

**MINUTES OF THE REGULAR BOARD MEETING  
OF THE PRESIDENT AND BOARD OF TRUSTEES  
HELD ON THURSDAY, JUNE 6, 2013**

**CALL TO ORDER:**

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

**ROLL CALL:**

Trustee William Harper	Present	Trustee Mary Thon	Present
Trustee Guy Patterson	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:**

**VILLAGE MANAGER’S REPORT:**

Village Manager Gary O’Rourke thanks all those involved in the Memorial Day Ceremonies throughout the weekend.

Mr. O’Rourke also stated he attended a Cook County Metropolitan Planning Council meeting with Cook County Board President Toni Preckwinkle regarding county services to unincorporated areas. Representatives from Elgin and Hoffman Estates also attended. Concerns were expressed regarding forced annexations and providing proper services to those areas. A report will be forthcoming from Cook County.

**APPROVAL OF AGENDA:**

Request the Board approve the June 6, 2013 Agenda as presented. Trustee Patterson moved for approval. Trustee Baumer seconded the motion. A voice vote was unanimous for approval.

**APPROVAL OF THE MINUTES:**

Request the Board approve the Minutes of the Regular Board Meeting of Thursday, May 23, 2013 as presented. Trustee Harper moved for approval. Trustee Patterson seconded the motion. A voice vote was unanimous for approval.

**COMMUNITY DEVELOPMENT – Trustee Patterson/Trustee Cecille**

A-13-043     Ordinance – Approval of Amendment to Planned Unit Development (PUD) Agreement / Westview Center

Request the Board approve an Ordinance entitled “AN ORDINANCE APPROVING AN AMENDMENT TO THE PLANNED UNIT DEVELOPMENT (PUD) FOR WESTVIEW SHOPPING CENTER.” This Ordinance amends the Westview Shopping Center Planned Unit Development to allow for the expansion of a restaurant, with the service of alcohol and amusement devices and a modification for signage, within a previously approved shopping center (Chuck E Cheese).

Trustee Patterson presented the Ordinance for first reading. Planning Director Sharon Caddigan stated Chuck E. Cheese current occupies a free-standing building and is planning to move into the shopping center strip space. This will allow expansion from their current 9,000 square feet to approximately 16,000 square feet, and will allow the addition of game space as well as better traffic flow at the site. The shared parking space at the current site with Portillo’s has caused difficulties for both businesses.

Ms. Caddigan stated the plan is within the Code standards, with a variation for the signage on the parapet wall, similar to what exists for Value City Furniture.

Debra Shannon, CEC Inc., Irving, Texas, was present, for questions, as well as Jeff Slavish, BrixMor, Inc. representing the landlord/construction division. Ms. Shannon stated Chuck E. Cheese seeks to expand their site and needed additional parking as well.

Trustee Harper asked that a crosswalk area be added for additional safety for those crossing the traffic lane to enter the site. Ms. Caddigan noted this was discussed and had been added verbally. Trustee Carlson asked about the size of the sign. Ms. Caddigan states it does meet the Code as the size is based on the lineal frontage footage of the space. The variation is for the attachment to the parapet wall. Trustee Cecille confirmed there are additional emergency doors other than the single entry/exit door.

Ms. Shannon asked the Board to consider waiving the first reading for this Ordinance. Trustee Patterson moved to waive the first reading for the Ordinance. Trustee Baumer seconded the motion. ROLL CALL:

Trustee Harper	Aye	Trustee Thon	Aye
Trustee Patterson	Aye	Trustee Carlson	Aye
Trustee Baumer	Aye	Trustee Cecille	Aye

Motion carried.

Trustee Patterson moved for approval of the Ordinance as presented. Trustee Harper seconded the motion. ROLL CALL:

Trustee Thon	Aye	Trustee Patterson	Aye
Trustee Carlson	Aye	Trustee Baumer	Aye
Trustee Cecille	Aye	Trustee Harper	Aye

Motion carried. ORDINANCE 2013-13

A-13-044 Ordinance –Approval of Amendment to Zoning Map, Resubdivision and Lot Consolidation / Lake Street and Elizabeth Drive

Request the Board approve an Ordinance entitled “AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE VILLAGE OF STREAMWOOD, COOK COUNTY, ILLINOIS, AND GRANTING A RESUBDIVISION AND LOT CONSOLIDATION FOR THE PROPERTY LOCATED AT 1600 AND 1640 WEST LAKE STREET.” This Ordinance approves an amendment to the Zoning Map, a resubdivision and lot consolidation to consolidate two separate zoning lots into one zoning lot to allow for the development of car dealership on the property located at Lake Street and Elizabeth Drive.

