

MEETING: **HOFFMAN ESTATES VILLAGE BOARD**
DATE: **October 7, 2024**
PLACE: **COUNCIL CHAMBERS**
 MUNICIPAL BUILDING COMPLEX
 1900 HASSELL ROAD
 HOFFMAN ESTATES, ILLINOIS

1. CALL TO ORDER/ROLL CALL

Village President William McLeod called the meeting to order at 7:01 p.m. The Village Clerk called the roll. Trustees present: Gary Pilafas, Gary Stanton, Karen Arnet, Patrick Kinnane, Karen Mills, Anna Newell.

A quorum was present.

ADMINISTRATIVE PERSONNEL PRESENT

E. Palm, Village Manager
D. O'Malley, Deputy Village Manager
J. Pape, Assistant Village Manager
A. Janura, Corporation Counsel
K. Cawley, Chief of Police
A. Wax, Fire Chief
R. Musiala, Finance Director
J. Nebel, PW Director
P. Gugliotta, Director of Dev. Services
M. Saavedra, HHS Director
D. Raszka, Director of IT
M. Brito, Communications Mgr.
R. Signorella, Multimedia Production Manager

2. PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Trustee Pilafas.

3. PUBLIC COMMENTS

Mayor McLeod asked to move Public Comments to the end of the meeting. There was agreement.

4. APPROVAL OF MINUTES

Motion by Trustee Pilafas, seconded by Trustee Stanton, to approve Item 4A.

4.A. Approval of Minutes 9-16-24

Roll Call:

Aye: Pilafas, Stanton, Arnet, Kinnane, Newell

Abstain: Mills

Mayor McLeod voted aye.

Motion carried.

5. CONSENT AGENDA/OMNIBUS VOTE:

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

5.A. Approval of Agenda

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.B. Approval of the schedule of bills for October 7, 2024 - \$4,576,110.48.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.C. Approval of a Professional Services Agreement with Sentinel Technologies Inc. for Cybersecurity Assessment services in an amount not to exceed \$197,002.50

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.D. Authorization to:

- a. waive formal bidding (due to utilization of a government master agreement);
- b. purchase of two host servers from Dell EMS, Round Rock, TX, in an amount not to exceed \$35,291.46.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.E. Authorization to:

- a. waive formal bidding (due to utilization of a government master agreement);
- b. purchase of the servers from Dell EMS, Round Rock, TX, in an amount not to exceed \$69,328.35.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.F. Authorization to award a contract for the replacement of the NOW Arena boiler and storage tanks to F.E. Moran, Inc., Northbrook, IL (Low bidder) for an amount not to exceed \$133,000.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.G. Authorization to:

- a. waive formal bidding;
- b. purchase twenty-three (23) Stalker Radar Systems from Applied Concepts Inc., Richardson, TX, in an amount not to exceed \$35,075.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

5.H. Authorization to:

- a. waive formal bidding (due to sole source)
- b. purchase twenty (20) MedixSafe narcotic safe retrofit kits, software, and a five-year service subscription from Bioconnect of Memphis, TN in an amount not to exceed \$38,977.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

6. REPORTS

6.A. President's Report

1. Presentation(s)

a. Illinois Sister Cities 2024 Award

Mayor McLeod asked the Sister Cities Commission to come forward and be introduced. Chair Lillian Mosier introduced herself and the Commission and explained that the Village hosted this year's Annual Sister Cities Conference in June. Chair Mosier applied for the Sister Cities 2024 Award and at the conference, found out that the Village won, along with Hanover Park. Lillian, co-chair Jill Wood-Naatz, and Trustee Kinnane accepted the award at the Illinois Municipal League Conference in September. The Commission presented the award to the Village and the Commission was congratulated by the Village Board.

2. Proclamation(s)

Trustee Stanton read the following proclamation.

Motion by Trustee Stanton, seconded by Trustee Mills, to concur with the proclamation proclaiming month of October 2024 as Domestic Violence Awareness Month. Voice vote taken. All ayes. Motion carried.

