

MEETING: **HOFFMAN ESTATES VILLAGE BOARD**
DATE: **NOVEMBER 17, 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: Anna Newell, Gary Pilafas, Gary Stanton, Michael Gaeta, Gayle Vandenberg, Karen Mills.

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
T. Bos, Acting Police Chief
R. Musiala, Finance Director
J. Nebel, PW Director
A. Garner, H&HS Director
P. Seger, HRM Director
B. Anderson, CATV Coordinator
K. Kramer, Economic Development Director
F. Besenhoffer, Acting IS Director
P. Gugliotta, Planning, Building & Code Enforcement Director

2. PLEDGE OF ALLEGIANCE TO THE FLAG:

The Pledge was led by Trustee Newell.

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.

Approval of Minutes

Minutes from November 3, 2014.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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: Newell, Pilafas, Stanton, Gaeta, Vandenberg, Mills

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 November 17, 2014: \$1,963,724.72.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.C. Request Board approval of Resolution No.1577-2014 creating the Arts Commission of the Village of Hoffman Estates (appointment of a vice chair).

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.D. Request Board approval of Resolution No. 1578-2014 authorizing the Village President to enter into an Intergovernmental Agreement with the Metropolitan Water Reclamation District for the Jones/Highland Drainage Solution.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.E. Request Board approval of Addendum #1 and #2 to the Phase II engineering design services contract with HR Green, Inc., McHenry, IL, for the Bode Road reconstruction project at a combined supplemental cost of \$6,666.60 for a total not to exceed cost of \$63,650.65.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.F. Request Board approval to extend the 2014 Street Revitalization Project with Arrow Road Construction Company, Mt. Prospect, IL, to May 15, 2015.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.G. Request approval of a license agreement with Chicago SMSA Limited Partnership (d/b/a Verizon Wireless) for the installation of small cell antennas on Village-owned light poles.

Roll Call:

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

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 Stanton, seconded by Trustee Vandenberg, to concur with the proclamation proclaiming December 2014 as Drunk & Drugged Driving Prevention Month. Voice vote taken. All ayes.

Motion carried.

Dr. Garner accepted the proclamation.

Trustee Vandenberg read the following proclamation:

Motion by Trustee Gaeta, seconded by Trustee Stanton, to concur with the proclamation proclaiming November 2014 as Prematurity Awareness Month. Voice vote taken. All ayes. Motion carried.

Dr. Garner accepted the proclamation.

The Great Citizen award was presented to Lisa and Bill Olsen and Rebecca Rosmanitz for their ongoing fundraising efforts and work with Rachel's Walk of Love.

Presentation(s)

Rachel Musiala presented the GFOA Certificate of Achievement for Excellence on Financial Reporting to the Mayor and Board. This is the 31st consecutive time that the Village has won this award.

Appointment(s)

Motion by Trustee Mills, seconded by Trustee Gaeta, to approve the appointment of Jerry Arntzen as Vice-Chair of the Arts Commission. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Mills, to approve the resignation with regrets of Ron Greenberg from the Fire Pension Board. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Vandenberg, to approve the resignation with regrets of Robert Church from the Veterans Memorial Commission. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Mills, seconded by Trustee Gaeta, to approve the resignation with regrets of Edwin Frank from the Celebrations Commission. Voice vote taken. All ayes. Motion carried.

Mayor McLeod noted the passing of former Chicago Mayor Jane Byrne, he stated that he introduced Trustee Pilafas at the HEHS Veteran's Day ceremony, attended all of the Veteran's Day Ceremonies the Hoffman Estates PD, Armstrong and Lakeview Schools, had Boy Scout Troop 332 in for a visit, attended the NWMC Legislative Committee meeting, the National Blue Ribbon Award ceremony at Fairview School and the Citizens Fire Academy graduation.

6.B. Trustee Comments

Trustee Vandenberg stated that she attended the PW Open House, Schaumburg Mayor Al Larson's Mayoral Ball, our Veteran's Day ceremony; she congratulated the Fire Academy graduates and wished Mayor McLeod a Happy Birthday.

Trustee Stanton stated that he attended the Village's, Armstrong and Lakeview Schools Veteran's Day ceremonies, he congratulated the 5 & 6 grade classes at Lakeview on their Veteran's Day ceremony, he congratulated the Disabled and Senior Commissions on their Apple Demonstration, he congratulated the CFA graduates and wished Mayor McLeod a Happy Birthday.