Trustee Patterson presented the Ordinance for first reading and posting. Note: This Ordinance and the follow two Ordinances were discussed together; the discussion is summarized following A-12-046

A-13-045 Ordinance – Approval of Amendment to Ordinances 2003-15 and 2003-16 to Rezone Property / Lake Street and Elizabeth Drive

Request the Board approve an Ordinance entitled “AN ORDINANCE AMENDING ORDINANCES 2003-15 AND 2003-16 TO REZONE CERTAIN PROPERTY AND ALLOW FOR THE CONSTRUCTION OF A CAR DEALERSHIP AT LAKE STREET AND ELIZABETH DRIVE.” This Ordinance approves amending Ordinances 2003-15 and 2003-16 to rezone property from R-1 Residential to C-3 PUD to allow for the development of car dealership on the property located at Lake Street and Elizabeth Drive.

Trustee Patterson presented the Ordinance for first reading and posting. See Note above in A-13-044.

A-13-046 Ordinance – Approval of Preliminary Plans and Amended Planned Development Agreement / Lake Street and Elizabeth Drive

Request the Board approve an Ordinance entitled “AN ORDINANCE APPROVING PRELIMINARY PLANS AND AUTHORIZING THE EXECUTION OF AN AMENDED PLANNED DEVELOPMENT AGREEMENT FOR RLE PROPERTY CORPORATION AND 1000 CHICAGO STREET, LLC.” This Ordinance approves the preliminary plans and the execution of an Amended Planned Development Agreement for the development of car dealership on the property located at Lake Street and Elizabeth Drive.

Trustee Patterson presented the Ordinance for first reading and posting. This and the above two Agenda items, A-13-044 and A-13-045 were discussed together. A summary of that discussion follows.

Planning Director Sharon Caddigan provided an overview of the property site, stating it is the former Ace Coffee Bar property of just less than 16 acres, located with two lots on the west side of Elizabeth Drive and one lot on the east side of Elizabeth Drive. The two lots to the west will be consolidated to one lot. This commercial property has been vacant since 2003; the remainder of the parcel was developed into Buckingham Woods and Forest Ridge residential subdivisions. The commercial parcel, identified currently at IBIS, has specific restrictions which allowed Ace Coffee to continue use of the parcel; they moved to a different location in Streamwood in 2003 and the commercial parcels have since been vacant.

The contract purchasers of the property, RLE Property and 1000 Chicago Corporation, have proposed construction of a Toyota/Scion vehicle dealership at this location, with the main building on the west lot and ancillary parking on the east lot. There is also hope for an additional dealership to be located to the east at a later date. The proposed building is valued at \$12 million, and expected annual sales of \$10+ million.

Ms. Caddigan provided a summary of the proposed construction and plans for the entire site, and stated the Village will also be asked to support a 7b incentive (similar to 6b) and a sales tax sharing agreement (to be presented at a later date). She reviewed the variations requested, along with parking, lighting, landscaping and engineering. The Plan Commission heard this request, and several neighboring residents expressed concerns. Changes have been made to the plans to address these concerns, including restricting all loading/unloading of vehicles within the property, restricting all traffic from heading north into the residential subdivision, no test drives in the residential subdivision, moving the dumpsters, trash pickup no earlier than 7 a.m. and having any external speakers directed away from the residential area. Discussion is ongoing for detention and trees.

The petitioner's attorney, Peter Bazos, introduced corporate owner Robert Loquercio, and stated they had a number of additional consultants present as well. Mr. Bazos stated they are hoping to move ahead to start construction by late summer. Mr. Loquercio stated he has owned Elgin Toyota since 1996 and is looking to expand his business. Architect Bill Kokalias reviewed the plans to remove the existing buildings on the site; the cell tower will remain on the west lot. The plans for the dealership include a single building with two stories (partial) of 81,000+ square feet and a maximum height of 32 feet.

