motion by Trustee Gaeta, seconded by Trustee Mills, to approve Item 4. Voice vote taken. Six ayes, one abstention, Arnet. Motion carried.

Approval of Minutes  
Minutes from April 25, 2022.

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

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

**5.A.** Approval of Agenda

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

**5.B.** Approval of the schedule of bills for May 9, 2022 - \$4,209,630.41.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

**5.C.** Request Board authorization to award purchase order of seventeen (17) complete Mueller fire hydrants to Ziebell Water Services Products, Inc., Elk Grove Village, IL (low bid), in an amount not to exceed \$72,250.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

**5.D.** Request Board authorization to extend 2020 contract with Wachs Water Services, Columbia, MD (low qualified proposal), for the 2022 Valve Assessment Program with concurrent leak survey, in an amount not to exceed \$27,320.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

**5.E.** Request Board authorization of a contract amendment to the existing 2018 contract with Baxter & Woodman Engineers (B&W), Crystal Lake, IL, for additional engineering services for Golf Road Sanitary Sewer Lift Station replacement, design, and construction management in an amount not to exceed \$25,000.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

**5.F.** Request Board authorization to waive bidding and accept a proposal for the replacement of office partitions, work stations and file cabinets for Public Works Center EOC/Supervisors offices using the OMNIA purchasing consortium to Midwest Office Interiors, Woodridge, IL, in an amount not to exceed \$60,742.53.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

**5.G.** Request Board authorization to waive bidding and purchase one new Henderson dump body, behind cab tool box and fabrication/installation using the Sourcewell Cooperative Purchasing Program contract discount from Henderson Truck Equipment–Illinois, Gilberts, IL, in an amount not to exceed \$36,338.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Stanton, to approve Item 5.H.

**5.H.** Request Board authorization for the Village to participate in the State of Illinois Central Management Services joint purchase of road salt, in the amount of 4,000 tons.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Stanton, to approve Item 5. I.

**5.I.** Request Board authorization to waive bidding and purchase new Public Works equipment, fabrication and installation utilizing the Sourcewell Cooperative Purchasing Program from Lindco Equipment, Merrillville, IN, in an amount not to exceed \$84,375, which includes the outfitting of: Stainless steel dump body, spreader box, and fabrication/installation for Unit #41 for \$65,854; and Utility body for Unit #19 for \$18,521.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

## **6. REPORTS:**

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

#### **Proclamation(s)**

Trustee Gaeta read the following proclamation.

Motion by Trustee Arnet, seconded by Trustee Stanton, to approve the proclamation proclaiming Thursday, May 12, 2022 as James Peterson Day. Voice vote taken. All ayes. Motion carried.

Mr. Nebel accepted the proclamation for Mr. Peterson.

The National Economic Development Week proclamation was pulled because it was recognized at an earlier meeting.

Trustee Newell read the following proclamation.

Motion by Trustee Gaeta, seconded by Trustee Mills, to approve the proclamation proclaiming May 15<sup>th</sup> through 21<sup>st</sup>, 2022 as National Public Works Week. Voice vote taken. All ayes. Motion carried.

Mr. Nebel accepted the proclamation.

Mayor McLeod wished Trustee Arnet a Happy Birthday, stated that he had two Mayors for the Day, attended two School District 15 referendum presentations, a Unite U-46 meeting, a NWMC Transportation meeting, the grand opening of Fit Labs, the Holocaust Remembrance event, our Arbor Day program, a Danish Pioneer 150<sup>th</sup> Anniversary luncheon, a call with Cook County President Preckwinkle, a Cook County Board Transportation meeting, a Celtic Fest meeting, a NWMC Executive meeting, the Domestic Violence Grant check presentation, a NLC infrastructure and rail meeting, a noise compatibility meeting, he handed out flowers at Alden Poplar Creek, attended a service for former Assistant Police Chief Bob Syre and the promotional reception for our police officers.

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

Trustee Arnet thanked everyone for their birthday wishes and she congratulated Lieutenant Bending, Sergeant Boulahanis, Detective Garcia and Detective Fesemyer on their promotions and awards.

Trustee Stanton stated that he attended the Bon Appetit, the Township Earth Day event, the Elite Stars cheer team reception, the Fit Lab grand opening, our Arbor Day event, the Danish luncheon, the Grant Check presentation, handed flowers out at Alden Poplar Creek, the police promotional reception and he wished Trustee Arnet a Happy Birthday.

Trustee Mills stated that she attended the Bon Appetit, she congratulated both the Chamber and the Sister Cities Commission on the event, the Elite Stars reception, the Holocaust program, our Arbor Day program, the retirement luncheon of Lt. Julie Golden, she watched her

granddaughter's bowling tournament, attended the Domestic Violence Grant presentation, wished Trustee Arnet a Happy Birthday, congratulated Lieutenant Bending and Sergeant Boulahanis on their promotions and Detective Garcia and Detective Fesemyer on their awards.