Rebecca Darr, CEO of Wings, accepted the Proclamation and addressed the Village Board. She spoke about domestic violence and the need to stop the cycle of violence against men, women and children. The mission of Wings Program is to provide housing, services, education and advocacy to end domestic violence.

Trustee Kinnane read the following proclamation.

Motion by Trustee Stanton, seconded by Trustee Kinnane, to concur with the proclamation proclaiming month of October 2024 as Down syndrome Acceptance Month. Voice vote taken. All ayes. Motion carried.

A representative of Gigi's, along with her daughter, accepted the proclamation on behalf of Gigi's Playhouse.

Trustee Newell read the following proclamation.

Motion by Trustee Mills, seconded by Trustee Arnet, to concur with the proclamation proclaiming week of October 6-12, 2024 as Fire Prevention Week. Voice vote taken. All ayes. Motion carried.

Fire Chief Was accepted the proclamation.

Trustee Mills read the following proclamation.

Motion by Trustee Stanton, seconded by Trustee Arnet, to concur with the proclamation proclaiming the month of October 2024 as National Breast Cancer Awareness Month. Voice vote taken. All ayes. Motion carried.

Dr. Monica Saavedra accepted the proclamation.

Trustee Pilafas read the following proclamation.

Motion by Trustee Kinnane, seconded by Trustee Stanton, to concur with the proclamation proclaiming the month of October as National Community Planning Month. Voice vote taken. All ayes. Motion carried.

Director of Development Services Peter Gugliotta accepted the proclamation.

Mayor McLeod read the following proclamation.

Motion by Trustee Arnet, seconded by Trustee Kinnane, to concur with the proclamation proclaiming October 24, 2024 as World Polio Day.

Dr. Robert Steinberg accepted the proclamation on behalf of the Rotary Club.

3. Boards & Commissions Appointment(s)/Reappointment(s)/Resignation(s)

Motion by Trustee Mills, seconded by Trustee Arnet, to accept with regret the resignations of Sarah McClarey and Tom Burnitz from the Planning & Zoning Commission. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Arnet, seconded by Trustee Kinnane, to accept the appointment of Wendy Schmidt to the Arts Commission and Platzkonzert Commission. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Kinnane, seconded by Trustee Pilafas, to accept the appointment of Rajkumari Chhatwani to the Planning & Zoning Commission. Voice vote taken. All ayes. Motion carried.

Mayor McLeod reminded everyone of the Fire Department #24 Open House on Saturday, October 12, and the Hispanic Heritage Day festival at Village Hall from 2-4:30 p.m. on Saturday, October 12. Mayor McLeod read two thank you letters from residents – one regarding

street lights on Illinois Boulevard and the other from a resident who recently moved back to town and was impressed by employees helping with permits. Mayor McLeod attended many events including the NWMC Transportation Committee meeting, Chamber golf outing, block party on Somerton Drive as well as block parties on Newcastle Lane and Dixon Drive. He swore in three new firefighters, attended a Celtic Fest Commission meeting and an Eagle Scout Court of Honor for Gordon Madsen. Mayor attended a ribbon cutting for I Smell Bacon, a Northwest Suburban Teachers Union breakfast, NWMC Board meeting, a Pace paratransit discussion and the HEPCF Brewfest at Bell Works as well as the Public Works academy graduation.

6.B. Trustee Comments

Trustee Pilafas attended the flag ceremony for Ed Green at the Veterans Memorial. He attended the Hideaway's last concert for the season, a First Friday event and the Chamber golf outing.

Trustee Newell attended Senior Commission's Senior Prom, the 65th anniversary photo celebration, block parties on Somerton, Newcastle and Dixon, Eagle Court of Honor for Gordon Madsen, and the Public Works Academy graduation. She wanted everyone in the hurricane's path to stay safe

Trustee Mills attended the 65th birthday photos celebration, and the Public Works Academy graduation. She reminded everyone of the Fire Station #24 open house on October 12 as well as the ribbon cutting for the new Fire Station #21 at noon on October 26.

