

**MINUTES OF THE REGULAR BOARD MEETING  
OF THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES  
HELD ON THURSDAY, JUNE 6, 2019**

**CALL TO ORDER:**

President Roth called the meeting to order at 7:04 pm.

**ROLL CALL:**

Trustee William Harper	Present	Trustee Mary Thon	Present
Trustee Larry Schmidt	Present	Trustee William Carlson	Present
Trustee Michael Baumer	Present	Trustee James Cecille	Present
President Billie D. Roth	Present		

All those answering “present” were physically present at the meeting.

**PLEDGE OF ALLEGIANCE:**

**PRESIDENT’S REPORT:**

P-19-001      Commission Appointments / Re-Appointments / Resignation

President Roth requested concurrence with the reappointment of Eric O’Brien as a member of the Community and Economic Development Commission for a two year term expiring June 2021. Trustee Baumer moved for approval. Trustee Cecille seconded the motion. A voice vote approved the reappointment.

President Roth requested concurrence with the reappointment of Bill Lunsford as a member, and Lisa Poturalski as an alternate member of the Veterans Memorial Commission for two year terms expiring June 2021. Trustee Harper moved for approval. Trustee Carlson seconded the motion. A voice vote approved the reappointments.

P-19-002      Police Officer Swearing In – Juan Acosta

**RECESS:**

Trustee Baumer moved for a short recess for photos. Trustee Harper seconded the motion. A voice vote approved the recess. The Village Board recessed their meeting at 7:12 p.m.

**RECONVENE MEETING:**

The Village Board reconvened their meeting at 7:23 p.m.

**ROLL CALL:**

Trustee William Harper	Present	Trustee Mary Thon	Present
Trustee Larry Schmidt	Present	Trustee William Carlson	Present
Trustee Michael Baumer	Present	Trustee James Cecille	Present
President Billie D. Roth	Present		

All those answering “present” were physically present at the meeting.

**VILLAGE MANAGER’S REPORT:**

Village Manager Sharon Caddigan noted the state has passed a budget, but there are a number of issues from this recent legislation that will be monitored, including the continued reduction of the Local Government Distributive Funds (LGDF), internet sales tax collection, administrative fees charged on state-collected taxes, increases to the gas tax and unknown consequences to changes in the motor fuel tax.

**APPROVAL OF AGENDA:**

Request the Board approve the June 6, 2019 Agenda as presented. Trustee Thon moved for approval. Trustee Carlson seconded the motion. A voice vote approved the Agenda as presented.

**APPROVAL OF THE MINUTES:**

Request the Board approve the Minutes of the Regular Board Meeting of May 16, 2019 as presented. Trustee Harper moved for approval. Trustee Cecille seconded the motion. A voice vote approved the Minutes as presented.

**COMMUNITY DEVELOPMENT – Trustee Carlson/Trustee Harper**

A-19-058 Ordinance – Approval of a Special Use and Variance Request for an Electronic Message Center Sign / 913-939 E. Irving Park Road

Request the Board approve an Ordinance entitled “AN ORDINANCE GRANTING A SPECIAL USE AND VARIATION TO ALLOW FOR THE EXPANSION OF AN ELECTRONIC MESSAGE CENTER TO AN EXISTING MONUMENT SIGN IN A C-2 COMMERCIAL DISTRICT PURSUANT TO TITLE 11, SECTION 11-10-3-2(G) AND A VARIATION TO EXCEED THE MAXIMUM SIGN SURFACE AREA PURSUANT TO TITLE 11, SECTION 11-10-3-2(B)(3), FOR THE PROPERTY LOCATED AT 913-939 EAST IRVING PARK ROAD.” This Ordinance approves a special use permit for the use of an Electronic Message Center within a monument sign as well as a variance request to increase the maximum allowable area of an Electronic Message Center in shopping center monument sign.