She said that she was contacted by a resident who complained about the noise and fumes coming from the cars that race on Golf Road.

Trustee Gaeta stated he attended the D211 Operation Tool Kit, handed out flowers at Alden Poplar Creek and wished Trustee Arnet a Happy Birthday.

Trustee Newell stated that she attended a Sustainability Commission meeting, the Elite Stars reception, Earth Day, she wished Trustee Arnet a Happy Birthday and she congratulated Lieutenant Bending and Sergeant Boulahanis on their promotions and Detective Garcia and Detective Fesemyer on their awards.

Trustee Pilafas wished Trustee Arnet a Happy Birthday, he stated that he attended Bon Appetit, Arbor Day and he congratulated Lieutenant Bending and Sergeant Boulahanis on their promotions and Detective Garcia and Detective Fesemyer on their awards.

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

Mr. Palm had no report.

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

The Village Clerk stated that during the month of April 119 FOIA requests were received and 33 passport applications were processed.

### **6.E. Committee Reports**

#### **Finance**

Trustee Newell stated that they would be meeting to receive and file the Finance Department Monthly Report; the Information Technology Department Monthly Report and the NOW Arena Monthly Report.

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

Trustee Newell stated that they would be meeting to have a discussion regarding 2021 Tree City USA recognition; request authorization to award 2022 contract for 2022 Concrete Maintenance/Restoration to Globe Construction, Addison, IL (low bid), at a unit price of \$9.05 per square foot for sidewalk, \$42.00 per lineal foot for curb replacements, and \$9.00 per square foot for driveway apron replacements, in an amount not to exceed \$222,000 and to receive and file the Department of Public Works Monthly Report and the Engineering Division Monthly Report.

#### **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.

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

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

**7.A.** Request Board concurrence with the Planning and Zoning Commission recommendation and Board approval of Ordinance No. 4933-2022 granting a Master Sign Plan Amendment to the Greenspoint Office Park Master Sign Plan for the property located at 2300 N. Barrington Road. Subject to the following conditions:

1. A building permit must be obtained in twelve (12) months for all parking lot modifications and must be issued prior to the issuance of the sign and flag pole installation permit.
2. A building permit must be obtained in twelve (12) months for all sign and flag pole installations.
3. All ground signs will be required to have landscaping installed at the base of the sign.
4. Upon the event that the lease agreement between Vistex and TR Greenspoint LLC expired and not renewed, or Vistex falls below 55.51% occupancy of 2300 N Barrington, Vistex shall remove all signs and flag poles and restore the affected areas to the condition which existed prior to installation.

**Discussion**

Trustee Pilafas asked why the sign needed to be so big.

Arun Roy, Vistex, stated that they felt that it complimented the remodel that they're doing.

There was a discussion about the size of this sign compared to others in the Village.

Trustee Mills didn't think that the noise from the flags would be a problem but would like to see the address on the sign.

Trustee Stanton agreed that the address should be on the sign.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

**7.B.** Request Board concurrence with the Planning and Zoning Commission recommendation and Board approval of Ordinance No. 4934-2022 granting a special use to Waterfront Community Church for a religious assembly use for the property located at 2080 Stonington Avenue. Subject to the following conditions:

1. The special use is granted solely for the operation of a religious assembly use by Waterfront Community Church for the 14,200 square foot tenant space at 2080 Stonington Avenue.
2. The approval of the special use shall be based on the application materials submitted by the petitioner for this request.
3. No Sunday school use is permitted with this approval.
4. Any proposed operational, building or site changes will trigger a formal amendment to the approved special use and site plan approval. 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.

5. Upon a change or expansion of the current use at 2080 Stonington Avenue, including re-occupancy by a church other than Waterfront Community Church, the owner shall be required to obtain site plan approval and update the site and building to meet current Village Code requirements to the extent feasible, including parking lot expansion as needed to meet the parking demand of any future user.
6. Parking shall occur only in legally marked parking spaces or at legal on-street locations. The church 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 the revocation of the special use granted with this request.
7. The Village shall reserve the right if it is deemed necessary to require the petitioner to conduct parking counts to be submitted to the Village for review.
8. The maximum occupancy of the assembly space shall be limited to no more than 150. 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.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

**7.C.** Request Board concurrence with the Planning and Zoning Commission recommendation and Board approval of Ordinance No. 4935-2022 granting a special use to Roselle Rampage Softball Association and the Northwest Travelers Baseball Organization for an indoor sports training facility for the property located at 2070 Stonington Avenue. Subject to the following conditions:

1. The special use is granted solely for the operation of an indoor sports training facility for the Roselle Rage Softball Association and the Northwest Travelers Baseball Organization for the 12,000 square foot tenant space at 2070 Stonington Avenue.
2. The approval of the special use shall be based on the application materials submitted by the petitioner for this request.
3. Formalized outdoor activities located on the property shall be prohibited.
4. Any proposed operational, building or site changes will trigger a formal amendment to the approved special use and site plan approval. 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.
5. Upon a change or expansion of the current use at 2070 Stonington Avenue, the owner shall be required to obtain site plan approval and update the site and building to meet current Village Code requirements to the extent feasible, including parking lot expansion as needed to meet the parking demand of any future user.
6. Parking shall occur only in legally marked parking spaces or at legal on-street locations. Failure to properly manage the parking will result in further action by the Village, which may include the revocation of the special use granted with this request.
7. The Village shall reserve the right if it is deemed necessary to require the petitioner to conduct parking counts to be submitted to the Village for review.

Roll Call:

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

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 Board concurrence with the Planning and Zoning Commission recommendation and Board approval of Ordinance No. 4936-2022 granting a preliminary and final site plan and plat of easement for the property located at 2685 Eagle Way in the Huntington 90 Business Park. 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. A performance guarantee for all exterior building and site work shall be submitted to the Village prior to issuance of a building permit.
3. A permit from the Metropolitan Water Reclamation District shall be provided prior to site construction commencing.
4. No exterior signage is approved with these plans. Site and building signage will be required to meet current Village code.
5. Trash enclosures shall be added as part of any tenant buildout building permit and shall match the building façade.
6. The petitioner acknowledges that an impact fee will be due in accordance with the Village's Road Improvement Impact Fee Program. Based on the projected building use, the Village's Road Improvement Impact Fee is determined to be \$87,077.24. The fee must be submitted prior to issuance of any Certificate of Occupancy for the development. The Developer has the option of entering a Post-Occupancy Monitoring Study Agreement in lieu of submitting the fee prior to issuance of any Certificate of Occupancy. A letter of credit in the amount of \$90,000 would be required should the Developer choose to do a Post-Occupancy Monitoring Study.
7. The following conditions relate to the site construction:
  - a) A pre-construction meeting shall be conducted with the Village staff prior to construction commencing.
  - b) 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.
  - c) 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.

### **Discussion**

Trustee Mills asked if this would be behind Bystronic and if it was going to be a spec building. Mr. Gugliotta replied yes to both questions.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

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

**8.A.** Request Board approval of Ordinance No. 4937-2022 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 for Bella's Hoffman Estates LLC d/b/a Bella's Bistro, 707 W. Golf Road, Hoffman Estates, IL; decrease in number of Class "A" licenses for L&C Yu Inc. d/b/a House of Pho, 1004 W. Golf Road, Hoffman Estates, IL, and Chic Chef Catering Inc. d/b/a Chic Chef Catering @ Stonegate, 2401 W. Higgins Road, Hoffman Estates, IL; and decrease in number of Class "AC" licenses for Chic Chef Catering Inc. d/b/a Chic Chef Catering @ Stonegate, 2401 W. Higgins Road, Hoffman Estates, IL).

Roll Call:

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

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. 4938-2022 amending Section 6-2-1-HE-11-1201 of the Hoffman Estates Municipal Code (Illinois Boulevard stop sign).

#### Discussion

Trustee Stanton talked about the survey that was sent out, how few people responded and that there was a stop sign there earlier but it was removed shortly after it was put it.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

**8.C.** Request Board approval to permanently approve the temporary site plan authorization procedures for outdoor dining areas set to expire on May 31, 2022.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

**8.D.** Request Board approval of a Development Agreement with Microsoft for the Microsoft Data Center property located at 2190-2200 Lakewood Boulevard.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Pilafas, to defer Item 8.E. until May 16, 2022. Voice vote taken. All ayes. Motion carried.

**8.E.** Request Board approval of a letter of support between the Village of Hoffman Estates and USynergetics, Inc. of Hoffman Estates and Merakl, Inc. of Busan, South Korea.

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

**8.F.** Request Board approval of a Village Hall Bench Dedication Policy.

Roll Call:

Aye: Arnet, Mills, Newell, Pilafas, Gaeta

Nay: Stanton

Mayor McLeod voted aye.

Motion carried.

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

**8.G.** Request Board authorization to pay membership dues in the amount of \$25,528 to the Northwest Municipal Conference for the year 2022-2023.

Roll Call:

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

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 Personnel (5 ILCS 120/2-(c)-(1)). Time: 8:48 p.m.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Pilafas, seconded by Trustee Arnet, to adjourn the meeting. Time: 9:20 p.m.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

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.