Trustee Stanton attended the Senior Commission's Senior Prom, a Chamber legislative lunch, the 65th birthday photos celebration, Chamber golf outing, swearing-in of 3 new firefighters, Eagle Court of Honor for Gordon Madsen, I Smell Bacon ribbon cutting, and the Public Works Academy graduation.

Trustee Arnet attended a block party on Somerton, the 65th birthday photos celebration, Public Works Academy graduation, and a Breast Cancer Walk in Rockford.

Trustee Kinnane attended many food deliveries and volunteer functions for Our Lady of Angels Church in Chicago, Senior Commission's Senior Prom, golf outings for the Chamber, CAC and Partnership for our Communities, Chamber legislative lunch, I Smell Bacon ribbon cutting and the Northwest Suburban Teachers Union breakfast and the Public Works Academy graduation.

6.C. Village Manager's Report

The Village Manager had no report.

6.D. Village Clerk's Report

The Village Clerk had no report.

6.E. Committee Reports**Planning, Building & Zoning**

Trustee Stanton stated that they would be meeting to approve an ordinance accepting a utility easement for the property at 1305 Barrington Road. and to receive and file the Planning Division Monthly Report, the Code Enforcement Division Monthly Report and the Economic Development and Tourism Monthly Report.

Transportation & Road Improvement

Trustee Arnet stated that they would be meeting to receive and file the Transportation Division Monthly Report.

General Administration & Personnel

Trustee Kinnane stated that they would be meeting to award a contract for redesign and hosting services for the Village of Hoffman Estates website to _____ company for an amount not to exceed \$_____ and receive and file the Cable TV Monthly Report, the Human Resources Management Monthly Report and the Legislative Operations & Outreach Monthly Report.

7. PLANNING AND ZONING COMMISSION RECOMMENDATIONS

Motion by Trustee Kinnane, seconded by Trustee Pilafas, to concur with the Planning & Zoning Commission's recommendation and approve the petitioner's request.

7.A. Request approval of Ordinance #5115-2024 granting a variation for a deck for the property located at 1720 Highland Boulevard with the following conditions:

1. A building permit shall be obtained.
2. The development shall significantly conform to the plans as submitted as part of the application, except as such plans may be changed to conform to Village Codes and Ordinances.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Kinnane, seconded by Trustee Pilafas to concur with the Planning & Zoning Commission's recommendation and approve the petitioner's request.

7.B. Request approval of Ordinance #5116-2024 granting an Amendment to the Poplar Creek RPD General Plan of Development, Preliminary and Final Plat of Subdivision, Preliminary and Final Site Plan, Master Sign Plan, and a variation from the Municipal Code for Kensington Fields Townhomes located at 1950 Hassell Road with the following conditions:

- A. The building permit for the Development shall be obtained within twelve (12) months of the Village Board action on this request.
- B. Masonry wainscot wraps on the end unit elevations facing Hassell Road are required as outlined in the Elevations date June 28, 2024.
- C. A waiver from Section 10-3-2-C-2-b is granted to allow a road centerline radius reduction from 95' to 90'.
- D. A waiver from Section 10-4-4-F-2 is granted to eliminate the required shade tree in the front of each home due to the limited space between drives.
- E. A dormant Special Service Area (SSA) must be established prior to the issuance of the first building permit for the Development (excluding demolition and site development permits).
- F. The applicant shall submit master sets of townhome plans for review and approval by the Village staff prior to the submittal of any individual building permits for the Development.
- G. At the time of subdivision acceptance, the subdivision improvements shall be accepted as a single unit. Acceptance shall be done in accordance with the Municipal Code.
- H. The HOA Declarations shall be recorded prior to the issuance of the second building permit for the Development (excluding demolition and site development permits).
- I. The model parking area as noted on sheet L.101 is subject to engineering review as part of the site plan permit and may be modified based on grading, access location or other engineering concerns.
- J. A performance guarantee based on an Engineers' Estimate of Cost shall be submitted to the Village prior to issuance of the site development permit.
- K. A permit from the Metropolitan Water Reclamation District (MWRD) shall be provided prior to site construction commencing.
- L. Cash contribution in lieu of school and park land donation must be submitted prior to the issuance of any building permit for the Development as provided for in 10-9-2 G. of the Municipal Code, at a rate of \$165,000 per acre of required land dedication (Elementary School District 54 - \$64,358, High School District 211 - \$14,778, Hoffman Estates Park District - \$149,781).
- M. A Statement of Awareness, provided by the Village, shall be recorded for each townhome unit. The statement shall be required to be signed by all prospective purchasers at time of contract. Copies of the signed Statement of Awareness must be provided to the Village prior to the issuance of a building permit. If no purchaser has been identified at the time of the building permit issuance, 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.
- N. 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.
- O. In accordance with Municipal 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.
- P. Staff will work with applicant to revise language in HOA declarations as discussed at 10/2/24 PZC meeting.