Trustee Carlson presented the Ordinance for first reading. Community Development Director John Peterson reviewed the request noting the existing electronic message

center (EMC) board sign was installed in 2011. The Village adopted new regulations regarding EMC signs in 2015. The proposed sign is slightly smaller (107 sq. ft.) with a 65 sq. ft. EMC which is a variance of 11% over the 50% allowable size. However, the existing base of the sign will be raised and the fixed panels advertising other tenants will be eliminated. The EMC will be used by tenants on a rotating basis. The raised sign will allow much better visibility for drivers on McKool Avenue at Irving Park Road. The proposed sign will also match the proposed exterior elevation of the shopping center after renovation. The Planning and Zoning Board heard this petition and recommended in favor with three conditions: 1. The design and construction of the proposed monument sign shall be in substantial compliance with the sign rendering A04 prepared by The Holland Design Group, Inc., dated April 30, 2019; 2. The placement of the sign shall be in substantial compliance with the overhead view planting area/sign location plan LS-1 prepared by The Holland Design Group, Inc. dated April 23, 2019; and 3. The landscape bed around the base of the proposed monument sign shall be planted in substantial compliance with the undated landscape plan LS-2 prepared by The Holland Design Group, Inc. Staff concurs with this recommendation.

Kosta Apostolopoulos, owner of Fiesta Market, was present for questions along with Art Holland of The Holland Design Group, Inc. Trustee Harper confirmed with Mr. Peterson that any EMC signs will be brought to the Planning and Zoning Board as well as the Village Board for approval. Trustee Carlson reviewed the height at the base of the EMC (5'6") and that the landscaping would not impede a driver's view of traffic on Irving Park Road. Trustee Cecille confirmed that other center tenants will also have the opportunity to advertise on the EMC. Trustee Harper confirmed the area for the existing sign will be removed; Mr. Holland confirmed this area will be landscaped to the sidewalk and Mr. Apostolopoulos stated Fiesta Market will maintain this landscaping. Mr. Apostolopoulos asked the Board to consider waiving the first reading for the Ordinance.

Trustee Carlson moved to waive the first reading. Trustee Baumer seconded the motion. A voice vote approved the motion to waive first reading. Trustee Carlson moved to approve the Ordinance as presented. Trustee Cecille seconded the motion.  
**ROLL CALL:**

Trustee Harper	Aye	Trustee Thon	Aye
Trustee Schmidt	Aye	Trustee Carlson	Aye
Trustee Baumer	Aye	Trustee Cecille	Aye

Motion carried.

ORDINANCE 2019-18

A-19-059 Ordinance – Approval of a Re-Subdivision and PUD Amendment Request / 800-900 Phoenix Lake Avenue

Request the Board approve an Ordinance entitled “AN ORDINANCE APPROVING THE THIRD AMENDMENT TO THE PLANNED UNIT DEVELOPMENT AGREEMENT FOR THE PHOENIX LAKE BUSINESS PARK LOCATED AT 800-900 PHOENIX LAKE AVENUE, STREAMWOOD, ILLINOIS.” This Ordinance approves a plat of re-subdivision and PUD amendment combining two vacant lots into one lot to allow construction of a building with a variance in the Phoenix Lake Business Park.

Trustee Carlson presented the Ordinance for first reading and posting.

Community Development Director John Peterson stated this is the remaining 8.4 acres in the Phoenix Lake Business Park and will combine the two lots into one lot to allow the construction of a two-unit industrial building. The proposed building is 42-foot high (2 foot variance required) with 22 truck docks and two overhead doors; all will face east onto Phoenix Lake Avenue, away from the residential homes. Two parking lots with approximately 70 spaces each are proposed on the north and south sides of the building, and 42 spaces along the east property lie. Ninety of the spaces are proposed to be land-banked as greenspace as they are likely not needed for this use but could be installed if needed by a future tenant. The Planning and Zoning Board heard this petition and recommended in favor; the petitioner has complied with all conditions.