The building plan was reviewed. There is only one incidental door on the rear of the building closest to the residential area; a large landscape berm with significant trees is planned to shield the residential area as well. All signage is near the front of the location, along Lake Street and at the curb cut on Elizabeth. Plans call for 44 service bays and queuing for 16 vehicles. The second floor space is for offices, conference room and additional storage.

Landscape architect David McCallum reviewed specifics of the landscape plan, stating approximately 24% of the trees are being retained, mostly on the west lot. An estimated 320 new shade and evergreen trees are to be added, with 200 of those on the berm area to shield the residential area. Low greenery will be installed along Lake Street. Public Works Director Matt Mann stated minor revisions are still needed, and noted the changes made have increased the numbers and density of the plantings. Mr. McCallum stated there is planned detention on the west and east lots, with native plantings in the shallow bed of the detention areas.

Mike Werthmann, traffic engineer, reviewed that Elizabeth Drive is currently a two lane road; when the east parcel is developed in the future, an additional northbound turn lane is planned to allow for thru traffic into the subdivision. He noted the east parcel, for now, will be employee parking and storage of vehicles.

Trustee Cecille asked about the need for a sidewalk in this area. Ms. Caddigan stated it is required by Village Code, that IDOT requires a sidewalk, and there is residential housing to the east where the sidewalk will eventually connect. She also noted there is a current IDOT study for Routes 20 & 59 which calls for connection of the existing bike paths and requires pedestrian access as well. There is an existing traffic signal at the intersection of Lake and Elizabeth Drive, and a sidewalk is also included in the Village's Comprehensive Plan. The sidewalk would end at the west property line which is an included variation in the Agreement.

The engineering consultant discussed the placement of the detention area on the northeast corner of the east parcel which includes substantial wetland mitigation. He stated the elevation drops to the far end of the west parcel and that all of the overland flow is from east to west, and from north to south as the property to the north has a higher elevation. More trees are being retained on the west parcel to secure the sloped property. Both detention ponds have similar overall design and

will increase the water quality as the plants help to filter any runoff sediment. Water quality units are also being added for additional filtering of runoff storm water. There is no water flow to the north (residential area); all inlets release to the detention ponds and the ponds drain south to Lake Street or west. Public Works Director Matt Mann stated his overall concurrence with the plan, but noted a few revisions were still being discussed. Trustee Harper asked if these were planned to be dry detention unless there was significant rainfall. Mr. Mann stated they are currently designed to hold 6-12 inches of water to support the native plantings proposed for the pond bed.

A number of residents from the Forest Ridge Subdivision addressed the Board with their concerns regarding potential for flooding issues, removal of the trees, disturbance to the wildlife, light pollution and toxic chemicals. The petitioner and consultants reviewed the storm water plans, addition of the berm and plantings, and the photometric plan directing overhead lights away from the residential areas. All chemicals are handled with professional service companies according to the IL EPA laws, reporting and licensing. Several residents stated they would prefer an alternate development other than a car dealership. Attorney Bazos reiterated that this property is and has always been commercial property available for development by any commercial entity. Mr. Loquercio stated his current dealership in Elgin is also adjacent to residential development and he has been a good neighbor for 17 years and plans to continue involvement in the community in Streamwood.

Trustee Harper agreed that this parcel has been available for commercial development and no other entity has come forward. He reviewed the variation for signage on the parcel, verifying that the 32 foot sign is at the Lake/Elizabeth intersection, and the 14 foot sign is an identifying/directional sign at the Elizabeth curb cut on the west side of the street. Trustee Harper also confirmed the security/protection for the on-site fuel station (alarm, video monitoring, and bollards) and that it is locked, and has auto shut off system in case of spillage. Trustee Harper asked the petitioner to consider the addition of the additional traffic/turn lane on Elizabeth now, rather than wait for the east parcel to develop, and asked staff to revisit the issue and discuss with the petitioner. The ingress/egress for Lake Street was briefly discussed; IDOT will be the control agency for these driveways. The engineer did state the Lake Street west drive could not be located any further east than where it is shown on the plans due to IDOT restrictions for distance from the intersection.

Trustee Harper reviewed the detention ponds and confirmed that, at this water depth, no aerators would be needed, and the water at 6-12 inches would not be visible because of the plantings. He confirmed the water inlets/outflows are set by construction. Trustee Cecille also noted that the topographical map shows the elevation levels of the residential areas as significantly higher than the dealership property which should deter any flooding issues.