Trustee Mills stated that she attended the PW Open house, the photo workshop, the VOHE Veteran's Day ceremony and thanked the HEHS band for playing at the ceremony; she stated that she attended the Chamber Celebration of Excellence meeting and congratulated the CFA graduates.

Trustee Pilafas stated that he attended the Mustangs first game at the SCA, the HEHS, Village's and Armstrong School Veteran's Day Ceremonies, he thanked Mr. Erickson, the HEHS Band and the HEHS Choir Director for their participation in our Veteran's Day program, he went to TGIF's for lunch because they had a Veteran's Day special, he congratulated they CFA graduates, he thanked PW for plowing and wished Mayor McLeod a Happy Birthday.

Trustee Newell stated that she attended the PW Open House, she congratulated the CFA graduates, wished Mayor McLeod a Happy Birthday, she wished everyone a safe and happy Thanksgiving and reminded everyone about the Tree Lighting this Saturday.

Trustee Gaeta stated that he attended the PW Open House, the Village's, Armstrong and Lakeview School Veteran's Day ceremonies, the Blue Ribbon Award ceremony at Fairview School and wished Mayor McLeod a Happy Birthday.

6.C. Village Manager's Report

Mr. Norris wished Mayor McLeod a Happy Birthday.

6.D. Village Clerk's Report

The Village Clerk reminded everyone that the Tree Lighting is Saturday at 5:00 p.m.

6.E. Treasurer's Report

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

Mrs. Musiala stated that for the month of September 2014 cash receipts and transfers-in exceeded cash disbursements and transfers-out for the operating funds by \$37,506. After including these receipts and disbursements, the balance of cash and investments for the operating funds is \$29.0 million. For all of the Village funds, cash receipts and transfers-in exceeded cash disbursements and transfers-out by \$445,691. The total for cash and investments for all funds increased to \$186.7 million.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

6.F. Committee Reports

Finance

Trustee Pilafas stated that they would be meeting to request a Budget Overview; request a Village Department Review - a. General Government, b. Police, c. Fire, d. Public Works (including the Water & Sewer Fund), e. Development Services (including the EDA Funds and Sears Centre Operating Fund), f. Health & Human Services, g. Information Systems Fund, h. Boards & Commissions (as needed); direct staff to publish the Notice of Availability of Budget and Public Hearing on the 2015 Proposed Budget. With Committee's concurrence, the Public Hearing will be scheduled for Monday, December 1, 2014 at 6:55 p.m. in the Council Chambers prior to the Village Board Meeting. (Notice of this public hearing will be given at least one week prior to the hearing date); direct staff to draft the Tax Levy and Tax Abatement Ordinances, which will appear on the December 1, 2014 Village Board Agenda.

Public Works & Utilities

Trustee Newell stated that they would be meeting to request acceptance of the Department of Public Works and Department of Development Services for the Transportation and Engineering Division Monthly Reports.

Public Health & Safety

Trustee Gaeta stated that they would be meeting to request acceptance of the Police Department, Health & Human Services, Emergency Management Coordinator and Fire Department Monthly Reports.

7. PLANNING & ZONING COMMISSION REPORT: (Chairperson Combs)

Motion by Trustee Mills, seconded by Trustee Pilafas, to concur with the Planning & Zoning Commission's recommendation and approve the petitioners' request with the following additional condition 1) Approval of the Plat of Consolidation subject to obtaining the owners signatures on the final plat. The signatures of the Village President, Village Clerk, Village Treasurer and Chairman & Secretary of the Planning & Zoning Committees shall not be affixed to the plat until the owners notarized signatures are affixed to the final plat.

7.A. Request by HP Greenspoint Limited Partnership c/o Hamilton Partners (Owner) and TR Greenspoint, LLC c/o LPC Realty Advisors (Applicant) to consider a Plat of Consolidation for the consolidation of the parcels at Lot 2 of Greenspoint Office Park and 2800 W. Higgins Road into one contiguous property to be addressed as 2800 W. Higgins Road. The following condition shall apply:

1. The Plat of Consolidation shall be recorded prior to issuance of a building permit.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

7.B. Request by HP Greenspoint Limited Partnership c/o Hamilton Partners (Owner) and TR Greenspoint, LLC c/o LPC Realty Advisors (Applicant) to consider a Preliminary & Final Site Plan for the construction of a parking lot on the property located at Lot 2 of Greenspoint Office Park. The following conditions shall apply:

1. The following Subdivision Code waivers are granted:
 - a) A waiver from Section 10-4-4-C-2-b to allow the interior parking rows in the parking lot addition to exceed 15 parking spaces without the inclusion of a landscape island as shown on the petitioners' plans.
 - b) A waiver from Section 10-5-2-B-4 to allow two parking spaces adjacent to landscaped areas to be 9 feet in width instead of 10 feet as shown on the petitioners' plans.
2. The building permit shall be obtained within nine (9) months of the Village Board action on this request.
3. A preconstruction meeting between the contractor and Village staff shall be required to discuss expectations with respect to site improvements and inspection requirements.
4. 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.