Attorney Lawrence M Freedman and Brian W. Kling were present representing the Missner Group. They stated this is a speculative build of 152,000 sq. feet planning for 1-2 tenants. Trustee Harper asked if the units would be leased or sold. Mr. Kling stated they would only be leased. Trustee Harper confirmed that the land-banked parking spaces are not “buildable” property. Trustee Cecille asked about the lighting. Mr. Peterson stated the lighting meets all Village Code requirements with wall pack lighting on all sides, and pole mounted lighting in the parking areas. Trustee Cecille asked if there is any impact to the wetland area. Public Works Director Matt Mann state the wetland area is well buffered from this project and there is also an access walkway; the Village maintains this wetland area.

A-19-060 Ordinance – Approval of PUD Amendment Request / 1500 – 1580 W. Lake Street

Request the Board approve an Ordinance entitled “AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF THIRD AMENDMENT TO A PLANNED UNIT DEVELOPMENT AGREEMENT FOR RLE PROPERTY CORPORATION AS SUCCESSOR TO 1000 CHICAGO STREET, LLC.” This Ordinance approves the construction of a new Chrysler/Dodge/Jeep/Ram dealership on Lake Street.

Trustee Carlson presented the Ordinance for first reading and posting.

Community Development Director John Peterson reviewed the proposed Third Amendment with variations for the construction of a new 55,000 sq. foot dealership

on the 11.4 acre site at the northeast corner of Lake Street and Elizabeth Drive. The existing PUD covers the West property (existing Toyota dealership), the East property (existing paved parking area), the Add-on Property (paved parking area) and the Bartlett Property. This Amendment addresses the East Property and the Add-on Property and was identified in the original PUD as a future dealership site.

Attorney Peter Bazos and Project Manager Mike Anderson stated this dealership is relocating from Elgin to Streamwood. This PUD Amendment includes variances similar to those granted in the original PUD for the Toyota dealership. A section of the pavement will be removed to allow construction of the dealership building. The visual branding on the building is specific with Chrysler on the east end of the building and Jeep on the west end. There is an access drive on Elizabeth Drive into the site, and an existing right-in, right-out curb cut on Lake Street. All detention is contained on the Bartlett property to the east. The north wall (facing toward residential) will be a white precast wall with no doors or windows and 29 evergreen trees will be added along the north property to additionally buffer the residential area. Four new ground signs are proposed; 1. A 22 foot tall electronic message center sign at Lake Street and Elizabeth Drive similar to the existing Toyota sign; 2. A 32 Foot tall illuminated Chrysler/Dodge/Ram sign at the southeast corner of the Add-On Property; 3. A 32 foot tall Jeep sign along Lake Street on the East Property; and 4. A 13 foot tall illuminated Jeep/Chrysler/Dodge/Ram sign near the entrance on Elizabeth Drive, similar to the sign on Elizabeth for the Toyota dealership. Wall signage on the south façade is also planned for details are to be determined.

Trustee Harper asked about the placement of the signs and styles. Mr. Bazos stated the style of the signs are brand-specific and corporate directed. Trustee Harper expressed concern for traffic approaching from the west not seeing the signage and attempting to make a U-turn east of the dealerships along Lake Street. Trustee Harper also confirmed that the dealerships are connected internally within the building. Trustee Cecille asked about the unloading area for vehicle delivery. Mr. Anderson stated the East Property area would be used for deliveries as it is now for Toyota.

A-19-061 Ordinance – Approval of a Special Use for a Retail Tobacco Products Facility / 1574 Buttitta Drive

Request the Board approve an Ordinance entitled “AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO PERMIT THE SALE OF TOBACCO PRODUCTS IN A C-2 COMMERCIAL DISTRICT 1574 BUTTITTA DRIVE, STREAMWOOD, ILLINOIS.” This Ordinance authorizes the issuance of a Special Use Permit for the operation of a tobacco products facility at 1574 Buttitta Drive, Smoke N’ Vape.

Trustee Carlson presented the Ordinance for first reading. Community Development Director John Peterson reviewed this request stating this is a 1,000 sq. foot space in the multi-unit retail center that will sell tobacco and vape-related products. No on-site product use is allowed and there is no direct access to products by the customers. The Planning and Zoning Board hear this petition and recommended in favor with one condition: 1. The interior use of the space shall be in substantial compliance with the interior floor plan prepared by Jakl-Brandeis Architects.