Q. The following documents and plans, all on file with the Village, are hereby approved and constitute the final site plan approval for the Development:

1. Final Civil Engineering Plans updated through 6/21/24.
2. Final Plat of Subdivision for Kensington Fields updated through 9/11/24.
3. Final Landscape Plans updated through 6/28/24.
4. Elevations updated through 6/28/24.
5. Community Impact Statement and attachments dated May 2024.
6. Traffic Study dated May 23, 2024.
7. Final Stormwater Report dated May 24, 2024.
8. Declarations for the Kensington Fields Townhomes.
9. Statement of Awareness for Kensington Fields Townhomes.
10. Application and Addendum as submitted by the applicant.

Motion by Trustee Pilafas, seconded by Trustee Kinnane to amend the ordinance to add:

Section 7: In the event that the Owner and Applicant/Contract Purchaser fail to finalize the sale of the subject property, shown on Exhibit A, by February 5, 2025, this Ordinance shall be considered null and void and any zoning, variations, and the Poplar Creek RPD General Plan of Development addressed herein shall revert back as they were on October 7, 2024.

Roll Call:

Aye: Pilafas, Kinnane

Nay: Stanton, Arnet, Mills, Newell

Mayor McLeod voted aye.

Motion failed.

Motion by Trustee Arnet, seconded by Pilafas, to reconsider amendment to this ordinance.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Pilafas, seconded by Trustee Kinnane to amend the ordinance to add:

Section 7: In the event that the Owner and Applicant/Contract Purchaser fail to finalize the sale of the subject property, shown on Exhibit A, by February 5, 2025, this Ordinance shall be considered null and void and any zoning, variations, and the Poplar Creek RPD General Plan of Development addressed herein shall revert back as they were on October 7, 2024.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Discussion

There was lengthy discussion between the Village Board and the representative with Pulte Homes regarding parking, model, buffers, HOA, rental of homes, etc. Trustee Mills inquired if there could be a special Board meeting set to further review this proposed development. The Mayor indicated that this was a great proposal and the developer is a well known builder.

Motion by Trustee Kinnane, seconded by Trustee Pilafas, to approve ordinance as amended.

Roll Call:

Aye: Pilafas, Arnet, Kinnane, Mills, Newell

Nay: Stanton

Mayor McLeod voted aye.

Motion carried.

8. ADDITIONAL BUSINESS

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

8.A. Approval of the Third Amended and Restated Development Agreement for the 16-acre Plum Farms Property.

Roll Call:

Aye: Pilafas, Stanton, Arnet, Mills, Newell

Nay: Kinnane

Mayor McLeod voted nay.

Motion carried.

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

8.B. Approval of an existing communication antenna license renewal agreement – Olmstead Water Tower.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Pilafas, seconded by Trustee Mills, to take a 10-minute break at 8:51 p.m. Voice vote taken. All ayes. Motion carried.

Meeting was reconvened at 9:00 p.m.

3. PUBLIC COMMENT

Several audience members addressed the Village Board to protest the war in Gaza and asked the Village Board to pass a cease fire resolution or proclamation.

9. EXECUTIVE SESSION – Collective Bargaining 5 ILCS 120/2-(c)-(2)

Motion by Trustee Mills, seconded by Trustee Pilafas, to adjourn into Executive Session and not return at 9:19 p.m.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Debbie Schoop
Executive Assistant

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.