

**MEETING: HOFFMAN ESTATES VILLAGE BOARD**  
**DATE: JULY 17, 2017**  
**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: Gary Stanton, Michael Gaeta, Karen Arnet, Karen Mills, Anna Newell, Gary Pilafas  
A quorum was present.

**ADMINISTRATIVE PERSONNEL PRESENT:**

J. Norris, Village Manager  
A. Janura, Corporation Counsel  
P. Cross, Asst. Corporation Counsel  
M. Koplin, Asst. Village Manager-Development Services  
P. Fortunato, Deputy Fire Chief  
T. Mackie, Asst. Fire Chief  
T. Bos, Police Chief  
K. Kerr, Public Works Asst. Director  
R. Musiala, Finance Director  
F. Besenhoffer, IS Director  
M. Saavedra, H&HS Director  
P. Seger, HRM Director  
P. Gugliotta, Planning, Building & Code Enforcement Director  
J. Weesner, Sr. Traffic Engineer  
S. Ostrovsky, Asst. to the Village Manager  
B. Gibbs, SCA General Manager

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

The Pledge was led by Trustee Stanton.

**6. REPORTS:**

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

**Swearings-In**

Jared Deihls introduced his family, Mayor McLeod swore him into the office of Probationary Firefighter and Probationary Firefighter Deihls was congratulated by the Board.

Vincent Bava introduced his family, Mayor McLeod swore him into the office of Probationary Firefighter and Probationary Firefighter Bava was congratulated by the Board.

Benjamin Olsen introduced his family, Mayor McLeod swore him into the office of Probationary Firefighter and Probationary Firefighter Olsen was congratulated by the Board.

Matthew Bracken introduced his family, Mayor McLeod swore him into the office of Probationary Firefighter and Probationary Firefighter Bracken was congratulated by the Board.

**Proclamation(s)**

Trustee Gaeta read the following proclamation.

Motion by Trustee Mills, seconded by Trustee Pilafas, to concur with the proclamation proclaiming Wednesday, August 2, 2017 as Kevin O'Keefe Day. Voice vote taken. All ayes. Motion carried.

Chief Bos accepted the proclamation for Officer O'Keefe.

Trustee Newell read the following proclamation.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to concur with the proclamation proclaiming Thursday, July 27, 2017 as Thomas Burnitz Day. Voice vote taken. All ayes. Motion carried.

Mr. Kerr accepted the proclamation for Mr. Burnitz.

Trustee Stanton read the following proclamation.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to concur with the proclamation proclaiming Friday, July 21, 2017 as James Finn Day. Voice vote taken. All ayes. Motion carried.

Mr. Finn accepted his proclamation and was congratulated by the Board.

Trustee Arnet read the following proclamation.

Motion by Trustee Stanton, seconded by Trustee Gaeta, to concur with the proclamation proclaiming July 26, 2017 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 recess the Board meeting and return to Committee. Voice vote taken. All ayes. Motion carried. Time: 7:25 p.m.

Village President William McLeod called the meeting back to order at 8:31 p.m. The Village Clerk called the roll. Trustees present: Gary Stanton, Michael Gaeta, Karen Arnet, Karen Mills, Anna Newell, Gary Pilafas

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 Pilafas, to approve Item 4. Voice vote taken. All ayes. Motion carried.

Approval of Minutes

Minutes from July 3, 2017.

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

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

**5.A. Approval of Agenda**

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

**5.B. Approval of the schedule of bills for July 17, 2017: \$3,113,648.37.**

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

**5.C.** Request Board approval of Ordinance No. 4603-2017 granting a variation to premises at 645 Northview Lane, Hoffman Estates, Illinois.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

**5.D.** Request Board approval of Ordinance No. 4604-2017 granting a Master Sign Plan under Section 9-3-8-M-13 of the Zoning Code for the property located at 2590 W. Golf Road, Hoffman Estates, Illinois.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

Motion by Trustee Stanton, seconded by Trustee Gaeta, to accept the appointment of Yousuf Ahmed to the Arts Commission. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Mills, seconded by Trustee Pilafas, to accept the appointment of Yousuf Ahmed to the Celtic Fest Commission. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to accept the appointment of Yousuf Ahmed to the Platzkonzert Commission. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Stanton, to accept the appointment of Natalie Lichtenbert to the Sustainability Commission. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to accept the appointment of Jennifer Djordjevic to the Village Green Ad Hoc Committee. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to accept the resignation, with regrets, of April and Ryan Williams from the Celtic Fest Commission. Voice vote taken. All ayes. Motion carried.