**RECESS:**

Trustee Patterson moved for a recess. Trustee Baumer seconded the motion. A voice vote was unanimous for approval. The Village Board recessed at 8:52 p.m.

**RECONVENE MEETING:**

The Village Board reconvened at 9:21 p.m.

**ROLL CALL:**

Trustee William Harper	Present	Trustee Mary Thon	Present
Trustee Guy Patterson	Absent	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.

**FINANCE - Trustee Carlson/Trustee Thon**

A-13-047     Motion – Approval of Semi-Monthly Expenditures

Request the Board approve the semi-monthly expenditures in the amount of \$580,377.04 which represents the total of the schedule of bills dated June 6, 2013.

General Corporate Fund	\$190,815.34
Wetland Special Service Area	899.34
Street Improvement Fund	307,347.07
Water and Sewer Fund	43,922.63
Golf Fund	19,456.33
Police Pension Fund	6,083.30
Firefighter Pension Fund	<u>11,853.03</u>
 Total	 <u>\$580,377.04</u>

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

Trustee Carlson	Aye	Trustee Baumer	Aye
Trustee Cecille	Aye	Trustee Harper	Aye
Trustee Thon	Aye	Trustee Patterson	Aye

Motion carried.

**LEGISLATIVE - Trustee Harper/Trustee Baumer**

I-13-001      Information Item – Video Gaming

In July 2009 the Governor Quinn signed the Video Gaming Act, allowing Licensed Video Gaming Terminals to be placed in certain liquor establishments, truck stops, and fraternal/veterans clubs. The Illinois Gaming Board is responsible for implementing and regulating video gaming in Illinois. The Village of Streamwood Code currently precludes video gaming devices. Representatives of local liquor establishments and the video gaming industry will present information to the Village President and Board of Trustees requesting the Board consider an Ordinance lifting the ban on gaming devices in licensed establishments.

Village Manager Gary O'Rourke reviewed the village's current Code and the 2009 Illinois legislative changes. Attorney Paul Jenson, Shefsky & Froelich, reviewed the strict regulatory process of the Illinois Gaming Board and the licensing process. Rick Heidner, local property owner/landlord and principal operator of Gold Rush Amusements, spoke regarding the installations, operations and need to keep the "playing field" even for the local restaurants wishing to participate. Chicago Loop owner Mike Manzuk stated his concerns for equality as all of the surrounding municipalities have opted-in for video gaming. Terry Vaughn, Streamwood Bowl, stated he feels the addition of video gaming would help bolster the bowling alley's revenues. Tanya Dinwidde, Commander, VFW 5151, stated the VFW's support to add video gaming. The Village Board agreed to have an Ordinance prepared and placed on an upcoming meeting Agenda for consideration.

A-13-041      Ordinance – Amending Rules and Regulations/ Board of Fire and Police Commissioners

Request the Board approve an Ordinance entitled "AN ORDINANCE APPROVING THE AMENDED RULES AND REGULATIONS OF THE BOARD OF FIRE AND POLICE COMMISSIONERS OF THE VILLAGE OF STREAMWOOD, COOK COUNTY, ILLINOIS." This Ordinance approves the amended Rules and Regulations of the Board of Fire and Police Commissioners to provide for amendments to the sections concerning interviewing applicants for the police officer and firefighter testing processes. The Village can exercise its home rule authority to approve and adopt the amended Rules and Regulations of the Board of Fire and Police Commissioners.

Trustee Harper presented the Ordinance for second reading and moved for approval. Trustee Baumer seconded the motion. ROLL CALL:

Trustee Baumer	Aye	Trustee Cecille	Aye
Trustee Harper	Aye	Trustee Thon	Aye
Trustee Patterson	Absent	Trustee Carlson	Aye

Motion carried. ORDINANCE 2013-14

**PUBLIC WORKS - Trustee Cecille/Trustee Patterson**

**A-13-042 Ordinance – Approval of Amendment to Title 8, Section 8-3-4-1 / Rates and Charges Established**

Request the Board approve an Ordinance entitled: "AN ORDINANCE AMENDING SUB-SECTION H, ENTITLED "OUTSIDE CORPORATE LIMITS" OF SECTION 8-3-4-1, ENTITLED "RATES AND CHARGES ESTABLISHED" OF CHAPTER 3, ENTITLED "WATERWORKS AND SEWERAGE SYSTEM REGULATIONS" OF TITLE 8, ENTITLED "PUBLIC WAYS AND PROPERTY," OF THE VILLAGE CODE OF THE VILLAGE OF STREAMWOOD, COOK COUNTY, ILLINOIS." This Ordinance amends Title 8, Section 8-3-4-1, "Rates and Charges Established" by amending Sub-Section H, "Outside Corporate Limits," of the Village Code to establish that residential properties outside of the corporate village limits will be charged the same water and sewer fees as residents inside the corporate limits if they have entered into an approved pre-annexation agreement with the Village.

