

MEETING: **HOFFMAN ESTATES VILLAGE BOARD**
DATE: **APRIL 17, 2023**
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 7:09 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.

Trustee Gaeta attended electronically.

ADMINISTRATIVE PERSONNEL PRESENT:

E. Palm, Village Manager
D. O'Malley, Deputy Village Manager
A. Janura, Corporation Counsel
K. Cawley, Police Chief
A. Wax, Fire Chief
R. Musiala, Finance Director
J. Nebel, PW Director
M. Saavedra, H&HS Director
P. Seger, HRM Director
M. Brito, Communications Manager
J. Horn, Planning & Transportation Director

2. PLEDGE OF ALLEGIANCE TO THE FLAG:

The Pledge was led by Trustee Mills.

3. RECOGNITION OF AUDIENCE:

No one wished to be recognized.

4. APPROVAL OF MINUTES:

Motion by Trustee Arnet, seconded by Trustee Mills, to approve Item 4.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Approval of Minutes

Minutes from April 3, 2023.

5. CONSENT AGENDA/OMNIBUS VOTE:

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

5.A. Approval of Agenda.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.B. Approval of the schedule of bills for April 17, 2023 - \$5,066,515.97

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.C. Request Board approval of Ordinance No. 5014-2023 authorizing an honorary street sign on Gannon Drive for Officer Leland Pye.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.D. Request Board approval of a real estate sale contract to purchase land at the corner of Route 59 and Hoffman Boulevard.

Roll Call:

Aye: Gaeta, Mills, Newell, Pilafas, Stanton, 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 Stanton, seconded by Trustee Mills, to concur with the proclamation proclaiming Saturday, April 22, 2023 as Earth Day.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Mayor McLeod asked that the proclamation gets posted.

Trustee Arnet read the following proclamation.

Motion by Trustee Stanton, seconded by Trustee Mills, to concur with the proclamation proclaiming Friday, April 28, 2023 as Arbor Day.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Director Nebel accepted the proclamation.

Trustee Stanton read the following proclamation.

Motion by Trustee Arnet, seconded by Trustee Mills, to concur with the proclamation proclaiming Monday, April 24, 2023 as Armenian Genocide Remembrance Day.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Members of the Armenian Community of Illinois spoke this tragedy, they accepted the proclamation and were congratulated by the Board.

Mayor McLeod reminded everyone that Wine Wednesday will be this Wednesday and that Bon Appetit is Thursday. He stated that he attended a NWMC Board meeting a Leyden Township Share meeting, a 4th of July Commission meeting, he had a meeting with Representative Fred Crespo and attended Coffee with the Board.

6.B. Trustee Comments

Trustee Newell stated that she attended a Sustainability Commission meeting, 2 of the Park District Easter Egg hunts and Coffee with the Board.

Trustee Gaeta thanked everyone for the birthday and get well wishes.

Trustee Pilafas stated that he attended Coffee with the Board and he thanked staff and Suzanne Ostrovsky for their participation.

Trustee Mills congratulated her fellow Board members on their re-election, stated that she attended Coffee with the Board and wished Trustee Gaeta to get better.

Trustee Stanton stated that he attended a DARE graduation, an Easter Egg Hunt and Coffee with the Board.

Trustee Arnet stated that she attended the Easter Egg Hunts, she congratulated the Park District on doing them each year, she attend Coffee with the Board and she congratulated Trustees Newell, Pilafas and Stanton.

Corporation Counsel Janura talked about an issue that we have with Item 5.D. Request Board approval of a real estate sale contract to purchase land at the corner of Route 59 and Hoffman Boulevard, he requested that the Board make a motion to reconsider the approval granted and to vacate the approval of the contract until April 24, 2023. There are unpaid property taxes which won't allow the Village to file the plat within the 30 days that is required by the contract.

Motion by Trustee Mills, seconded by Trustee Stanton, to reconsider the approval granted and to vacate the approval of the contract until April 24, 2023.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

6.C. Village Manager's Report

Village Manager had no report.

6.D. Village Clerk's Report

The Village Clerk had no report.

6.E. Treasurer's Report

Mrs. Musiala stated that during the month of February, 2023, for Operating Funds, cash receipts and transfers-in exceeded cash disbursements and transfers-out by \$1.5 million, primarily due to receipt of property taxes and treasury bill maturities. After including these receipts and disbursements, the balance of cash and investments for the Operating Funds is \$71 million.

For the Operating, Debt Service and Capital Projects Funds, cash receipts and transfers-in exceeded cash disbursements and transfers-out by \$2.4 million, primarily due to receipt of property taxes and treasury bill maturities.

For the Trust Funds, cash receipts and transfers-in exceeded cash disbursements and transfers-out by \$10.4 million, primarily due to pension fund investment activity.

The total for cash and investments for all funds increased to \$282 million.