Mayor McLeod stated that he attended our 4<sup>th</sup> of July parade, an economic development committee meeting, a Joint Review Board meeting, the retirement luncheons for Officer Bloss and Lieutenant Raucci, the Midwest Philharmonic Orchestra visit, a meeting with the Mayors from South Barrington and Barrington Hills, the CAC butterfly garden unveiling, Coffee with the Board, the Schaumburg Township Disability Picnic, the American Cancer Society Walk, a block party, and event at the BAPS Shri Swaminarayan Mandir in Bartlett and a board and commission interview. He reminded Mr. Norris that he is still interested in holding a Board retreat.

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

Trustee Mills thanked the 4<sup>th</sup> of July commission and all of the volunteers who worked at the festival, she stated that she attended an economic development meeting, the retirement luncheons for Cathy Bloss and Mike Raucci and that she and her husband celebrated their 44<sup>th</sup> wedding anniversary.

Trustee Stanton stated that he attended the 4<sup>th</sup> of July parade and he congratulated the commission on a successful festival, he stated that he attended the economic development committee meeting, the MW Philharmonic Orchestra visit, Coffee with the Board, a block party, and the CAC golf outing.

Trustee Arnet thanked the 4<sup>th</sup> of July commission for the event, she stated that she attended the BA Dash, she thanked Officer Bloss and Lieutenant Raucci for their years of service, attended Coffee with the Board, the CUB presentation, the disability picnic, relay for life and a block party.

Trustee Pilafas stated that he attended the 4<sup>th</sup> of July parade, the BA Dash, the CAC golf outing, a platzkonzert commission meeting, he said that the co-chairs of the arts commission would like to grow that commission, that he attended Coffee with the Board, a block party and he congratulated the newly sworn in probationary firefighters.

Trustee Newell stated that she attended the 4<sup>th</sup> of July parade and she thanked the commission and volunteers for the festival, she attended two summer concerts, a sustainability commission meeting, the Schaumburg Township music night, Coffee with the Board, the CUB presentation, the disability picnic, Relay for Life, a block party and she congratulated the new firefighters.

Trustee Gaeta stated that he attended the 4<sup>th</sup> of July parade, the economic development committee meeting, the orchestra visit, the meeting with the mayors from South Barrington and Barrington Hills, the butterfly garden unveiling, Coffee with the Board, the CUB presentation, the disability picnic, Relay for Life and a block party.

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

Mr. Norris commented on how his daughter is volunteering at the summer concerts and how there was an incident where a man needed medical assistance at one of the concerts. The fast actions of village current and former employees that happened to be attending the same concert helped save the man from what could have been a different outcome.

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

The Clerk stated that General Premises renewals have started and thanked the IS Department for implementing the ability for businesses to pay on line.

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

Motion by Trustee Gaeta, seconded by Trustee Stanton, to approve Item 6.E.

Mrs. Musiala stated that during the month of May 2017, for operating funds cash disbursements and transfers-out exceeded cash receipts and transfers-in by \$1.73, primarily due to additional bi-weekly payroll. After including these receipts and disbursements, the balance of cash and investments for the operating funds is \$37.4 million.

For the operating, Debt Service and Capital Projects funds, cash disbursements and transfers-out exceeded cash receipts and transfers-in by \$2.02 million, primarily due to debt service payments and budgeted monthly operating transfers into the Road Improvement fund.

For the Trust Funds, cash receipts and transfers-in exceeded cash disbursements and transfers-out by \$840,423, primarily due to investment activity in the Pension funds.

The total for cash and investments for all funds decreased to \$212.1 million.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

**7. PLANNING & ZONING COMMISSION:**

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 Golf Car Wash, Inc. (Owner) and Route 21 Auto Wash & Detail (Contract Purchaser/Applicant) to consider a Preliminary and Final Plat of Subdivision for Route 58 Auto Wash located at 105 E. Golf Road, subject to the following conditions:

1. The plat shall be recorded within 90 days of Village Board approval.
2. Revisions to the plat as directed by staff and Corporation Counsel shall be completed prior to Village Board approval.
3. The plat shall be signed by the current legal owners of the property, subject to verification by the Village's Corporation Counsel, prior to recording.

Roll Call:

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

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 by Golf Car Wash, Inc. (Owner) and Route 21 Auto Wash & Detail (Contract Purchaser/Applicant) to consider a special use under Section 9-8-2-C-9 of the Municipal Code to permit a car wash on the property located at 105 E. Golf Road, subject to the following conditions:

1. The approval of the Special Use shall be based on the application materials submitted by the petitioner for this request and all site plan conditions of approval shall be met.