Trustee Harper asked about placement of the checkout area/cash register. Petitioner Mohammed Aslam indicated the register would be on top of one of the display cases. Trustee Harper confirmed the product/display cases are also locked and not accessible by the customer. Mr. Aslam asked the Board to consider waiving the first reading so he can start operating the business.

Trustee Carlson moved to waive the first reading for the Ordinance. Trustee Thon seconded the motion. A voice vote approved waiving the first reading. Trustee Carlson moved for approval of the Ordinance as presented. Trustee Cecille seconded the motion. ROLL CALL:

Trustee Thon	Aye	Trustee Schmidt	Aye
Trustee Carlson	Nay	Trustee Baumer	Aye
Trustee Cecille	Aye	Trustee Harper	Aye

Motion carried.

ORDINANCE 2019-19

**FINANCE - Trustee Schmidt/Trustee Baumer**

A-19-062 Motion – Approval of Semi-Monthly Expenditures

Request the Board approve the semi-monthly expenditures in the amount of \$828,881.65 which represents the total of the schedule of bills dated June 6, 2019.

General Fund	\$ 207,835.02
Wetland Special Service Areas	742.63
Debt Service Fund	47,100.00
Capital Replacement Fund	12,622.50
Street Improvement Fund	132,476.83
Equipment Replacement Fund	94,165.68
Facilities Replacement Fund	182,912.68
Water and Sewer Fund	104,970.22
Golf Fund	24,266.37
Police Pension Fund	8,000.00
Firefighter’s Pension Fund	<u>13,789.72</u>
Total	<u>\$ 828,881.65</u>

Trustee Schmidt moved for approval of the semi-monthly expenditures as presented. Trustee Carlson seconded the motion. ROLL CALL:

Trustee Schmidt	Aye	Trustee Carlson	Aye
Trustee Baumer	Aye	Trustee Cecille	Aye
Trustee Harper	Aye	Trustee Thon	Aye

Motion carried.

**LEGISLATIVE – Trustee Cecille/Trustee Thon**

**A-19-063 Resolution – Sales Tax Agreement – 1500 West Lake Street**

Request the Board approve a Resolution entitled “A RESOLUTION APPROVING AND AUTHORIZING THE VILLAGE PRESIDENT TO EXECUTE ON BEHALF OF THE VILLAGE OF STREAMWOOD AND AUTHORIZING THE VILLAGE CLERK TO ATTEST TO A SALES TAX REBATE AGREEMENT FOR ADD-ON PROPERTY BY AND BETWEEN THE VILLAGE OF STREAMWOOD AND RLE PROPERTY CORPORATION.” This Resolution approves a Sales Tax Rebate Agreement between the Village of Streamwood and RLE Corporation for a new Chrysler/Dodge/Jeep/Ram dealership at 1500 West Lake Street.

Trustee Cecille presented the Resolution and moved for approval. Trustee Baumer seconded the motion. Village Manager Sharon Caddigan stated in 2013 the Toyota dealership was granted a sales tax rebate to offset costs associated with the purchase, development and construction of the property. The potential for a second dealership on adjacent property was also considered at that time. RLE has been working since 2016 to acquire the property and prepare for the construction of the second dealership. This sales tax agreement mirrors the 2013 agreement authorizing the Village to rebate fifty percent (50%) of future sales tax receipts to RLE and will be limited to an 18-year term or upon payment of the lesser of fifty percent (50%) of the eligible costs or approximately \$8M. Attorney Peter Bazos was present for questions. Trustee Harper confirmed the Village rebates to RLE after collection. ROLL CALL:

Trustee Carlson	Aye	Trustee Baumer	Aye
Trustee Cecille	Aye	Trustee Harper	Aye
Trustee Thon	Aye	Trustee Schmidt	Aye

