

**MEETING:** HOFFMAN ESTATES VILLAGE BOARD  
**DATE:** JULY 18, 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  
K. Cawley, Police Chief  
G. Poulos, Asst. Police Chief  
A. Wax, Fire Chief  
S. Ostrovsky, Asst. Village Manager  
R. Musiala, Finance Director  
J. Nebel, PW Director  
D. Raszka, Acting IT Director  
M. Saavedra, H&HS Director  
P. Seger, HRM Director  
P. Gugliotta, Planning, Building & Code Enforcement Director  
A. Wenderski, Village Engineer  
T. O'Donnell, Communications Manager  
R. Signorella, Multimedia Production Manager  
D. Langguth, GG Intern

**6. REPORTS:**

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

**Swearing-In(s)**

Officer Adam Marak introduced his family, Mayor McLeod swore to Officer Adam Marak into the office of Police Sergeant; the Board congratulated Police Sergeant Marak.

**Presentation(s)**

Laurie Heinz, School District 15 Superintendent, gave a presentation on the upcoming referendum for the District; she spoke about all of the benefits that would happen if it passes.

Motion by Trustee Mills, seconded by Trustee Pilafas to adjourn the meeting and return to the Public, Health and Safety Committee meeting. Time: 7:48 p.m. Voice vote taken. All ayes. Motion carried.

Village President William McLeod called the meeting back to order at 8:31 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.

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

The Pledge of Allegiance was led by Trustee Arnet.

**3. RECOGNITION OF AUDIENCE:**

No one wished to be recognized.

**4. APPROVAL OF MINUTES:**

Motion by Trustee Stanton, seconded by Trustee Gaeta, to approve Item 4. Voice vote taken. All ayes. Motion carried.

Approval of Minutes  
Minutes from July 5, 2022.

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

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 July 18, 2022 - \$5,708,155.88.

Roll Call:

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

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 Board concurrence with the Planning and Zoning Commission recommendation and Board approval of Ordinance No. 4949-2022 granting a variation for the property located at 1990 Chippendale Road. 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. The fence shall significantly conform to the attached plans except as such plans may be changed to conform to Village Codes and Ordinances.

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.4950-2022 granting a preliminary and final site plan, including a plat of easement, for the property located at 2280 W. Higgins Road. 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. The following Subdivision Code landscaping waivers are granted:
  - a. A waiver from Section 10-4-4-B.a allowing the following landscaping setbacks:
    1. A side yard landscape setback of 4.5' versus the required 10' for the east side of the site.
    2. A side yard landscape setback of 4.5' versus the required 10' for the west side of the site.
    3. A performance guarantee based on an Engineers Estimate of Cost shall be submitted to the Village prior to issuance of a building permit.
    4. 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 \$46,212.56. The fee must be submitted prior to issuance of any Certificate of Occupancy for this 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 \$50,000 would be required should the Developer choose to do a Post-Occupancy Monitoring Study.
    5. A permit from IDOT shall be submitted prior to construction commencing in the Higgins Road right-of-way.

6. A permit from the Metropolitan Water Reclamation District (MWRD) shall be provided prior to site construction commencing.
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 Stanton asked if the corrected elevations are the ones included in the packet. Mr. Gugliotta responded yes.

Trustee Mills asked if there would be seating inside. Jeanne Roberts, MRV Architects, replied that there would be 54 seats inside the restaurant.

Trustee Stanton asked if this would have shared parking. Ms. Roberts responded that each of the restaurants have their own parking.

Trustee Gaeta asked when they expected to be open. Ms. Roberts replied fall to spring.

Trustee Mills asked if a tally of the attendance of the members of this commission could be provided.

#### 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 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.4951-2022 granting a Master Sign Plan for the property located at 2280 W. Higgins Road. Subject to the following conditions:

1. A sign permit shall be required for all signs.

#### 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 Newell read the following proclamation.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to concur with the proclamation proclaiming Thursday, July 21, 2022 as James Finn Day. Voice vote taken. All ayes. Motion carried.

Mr. Nebel accepted the proclamation for Mr. Finn.