**Roll Call:**

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

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 by Golf Car Wash, Inc. (Owner) and Route 21 Auto Wash & Detail (Contract Purchaser/Applicant) to consider a Preliminary and Final Site Plan Amendment for site redevelopment for Route 58 Auto Wash located at 105 E. Golf 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. Minor revisions to the grading plans shall be corrected prior to the issuance of a building permit as directed by the Village Engineer.
3. The following Subdivision Code waivers are granted:
  - a) A waiver from Section 10-5-2-6(a) to not require vehicular connections between parking areas of adjacent properties to allow safe and efficient vehicular travel among adjacent commercial, office, or industrial uses.
  - b) A waiver from Section 10-4-4 B.2 which requires a 10' landscape buffer around the site perimeter. The proposed plans provide a 7' buffer along the east side and 0' on the north, south and west sides.
  - c) A waiver from Section 10-4-4 A.2 which requires street trees in the public right of way.
  - d) A waiver from 10-4-4 D. 2 which requires landscape improvements along building facades visible from adjacent properties and right-of-way area.
4. A performance guarantee for all exterior building and site work shall be submitted to the Village prior to issuance of a building permit.
5. A permit from IDOT shall be submitted prior to construction commencing in the Golf Road right-of-way.
6. Based on the proposal that limits on-site employee parking to three spaces, the business operations shall be managed to ensure no more than three employee cars are parked on the property at any one time. The owner shall utilize car-pooling, shuttles, or other methods to make sure this requirement is met. No unauthorized parking of employee vehicles shall occur on any adjacent property.

**Roll Call:**

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

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.D.** Request by Golf Car Wash, Inc. (Owner) and Route 21 Auto Wash & Detail (Contract Purchaser/Applicant) of a Master Sign Plan for the property located at 105 E. Golf Road.

**Roll Call:**

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

Nay:

Mayor McLeod voted aye.

**Motion carried.**

**8. ADDITIONAL BUSINESS:**

Motion by Trustee, seconded by Trustee, to approve the Additional Business items 8.A. thru 8.H. by omnibus vote. Voice vote taken. All ayes. Motion carried.

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

**8.A.** Request Board approval of Ordinance No 4605-2017 granting a special use to 2590 W. Golf Road LLC (owner), 2590 Golf Road.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve Item 8.B. with amendments, corrected dates.

**8.B.** Request Board approval of Ordinance No. 4606-2017 authorizing the issuance of not to exceed \$10,000,000 General Obligation Bonds, Series 2017 of the Village of Hoffman Estates for the purpose of paying for the costs of certain capital projects, advance certain outstanding bonds, and costs related thereto and to the issuance of such bonds, authorizing the execution of a bond order in connection therewith, and providing for the levy and collection of a direct annual tax for the payment of the principal of and interest on said funds.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Gaeta, to approve the Additional Business items 8.C. thru 8.H. by omnibus vote. Voice vote taken. All ayes. Motion carried.

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

**8.C.** Request Board approval of an amendment to lease for existing communications equipment site lease agreement with Comcast of Illinois VI, LLC regarding cable TV equipment at 95 Aster Lane.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

**8.D.** Request Board authorization to award contract for a replacement licensed band microwave high speed wireless system for the Village of Hoffman Estates to Entre Solutions IL, Bloomington, IL, in a total amount not to exceed \$198,645.75.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

**8.E.** Request Board authorization for the Village to participate in the Northwest Municipal Conference (NWMC) Suburban Purchasing Cooperative (SPC) for a one-year contract with Gas Depot, Morton Grove, IL for joint purchase of diesel fuel and gasoline.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

**8.F.** Request Board authorization to award contract for 2017-2018 janitorial maintenance services for Village Hall, Police Department, Susan Kenley-Rupnow Public Works Center and Fleet Services Facility to Eco-Clean Maintenance Inc., Elmhurst, IL, for a total contract monthly fee of \$4,941, total contract amount not to exceed \$70,000.

Roll Call:

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

Nay:

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 award contract for the Hoffman Boulevard over Canadian National Railroad Superstructure Repairs Project to Lorig Construction Company, Des Plaines, IL (low bid), in an amount not to exceed \$262,529.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

**8.H.** Request Board authorization to award contract for the West Berkley Lane storm sewer replacement project to Bolder Contractors, Cary, IL (low bid) in an amount not to exceed \$506,960.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

**9. ADJOURNMENT:**

Motion by Trustee Mills, seconded by Trustee Stanton, to adjourn the meeting into Executive Session to discuss Personnel-Performance (5 ILCS 120/2-(c)-(1)). Time: 9:03 p.m.



Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to adjourn the meeting. Time: 9:29 p.m.

Roll Call:

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

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.