7. PLANNING & ZONING COMMISSION:

Motion by Trustee Stanton, seconded by Trustee Mills, 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. 5015-2023 granting a special use to Dragon Hongda LLC to permit a massage establishment located at 3041 N. Barrington Road. The following conditions shall apply:

1. The approval of the Special Use shall be based on the application materials submitted by the petitioner for this request.

Discussion

Trustee Mills asked if it was only a foot massage establishment.

The petitioner's representative replied yes.

Trustee Stanton asked if they have ever run this type of business.

The representative replied that the owner has worked in this type of business.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, 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. 5016-2023 granting a preliminary and final site plan for Starbucks located at 2925 N. Barrington Road. The following conditions shall apply:

1. The plans shall substantially conform to the approved plans attached as part of this application except as such plans may be changed to conform to Village Codes and Ordinances.
2. A waiver to suspend Section 2-B-1-ii of the Meijer Development Agreement to allow a drive thru restaurant on Lot 2.
3. The building permit shall be obtained within twelve (12) months of the Village Board action on this request.
4. Prior to final occupancy, the Petitioner shall obtain owner approval and construct a sidewalk and crosswalks connecting to Lot 7A. Plans shall be submitted as part of the building permit review and are subject to engineering review and approval.
5. A geotechnical report shall be provided as part of the building permit application.
6. Minor revisions to the final engineering plans shall be corrected prior to the issuance of a building permit.
7. A permit from the Metropolitan Water Reclamation District (MWRD) shall be provided prior to site construction commencing.
8. 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.
9. The FDC shall be relocated to the south side of the building in a location acceptable to the Fire Department. A new hydrant shall be installed within 100' of the FDC.
10. A utility easement will be required for the new hydrant and water main. A grant of easement shall be prepared and approved prior to issuance of a site development permit.
11. The electric vehicle charging station shall be identified with appropriate pavement markings or signage.

Discussion

Trustee Mills asked if staff thought that there would be a problem with the parking pattern and if there was inside seating.

Ms. Horn replied that they had plenty of stacking area in the drive thru so she didn't feel that it would be an issue and yes there was seating inside.

Trustee Pilafas asked how many seats were there going to be and what is the timeframe for them to open.

Ms. Horn stated that there would be 20 seats and the owner was eager to move forward.

Trustee Stanton asked if the lot was to be subdivided and what was going to be on the south lot.

Ms. Horn replied that yes the lot is already subdivided and that currently the other lot is unoccupied sold yet.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Stanton, 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. 5017-2023 granting a master sign plan for Starbucks located at 2925 N. Barrington Road. The following conditions shall apply:

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

Discussion

Trustee Stanton asked what was the reason for the one nay vote of the Planning and Zoning Commission.

Chairperson Combs replied it was because of the number of signs that they are requesting is not in line with the current ordinance.

Trustee Pilafas asked how is it not in line with the current ordinance.

Ms. Horn replied that we typically only allow two menu boards and they are requesting three. Additionally, the ordinance provides for two signs on the exterior façade and they are asking for four (one per side of the building).

Trustee Mills asked if there would be additional signage for the drive-thru besides for the clearance bar sign.

Ms. Horn replied that there would also be the typical drive thru directional signage.

Roll Call:

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

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.D. Request Board concurrence with the Planning and Zoning Commission recommendation and Board approval of Ordinance No. 5018-2023 creating section 9-1-18A and amending sections 9-1-18-I, 9-7-6-C, 9-8-2-C, 9-8-4-C, 9-8-5-C, and 9-9-1-C of the Municipal Code of the Village of Hoffman Estates (Temporary Planned Development Process and Special Use Standards).

Discussion

Mr. Palm stated that these temporary changes will allow the Village to address some of the petitions that are coming in for multi-family developments.

Trustee Pilafas commented that we currently don't have any PUDs.

Ms. Horn replied correct.

Trustee mills read that this is a temporary item and asked for how long it will be in effect.

Ms. Horn stated that it was for 12 months.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

8. ADDITIONAL BUSINESS:

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

8.A. Request Board approval of Ordinance No. 5019-2023 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 Coffee & Tea Bar Hospitality, LLC d/b/a World's Fair By Fairgrounds Craft Coffee & Tea, 2000 Center Drive, Hoffman Estates, IL).

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Arnet, seconded by Trustee Stanton, to approve Item 8.B.

8.B. Request Board authorization to waive formal bidding; and award a contract to Performance Construction & Engineering, Plano, IL, for the replacement of water main at Bode Road in an amount not to exceed \$311,100.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

9. EXECUTIVE SESSION:

Motion by Trustee Mills, seconded by Trustee Arnet, to go into Executive Session to discuss Personnel (5 ILCS 120/2-(c)-(1)). Time: 7:47 p.m.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

10. ADJOURNMENT:

Motion by Trustee Arnet, seconded by Trustee Stanton, to adjourn the meeting. Time: 8:24 p.m.

Roll Call:

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

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.