Trustee Pilafas read the following proclamation.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to concur with the proclamation proclaiming Tuesday, July 26, 2022 as Americans with Disabilities Act Awareness Day. Voice vote taken. All ayes. Motion carried.

Dr. Saavedra accepted the proclamation.

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

Mayor McLeod stated that he attended two block parties, a FAA presentation, celebrated Ben Gibb's birthday, Coffee with the Board, attended the retirement luncheon for Sergeant Golbeck, an Economic Development meeting, the Links Incorporated bench dedication and the promotion reception for Sergeant Marak.

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

Trustee Arnet stated that she attended the block parties, Coffee with the Board, the bench dedication and she congratulated Sergeant Marak and Dozer.

Trustee Stanton stated that he attended the same things as Trustee Arnet, block parties, Coffee with the Board, the bench dedication and the reception for Sergeant Marak.

Trustee Mills congratulated Sergeant Marak stated that, she celebrated her 49<sup>th</sup> wedding anniversary and her birthday and attended the bench dedication.

Trustee Gaeta stated that he attended Wine Wednesday, a WBBM Fundraiser, the reading of a proclamation for Craig Talsma's 25<sup>th</sup> Anniversary, Mark Parr's retirement celebration, our 4<sup>th</sup> of July parade, he assembled bags for the Senior Commissions goodie bag give away, attended the FAA presentation, Coffee with the Board and he congratulated Sergeant Marak.

Trustee Newell stated that she attended the block parties, the Summer Concerts, Coffee with the Board, the bench dedication and she congratulated Sergeant Marak and Dozer.

Trustee Pilafas stated that he attended a Platzkonzert Commission meeting and he asked for the enabling resolution for the commission to allow members who don't live or work in Hoffman Estates, he also asked that the liaisons of the busier commissions to get a stipend, he stated that he attended the block parties, congratulated Sergeant Marak and Dozer, he thanked Manager Palm for reporting on the ComEd outages and reported how the Summer Concerts have been going.

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

Village Manager Palm reported about the power outages and the dialogue that he has been having with ComEd and that they will be coming before the Board soon to update them on what they are doing, he said that the EV charging stations at Village Hall are up and running. Ms. Ostrovsky introduced our new General Government intern Daniel Langguth.

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

The Village Clerk had no report.

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

Ms. Musiala stated that during the month of May 2022, for Operating Funds, cash receipts and transfers-in exceeded cash disbursements and transfers-out by \$5.7 million, primarily due to the receipt of water & sewer improvement fees for the Microsoft Data Center project and receipt of Income taxes. After including these receipts and disbursements, the balance of cash and investments for the Operating Funds is \$70 million.

For the Operating, Debt Service and Capital Projects Funds, cash receipts and transfers-in exceeded cash disbursements and transfers-out by \$4.5 million, primarily due to the receipt of the Water & sewer improvement fees for the Microsoft Data Center project.

For the Trust Funds, cash disbursements and transfers-out exceeded cash receipts and transfers-in by \$11.7 million, primarily due to pension fund investment activity.

The total for cash and investments for all funds decreased to \$287 million.

**8. ADDITIONAL BUSINESS:**

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

**8.A.** Request Board approval of Ordinance No. 4952-2022 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 The Best in the West BBQ LLC d/b/a The Best in the West BBQ, 2590 W. Golf Road, Hoffman Estates, IL).

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 approve Item 8.B.

**8.B.** Request Board approval of an amendment to the Licensed User Agreement with Ticketmaster, LLC to provide enhanced ticketing services at the NOW Arena.

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.C.

**8.C.** Request Board authorization to extend 2020 contract for 2022-2023 Janitorial Maintenance Service for: Village Hall, Police Station, Susan Kenley-Rupnow Public Works Center and the Fleet Services facility to Eco Clean Maintenance Inc., Elmhurst, IL, for total contract monthly fee of \$5,730, total contract amount not to exceed \$78,000.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

**9. ADJOURNMENT:**

Motion by Trustee Gaeta, seconded by Trustee Arnet, to adjourn the meeting. Time: 8:58 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.*