

MEETING: HOFFMAN ESTATES VILLAGE BOARD
DATE: JANUARY 20, 2014
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 Pilafas, Gary Stanton, Gayle Vandenberg, Karen Mills, Anna Newell.

Michael Gaeta was absent.

A quorum was present.

ADMINISTRATIVE PERSONNEL PRESENT:

J. Norris, Village Manager
D. O'Malley, Deputy Village Manager
A. Janura, Corporation Counsel
P. Cross, Asst. Corporation Counsel
M. Koplin, Asst. Village Manager Development Services
J. Jorian, Fire Chief
M. Hish, Police Chief
R. Musiala, Finance Director
M. Saaverda-Kulousek, Asst. H&HS Director
P. Seger, HRM Director
J. Nebel, PW Director
B. Anderson, CATV Coordinator
Y. Ahmed, Levy Food Services

2. PLEDGE OF ALLEGIANCE TO THE FLAG:

The Pledge was led by Trustee Pilafas.

3. RECOGNITION OF AUDIENCE:

No one wished to be recognized.

4. APPROVAL OF MINUTES:

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

Approval of Minutes
Minutes from January 6, 2014.

5. CONSENT AGENDA/OMNIBUS VOTE:

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve Item 5.A. without the Executive Session.

5.A. Approval of Agenda

Roll Call:

Aye: Pilafas, Stanton, Vandenberg, Mills, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.B. Approval of the schedule of bills for January 20, 2014 - \$4,116,653.95.

Roll Call:

Aye: Pilafas, Stanton, Vandenberg, Mills, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.C. Request Board approval of Ordinance No. 4407-2014 granting a variation to premises at 1140 Bluebonnet Lane, Hoffman Estates.

Roll Call:

Aye: Pilafas, Stanton, Vandenberg, Mills, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.D. Request Board approval of Ordinance No. 4408-2014 granting variations to premises at 375 W. Higgins Road (Aldi's).

Roll Call:

Aye: Pilafas, Stanton, Vandenberg, Mills, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.E. Request Board approval of Ordinance No. 4409-2014 amending Section 8-9-1, General Application, of Article 9, Public and Private Swimming Pools and Space, of the Village of Hoffman Estates.

Roll Call:

Aye: Pilafas, Stanton, Vandenberg, Mills, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.F. Request Board approval of Ordinance No. 4410-2014 approving a certain Annexation Agreement and authorizing execution thereof (Bradwell Estates).

Roll Call:

Aye: Pilafas, Stanton, Vandenberg, Mills, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.G. Request Board approval of Ordinance No. 4411-2014 annexing certain property to the Village of Hoffman Estates (Bradwell Estates).

Roll Call:

Aye: Pilafas, Stanton, Vandenberg, Mills, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve Item 5.H.

5.H. Request Board approval of a time extension to the temporary moratorium on the enforcement of the regulations in Section 9-3-8-K-5 of the Zoning Code to allow certain temporary business signs to be displayed during depressed economic conditions, and to direct the Planning & Zoning Commission to consider text amendments to the Zoning Code for the regulation of signs.

Roll Call:

Aye: Pilafas, Stanton, Vandenberg, Mills, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Pilafas, to approve Item 5.I.

5.I. Request Board authorization to award a contract for completion of Phase II engineering services for the Bode Road reconstruction project to HR Green, Inc., McHenry, IL, in an amount not to exceed \$56,984.05.

Roll Call:

Aye: Pilafas, Stanton, Vandenberg, Mills, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

6: REPORTS:

6.A. President's Report

Mayor McLeod announced the passing of former Trustee Lloyd Boester.

Motion by Trustee Mills, seconded by Trustee Pilafas, to accept the resignation with regrets of Rica Cuff from the Fire and Police Commission. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Mills, seconded by Trustee Pilafas, to accept the appointment of Diane Kielb to the Arts Commission and Commission for Senior Citizens. Voice vote taken. All ayes. Motion carried.

Mayor McLeod stated that he attended a meeting with Representative Crespo at the Salem and Bode Apartments, a Legislative meeting, a Chamber Business After Hours, an IML meeting, the MLK Jr. Dinner, Coffee with the Board, our MLK Jr. Breakfast and he wished Clerk Romanoff a Happy Birthday.