Motion carried. RESOLUTION 2019-26

**PUBLIC SAFETY - Trustee Harper/Trustee Carlson**

**A-19-064 Resolution – Intergovernmental Agreement – School Resource Liaison Officer**

Request the Board approve a Resolution entitled “A RESOLUTION APPROVING AND AUTHORIZING THE VILLAGE PRESIDENT TO EXECUTE ON BEHALF OF THE VILLAGE OF STREAMWOOD AND AUTHORIZING THE VILLAGE CLERK TO ATTEST TO A CERTAIN AGREEMENT WITH SCHOOL DISTRICT U-46 FOR SCHOOL LIAISON SERVICES.” This Resolution approves an Intergovernmental Agreement with School District U-46 for school liaison services wherein the Village provides police officer liaisons at Streamwood High School, Canton Middle School and Tefft Middle School.

Trustee Harper presented the Resolution and moved for approval. Trustee Carlson seconded the motion. Police Chief Daryl Syre stated this Agreement is like those in past years providing dedicated liaison officers at the middle schools and high school. Trustee Harper asked if there was a need for more than one officer at a school. Chief

Syre stated if additional assistance is needed at any location, all officers can request backup response as needed. ROLL CALL:

Trustee Baumer	Aye	Trustee Cecille	Aye
Trustee Harper	Aye	Trustee Thon	Aye
Trustee Schmidt	Aye	Trustee Carlson	Aye

Motion carried.

RESOLUTION 2019-27

**PUBLIC WORKS - Trustee Baumer/Trustee Schmidt**

I-19-001 Water Quality Report

Every year, the Village is required to report on the quality of our drinking water. We must report on our testing efforts and procedures. We have to report on any potential violations or possible problems with our water supply. This is intended to ensure that the public is properly informed of any potential issues. Our Annual Drinking Water Quality Report, which has the results of our efforts throughout 2018, is now available online at [www.streamwood.org](http://www.streamwood.org). We are pleased to report that our tap water met or exceeded all US Environmental Protection Agency (EPA) and Illinois EPA drinking water health standards. We had no violations, and our system was found to follow all required procedures in protecting our residents' health.

**COMMUNITY AFFAIRS - Trustee Thon/Trustee Cecille**

A-19-065 Resolution – Village Hall and Public Works Renovation Project – Change Order 3

Request the Board approve a Resolution entitled “A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF CHANGE ORDER NUMBER 3 FOR THE VILLAGE HALL AND PUBLIC WORKS RENOVATION PROJECT IN THE VILLAGE OF STREAMWOOD, ILLINOIS.” This Resolution approves Change Order Number 3 to the contract for the Village Hall and Public Works Renovation Project with RoMAAS, Inc. in the amount of \$33,539.00.

Trustee Thon presented the Resolution and moved for approval. Trustee Cecille seconded the motion. Community Development Director John Peterson stated the remodeling project is on schedule with phases 4 and 5 up next. The original plans indicated updating in the Council Chambers with carpeting and painting with anew exit door being installed for code requirements. As the project has progressed, it has been determined that the ceiling and lighting in the Chambers is at the end of its



useful life and should be replaced. The new fixtures are LED and much more energy efficient, and are also dimmable allowing various lighting levels. This change order covers this additional work. ROLL CALL:

Trustee Cecille	Aye	Trustee Harper	Aye
Trustee Thon	Aye	Trustee Schmidt	Aye
Trustee Carlson	Aye	Trustee Baumer	Aye

Motion carried.

RESOLUTION 2019-28

**PUBLIC COMMENTS:**

**ADJOURNMENT:**

Trustee Thon moved to adjourn to Closed Session to consider the appointment, employment, compensation, discipline, performance or dismissal of specific employees per 5ILCS 120/2(c)(1). Trustee Baumer seconded the motion. ROLL CALL:

Trustee Harper	Aye	Trustee Thon	Aye
Trustee Schmidt	Aye	Trustee Carlson	Aye
Trustee Baumer	Aye	Trustee Cecille	Aye

Motion carried. The Village Board adjourned to Closed Session at 8:42 p.m.

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Billie D. Roth  
Village President

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Kittie L. Kopitke  
Village Clerk

Approved this 20th day of June 2019