Roll Call:

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

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 Highland Dairy Farm LLC (owner) and M/I Homes of Chicago LLC (contract purchaser) to consider a Preliminary Plat of Subdivision and a Preliminary Site Plan and variations to the Zoning Code for the development of an 81 lot single family subdivision on a 37.09 acre parcel of land located on the northwest corner of Algonquin Road and Ela Road. The following conditions shall apply:

1. No tree removal, grading or other site work shall occur prior to final subdivision and site plan approval.

2. All items listed under the Final Plan Items section of the Planning and Zoning Commission Staff Report dated 11-5-2014 shall be completed.
3. Approval of Bergman Farm is granted based on the proposal that M/I Homes Chicago LLC 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.
4. The following Subdivision Code waiver is granted with this approval:
 - a) A waiver from the Subdivision Code (Section 10-4-7) to allow all the trees on the site to be removed.
5. The following Zoning Code variations are granted with this approval:
 - a) A variance from Section 9-3-8-L-4 to permit one residential subdivision identification per intersection where one right of way is less than the required 80' (60' right of way).
 - b) A variance from Section 9-5-4-D-7 to allow a Floor Area Ratio of .44 instead of maximum .40 on lots smaller than 10,600.
 - c) A variance from Section 9-5-4-E to allow a building height of 38' instead of the maximum 35'.
6. As shown on the landscape plan, the landscape buffer plantings behind Lots 1-50 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.
7. The property is subject to the school and park donation requirements as mandated by Section 10, Article 9 of the Village's Municipal Code.
8. This preliminary approval is granted based on the petitioner's proposal to preserve and dedicate to the Village (or an entity designated by the Village) the existing farmhouse. The dedication of land surrounding the farmhouse will comply with all land donation criteria outlined in Section 10-9-2-D, which includes the provisions of services and ensures the property will be usable for its intended purpose. In the event the Village determines the farmhouse structure is not appropriate for preservation, the petitioner shall be responsible for the demolition and restoration of the property in a manner suitable for use as a park site. The petitioner has previously provided a historic report on the house and shall provide preliminary architectural/structure assessment to assist the Village with its review of the preservation options. More extensive details shall be addressed as part of the final subdivision consideration and may include a separate agreement between the petitioner and Village regarding all obligations.
9. This preliminary approval is granted based on the stipulation that the petitioner shall dedicate the detention facility parcel and the park site parcel to a public park district for development of park facilities and perpetual maintenance, and that a public park district will accept the parcels and ownership responsibilities. At the time of this approval, the subdivision is within the boundaries of the Palatine Park District, however, the petitioner is cooperating with efforts to potentially disconnect and annex the property into the Hoffman Estates Park District. In the event the petitioner cannot gain concurrence of a public park district to accept the detention facility and the park site, this preliminary approval shall be void. At the time of final subdivision consideration, all final details shall be addressed, including a written intention to accept the property from a public park district.

Discussion

Trustee Pilafas asked if the models are the same as what was presented at the courtesy review.

Greg Collins, M/I homes of Chicago LLC, replied that they are working on several variations of the models.

Trustee Mills asked when are they planning on coming back for final approval and if they accept the conditions, including the park district agreement.

Mr. Collins replied in less than 30 days and that yes, they accept all the conditions.

Trustee Gaeta asked if the prices for the homes would be what were listed in the packet that was provided.

Mr. Collins replied yes.

Trustee Gaeta followed up by saying that the square footage of the homes in the plans is smaller than what is listed with the pricing of the homes.

Mr. Collins replied that they were working on different variations and that things may change.

Pat Barch, Village of Hoffman Estates Historian, spoke about her hope that the house could be saved and in some way be used for Village use.

Trustee Mills asked about the two different street names even though it's one street with a curve. Mr. Collins responded that because of the curves and addressing that it was better to have the two different street names.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

8. ADDITIONAL BUSINESS:

There was no Additional Business.

9. ADJOURNMENT:

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to adjourn the meeting. Time: 7:41 p.m. Voice vote taken. All ayes. 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.