6.B. Trustee Comments

Trustee Vandenberg stated that she attended the very well attended recycling event, the Business After Hours, the MLK Jr. Dinner, Coffee with the Board, the MLK Jr. Breakfast, she thanked the Cultural Awareness Commission for putting on the breakfast and she wished Clerk Romanoff a Happy Birthday.

Trustee Stanton thanked the Cultural Awareness Commission and congratulated them on the success of the breakfast, he stated that he attended the Coffee with the Board, wished Clerk Romanoff a Happy Birthday and sent his condolences to the Boester family.

Trustee Mills sent her condolences to the Boester family, stated that she attended Coffee with the Board, the MLK Jr. Dinner, the MLK Jr. Breakfast and commented that it was outstanding, she attended a Chamber meeting and a mosquito abatement meeting.

Trustee Pilafas sent his condolences to the Boester family, wished Clerk Romanoff a Happy Birthday, attended the recycling event, the MLK Jr Dinner, the MLK Jr. Breakfast and Coffee with the Board.

Trustee Newell sent her condolences to the Boester family, thanked the Public Works Department for keeping the streets cleared, thanked everyone associated with organizing and working the recycling event and wished Clerk Romanoff a Happy Birthday.

6.C. Village Manager's Report

Mr. Norris wished Clerk Romanoff a Happy Birthday and sent his condolences to the Boester family.

6.D. Village Clerk's Report

The Village Clerk thanked everyone for their birthday wishes.

6.E. Treasurer's Report

Motion by Trustee Pilafas, seconded by Trustee Vandenberg, to approve Item 6.E. Voice vote taken. All ayes. Motion carried.

Mrs. Musiala stated that during the month of December 2013 cash disbursements and transfers-out exceeded cash receipts and transfers-in for the operating funds by \$163,372. After including these receipts and disbursements, the balance of cash and investments for the operating funds is \$22.2 million. For all of the Village funds, cash disbursements and transfers-out exceeded cash receipts and transfers-in by \$4,394,795, primarily due to the EDA distribution to taxing districts. The total for cash and investments for all funds decreased to \$169.9 million.

6.F. Committee Reports

Public Health & Safety

Trustee Newell stated that they would be meeting to request authorization to extend the existing contract for the provision of Village Nuisance Wildlife Control to Animal Trackers Wildlife Company, for a period

of one (1) year from January 1, 2014 through December 31, 2014; request authorization to waive bidding and purchase Seven (7) 2014 Ford Police AWD Interceptor Utility Vehicles from Morrow Brothers Ford, through the Illinois State Purchasing contract, not to exceed \$187,880; request authorization to waive bidding and purchase Motorola Mobile Computer Equipment for the Fire Department from Motorola, Inc., Schaumburg, IL (sole source) in an amount not to exceed \$24,800; request acceptance of the Police Department, Health & Human Services, Emergency Management Coordinator and Fire Department Monthly Reports.

Public Works & Utilities

Trustee Newell stated that they would be meeting to request adoption of the annual Department of Labor Prevailing Hourly Wage Rate Resolution; request approval for the Historical Sites Commission to proceed with 2014 budgeted activities and events, in an amount not to exceed \$1,250; request authorization to extend 2013 contract for 2014 Contracted Parkway Tree Trimming to Homer Tree Care, Inc., Lockport, IL (low bid), in an amount not to exceed \$80,000; request authorization to extend 2013 contract for 2014 Water/Sewer Parkway Landscape Restoration to TNT Landscaping, Elgin, IL, at a unit price of \$7.25 per square yard for sodding and \$4.00 per square yard for seeding, in an amount not to exceed \$30,000; request authorization to waive formal bidding and purchase Neptune meters from Water Resources, Inc., Elgin, IL (sole supplier), at 2014 unit prices, in an amount not to exceed \$128,500; request authorization to award contract for a Village-wide water distribution system leak survey to Water Services, Elgin, IL (low qualified proposal), in an amount not to exceed \$60,000; request acceptance of the Department of Public Works and Department of Development Services for the Transportation and Engineering Division Monthly Reports.