Trustee Cecille presented the Ordinance for second reading and moved for approval. Trustee Thon seconded the motion. ROLL CALL:

Trustee Cecille	Aye	Trustee Harper	Aye
Trustee Thon	Aye	Trustee Patterson	Absent
Trustee Carlson	Aye	Trustee Baumer	Aye

Motion carried. ORDINANCE 2013-15

**COMMUNITY AFFAIRS - Trustee Baumer/Trustee Harper**

A-13-048      Ordinance – Appointing Representatives / JAWA

Request the Board approve an Ordinance entitled: "AN ORDINANCE DESIGNATING A DIRECTOR AND ALTERNATE DIRECTOR FOR THE VILLAGE OF STREAMWOOD FOR THE BOARD OF DIRECTORS OF THE NORTHWEST SUBURBAN JOINT ACTION WATER AGENCY". The JAWA Board of Directors is comprised of a Director and an Alternate Director from each member community. Traditionally, the Village President has served as Director and a Trustee serves as Alternate Director. This Ordinance re-appoints the Village President to serve as Director and Trustee Carlson to serve Alternate Director.

Trustee Baumer presented the Ordinance for first reading. Village Manager O'Rourke stated that every two years the Village makes its appointment for representation at JAWA, and asked the Board to consider waiving the first reading.

Trustee Baumer moved to waive the first reading for the Ordinance. Trustee Harper seconded the motion. A voice vote was unanimous for approval. Trustee Baumer moved for approval of the Ordinance as presented. Trustee Thon seconded the motion. ROLL CALL:

Trustee Harper	Aye	Trustee Thon	Aye
Trustee Patterson	Absent	Trustee Carlson	Aye
Trustee Baumer	Aye	Trustee Cecille	Aye

Motion carried.

ORDINANCE 2013-16

P-13-001      Proclamation – Flag Day

**PUBLIC SAFETY - Trustee Thon/Trustee Carlson**

A-13-049      Resolution – Approval of Labor Agreement / MAP Chapter 567

Request the Board approve a Resolution entitled "A RESOLUTION AUTHORIZING THE VILLAGE PRESIDENT TO EXECUTE ON BEHALF OF THE VILLAGE OF STREAMWOOD, AND AUTHORIZING THE VILLAGE CLERK TO ATTEST TO, A LABOR AGREEMENT WITH THE METROPOLITAN ALLIANCE OF POLICE (MAP), CHAPTER #567." This Resolution approves a three year collective bargaining agreement with MAP Chapter #567, which represents Police Department non-sworn employees. This agreement will be effective January 1, 2013 through December 31, 2015.

Trustee Thon presented the Resolution and moved for approval. Trustee Carlson seconded the motion. Village Manager O'Rourke stated negotiations have been ongoing for some time as this group had decertified from one union and joined another. The former labor agreement expired at the end of December 2009. This Agreement adds a second tier for vacation and sick accrual, similar to that in other labor contracts recently negotiated. It includes no wage increases for 2010 through 2012, with a 2% increase for 2013, and 1% in 2014 and 2015. The Court Liaison/Evidence Office has been reclassified to a Police Services Clerk position in this Agreement. Health insurance is similar to those in other settled contracts.

ROLL CALL:

Trustee Thon	Aye	Trustee Patterson	Absent
Trustee Carlson	Aye	Trustee Baumer	Aye
Trustee Cecille	Aye	Trustee Harper	Aye
Motion carried.		RESOLUTION 2013-12	

**TOWN HALL SESSION:**

**ADJOURNMENT:**

Trustee Thon moved to adjourn. Trustee Harper seconded the motion. A voice vote was unanimous for approval. The Village Board adjourned at 10:30 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 2013.