Finance

Trustee Pilafas stated that they would be meeting to review of quarterly updates for 2013 Capital Improvements Program – 4th quarter; request approval of a one year extension to the agreement with Jani-King of Rolling Meadows, Illinois for weekly and event cleaning at the Sears Centre; request approval to repeal Section 8-10-1 (Vehicle Licenses) for vehicles greater than 8,000 lbs; request authorization to waive all inspection fees and select license fees for the 2014 Northwest Fourth Fest; request approval of a Business Solicitation Plan from the Fourth of July Commission for the 2014 Northwest Fourth Fest; request authorization to award a contract for stage, sound, lights and back line equipment for the 2014 Northwest Fourth Fest to SCS Productions, Inc., Roselle, Illinois in an amount not to exceed \$_____ ; request authorization to award a contract for the 2014 Northwest Fourth Fest fireworks display to Melrose Pyrotechnics, Inc., Kingsbury, Indiana in an amount not to exceed \$_____ ; request acceptance of Finance Department, Information Systems Department and Sears Centre Arena Monthly Reports.

7. PLANNING & ZONING COMMISSION REPORTS (Commissioner Combs):

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

7.A. Request by Bradwell Estates LLC (Owner) for approval of a rezoning upon annexation from R-3 Single Family to R-6 Single Family of 4.78 acres located on the south side of Bradwell Road between Chambers and Kingston Drives. The following condition shall apply:
Approval of the rezoning is contingent upon the Village Board adoption of the Bradwell Estates Annexation Agreement.

Discussion

Trustee Pilafas asked why it was going from an R3 to a R6.
Mr. Norris replied that typically when a property comes from the county it's a R6 and then annexed as a R3.

Susan McCoppin, 5130 Chambers Drive, spoke about her experience at the Planning & Zoning hearing and felt that she didn't get a good answer regarding the R3 to R6 classification and that she is opposed to this project.

Todd Schaffer, Haeger Engineering lead civil engineer, spoke about drainage.

A discussion regarding drainage, lot size and on street parking followed.

Roll Call:

Aye: Pilafas, Stanton, Vandenberg, Mills, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

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

7.B. Request by Bradwell Estates LLC (Owner) for approval of Final Site Plan, Final Plat of Subdivision, and Variations from the Zoning Code to allow a 17 lot single family subdivision (Bradwell Estates) to be located on the south side of Bradwell Road between Chambers and Kingston Drives. The following conditions shall apply:

1. The Final Plat of Subdivision shall be recorded within nine (9) months of Village Board action or prior to obtaining the first building permit, whichever occurs first.
2. No individual lot shall be subsequently re-subdivided within the subdivision.
3. The development is subject to the terms of the Bradwell Estates Annexation Agreement.
4. A permit shall be secured from Cook County prior to commencing any work in the Bradwell Road right of way.
5. Approval of Bradwell Estates is granted based on the proposal that Bradwell Estates LLC (d.b.a. Projx Construction Group) will construct all homes within this unit consistent with the home plans provided in the packet. Any proposed house construction by any other builder, or any significant change in the house models to be constructed, will require Village review and approval, in accordance with Village Code.
6. The following Subdivision Code waivers are granted with this approval:
 - a. A waiver from the Subdivision Code (Section 10-3-2-C-1) to allow a centerline radius of 55 feet with a minimum back of curb radius of 41.5 feet instead of the required a 200 foot radius for the centerline of a horizontal curve for a minor street.
 - b. A waiver from the Subdivision Code (Section 10-3-2-C-8) to allow a street jog with an offset of 115 feet instead of the required minimum of 125 feet.
 - c. A waiver from the Subdivision Code (Section 10-4-7) to allow all the trees on the site to be removed.
7. The following Zoning Code variations are granted with this approval:
 - a. A variance from the Zoning Code (Section 9-5-6-D-1) to allow subject property of 4.78 acres to be zoned R-6 instead of the required 25 acre minimum.
 - b. A variance from the Zoning Code (Section 9-5-6-F) to waive the requirement that all new residential subdivisions in the R-6 district provide for permanent public and permanent private open space equal to 40% of the total land area.
 - c. A variance from the Zoning Code (Section 9-5-6-D-3) to allow the lot width at the front setback line to be 63' on Lots 3, 4, 5, 9, 10, 11 & 12 and 63.7' on Lot 13.
8. As shown on the landscape plan, the landscape buffer plantings behind Lots 1-12 and in the lots along Bradwell Road shall be installed in entirety at one time and shall be in place prior to the issuance of the first Certificate of Occupancy for any house in this subdivision.
9. Building permits for dwelling units shall not be issued by the Village prior to the paving and installation of streets with the binder course in place which meet Village requirements as reasonably determined by the Village, including but not limited to, emergency vehicle needs. No building construction beyond the concrete foundation may occur without the installation of looped water mains and associated improvements which meet Village requirements for fire suppression as determined by the Village.

10. Prior to installation of any private utilities including, but not limited to, the Com Ed boxes the petitioner shall provide a minimum 24-hour notification to the Village to allow on-site inspection by a Village representative to ensure that the approved plans are followed.

11. As part of recording the final plat of subdivision, a Statement of Awareness, provided by the Village, shall be recorded for the entire property. The statement shall be required to be signed by all prospective purchasers at time of contract prior to the closing signing. Copies of the signed Statement of Awareness must be provided to the Code Enforcement Division of the Development Services Department prior to the issuance of a building permit. If no purchaser has been identified at the time of building permit, then the developer shall provide a copy when a contract is signed. In addition to the signed letter, a board with the Statement of Awareness enlarged to a size not less than 24x36 inches shall be posted in the sales office, and additional copies shall be available to be taken away by the customer with the other materials provided at the sales office. The posted notice and additional copies shall be located in a conspicuous area that is accessible to the public.

12. The property is subject to the school donation requirements as mandated by Section 10, Article 9 of the Village's Municipal Code.

13. The property is subject to the Development and Easement Agreement between the developer and the Hoffman Estates Park District and the Intergovernmental Agreement between the Developer, the Hoffman Estates Park District and the Palatine Park District.

Discussion

Trustee Pilafas asked why 2 Commissioners voted nay.

Commissioner Combs responded that they didn't say but that there were concerns regarding the on street parking.

Trustee Mills thanked staff for having a Statement of Awareness included.

Roll Call:

Aye: Pilafas, Stanton, Vandenberg, Mills, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

8. ADDITIONAL BUSINESS:

Motion by Trustee Mills, seconded by Trustee Pilafas to approve Items 8.B. through 8.E. by omnibus vote. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Stanton, seconded by Trustee Newell, to approve Item 8.A.

8.A. Request Board approval of Ordinance No. 4414-2014 granting a special use to Hoffman Merchandise Exchange d/b/a Convert 2 Cash (tenant), 1125 N. Roselle Road, Hoffman Estates.

Roll Call:

Aye: Pilafas, Stanton, Vandenberg, Newell

Nay: Mills

Mayor McLeod voted aye.

Motion carried.

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

8.B. Request Board approval of Ordinance No. 4412-2014 rezoning certain property in the Village of Hoffman Estates from R-3 to R-6 (Bradwell Estates).

Roll Call:

Aye: Pilafas, Stanton, Vandenberg, Mills, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

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

8.C. Request Board approval of Ordinance No. 4413-2014 granting variations to property known as Bradwell Estates.

Roll Call:

Aye: Pilafas, Stanton, Vandenberg, Mills, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

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

8.D. Request Board approval of the Collective Bargaining Agreement between the Village of Hoffman Estates and the Metropolitan Alliance of Police Hoffman Estates Chapter 96 for the period January 1, 2013 through December 31, 2015.

Roll Call:

Aye: Pilafas, Stanton, Vandenberg, Mills, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

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

8.E. Request Board approval of the Collective Bargaining Agreement between the Village of Hoffman Estates and the Metropolitan Alliance of Police Hoffman Estates Chapter 97 for the period January 1, 2014 through December 31, 2016.

Roll Call:

Aye: Pilafas, Stanton, Vandenberg, Mills, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

9. ADJOURNMENT:

Motion by Trustee Pilafas, seconded by Trustee Stanton, to adjourn the meeting. Voice vote taken. All ayes. Motion carried. Time: 7:47 p.m.

Bev Romanoff
Village Clerk

Date Approved