

**MINUTES OF THE REGULAR BOARD MEETING  
OF THE PRESIDENT AND BOARD OF TRUSTEES  
HELD ON THURSDAY, AUGUST 6, 2015**

**CALL TO ORDER:**

President Roth called the meeting to order at 7:05 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:**

P-15-001      Fire Department Swearing In and Promotions  
                  FF James Nixon, Paul Ursini, Robert Mundorf, Todd Lewis  
                  LT Steve White

P-15-002      Police Department Promotions  
                  Commander Paul Petrick  
                  Sergeant Shawn Taylor

P-15-003      Life Saving Award

                  Special Award – Lieutenant Bob Kukla, Fire Department, received recognition for his volunteer assistance in Tuscaloosa, Alabama area immediately after tornadoes devastated the area in April 2011.

President Roth thanked all those who volunteered and helped with Summer Celebration.

**RECESS:**

Trustee Cecille moved for a short recess for refreshments and photos. Trustee Carlson seconded the motion. A voice vote approved the Recess. The Village Board recessed at 7:37 p.m.

**RECONVENE MEETING:**

The Village Board reconvened at 8:13 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.

**VILLAGE MANAGER’S REPORT:**

Acting Manager Sharon Caddigan added her thanks to all the involved departments, employees and volunteers who worked to make Summer Celebration a wonderful time for the community.

She stated Advanced Disposal has mailed information regarding the trash/recycling carts to all residents for their selection of cart sizes.

Fire Chief Chris Clark recognized Streamwood Firefighter Brandon Mears’ recent appearance on American Ninja Warriors and that he has advanced to the finals’ competition in Las Vegas, NV.

**APPROVAL OF AGENDA:**

Request the Board approve the August 6, 2015 Agenda as presented. Trustee Patterson moved for approval. Trustee Baumer 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 Thursday, July 16, 2015 as presented. Trustee Carlson moved for approval. Trustee Thon seconded the motion. A voice vote approved the Minutes as presented.

**COMMUNITY DEVELOPMENT – Trustee Cecille/Trustee Baumer**

**A-15-079 Ordinance –Approval of Rezoning / Opus Development Company / 10 Falcon Court**

Request the Board approve an Ordinance entitled “AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE VILLAGE OF STREAMWOOD TO REZONE THE PROPERTY LOCATED AT 10 FALCON COURT.” This Ordinance approves an amendment to the Zoning Map which rezones the approximate thirty-five (35) acres from I-2 Industrial to I-2 PUD Industrial at 10 Falcon Court.

Trustee Cecille presented the Ordinance for second reading and moved for approval. Trustee Patterson seconded the motion. Community Development Director John Peterson stated grading of the property has been started, and they are ready to start with foundation work and construction of the building. The PUD Agreement was modified and approved by all. Slight modifications were made to landscaping and engineering plans and all have been approved as necessary. ROLL CALL:

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

Motion carried.

ORDINANCE 2015-16

**A-15-080 Ordinance – Approval of a Special Use Permit for a Planned Unit Development (PUD) / Opus Development Company / 10 Falcon Court**

Request the Board approve an Ordinance entitled “AN ORDINANCE GRANTING A SPECIAL USE PERMIT, WITH VARIATIONS, FOR PRELIMINARY AND FINAL APPROVAL FOR AN INDUSTRIAL PLANNED UNIT DEVELOPMENT, IN THE I-2 ZONING DISTRICT IN THE VILLAGE OF STREAMWOOD, FOR OPUS DEVELOPMENT COMPANY, LLC (10 FALCON COURT, STREAMWOOD, ILLINOIS).” This Ordinance grants a special use, with variations, for preliminary and final approval for an Industrial Planned Unit Development (PUD) for the redevelopment of vacant industrial property to permit a warehouse on the property located at 10 Falcon Court.

Trustee Cecille presented the Ordinance for second reading and moved for approval. 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 2015-17

A-15-081 Ordinance – Approval of Execution of Planned Unit Development (PUD) Agreement / Opus Development Company / 10 Falcon Court

Request the Board approve an Ordinance entitled “AN ORDINANCE AUTHORIZING THE EXECUTION OF A PLANNED UNIT DEVELOPMENT AGREEMENT FOR OPUS DEVELOPMENT COMPANY, LLC (10 FALCON COURT, STREAMWOOD, ILLINOIS).” This Ordinance authorizes execution of a Planned Unit Development (PUD) Agreement for the redevelopment of vacant industrial property to permit a warehouse on the property located at 10 Falcon Court.

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

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

Motion carried. ORDINANCE 2015-18

A-15-085 Ordinance – Approval of Special Use for Sale of Alcoholic Beverages / 39 S. Sutton Road / Tracy’s Bistro

Request the Board approve an Ordinance entitled “AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW FOR THE OPERATION OF A RESTAURANT WITH THE SERVICE OF ALCOHOLIC BEVERAGES IN A C-2 COMMERCIAL DISTRICT, 39 S. SUTTON ROAD.” This Ordinance approves a Special Use Permit to allow the operation of a restaurant with the service of alcoholic beverages, 39 S. Sutton Road, Tracy’s Bistro.

Trustee Cecille presented the Ordinance for first reading and posting.

Community Development Director John Peterson stated this is a new lessee seeking a liquor license for a restaurant space. Tracy’s Bistro will also be applying with the state for a video gaming license. The space is 700 square feet, and will seat 16 patrons. The Planning & Zoning Board heard the petition, and recommended favorably with two conditions: 1. A full-service food kitchen shall be provided. A revised floor plan indicating a three compartment sink and the proper cooking equipment shall be submitted and approved prior to going to the Village Board; and 2. A menu shall be submitted and made an exhibit to the special use approval. These conditions have been met, and staff is also recommending in favor of this special use.

Tim Axerides, Tracy’s Bistro, was present along with Nick Kostopoulos, Emerald Hills Commercial owner, to answer questions. Mr. Axerides reviewed his operation and noted his other locations with similar operations, all open under the “Tracy’s Bistro” name. Mr. Kostopoulos stated he felt this is a good fit for the

location. Trustee Cecille expressed concerns for the proliferation of gaming cafes. Trustee Carlson confirmed with Police Chief Gremo that the police have not seen any increase in problems or had issues with the existing gaming cafes.

**FINANCE - Trustee Harper/Trustee Thon**

A-15-086 Motion – Approval of Semi-Monthly Expenditures

Request the Board approve the semi-monthly expenditures in the amount of \$939,824.88 which represents the total of the schedule of bills dated August 6, 2015.

General Corporate Fund	\$140,688.28
Wetland Special Service Area	2,627.85
Street Improvement Fund	412,958.74
Equipment Replacement Fund	225.00
Facilities Equipment Replacement Fund	278,783.00
Water and Sewer Fund	69,648.34
Golf Fund	27,159.63
Police Pension Fund	<u>7,734.04</u>
 Total	 <u>\$939,824.88</u>

Trustee Harper moved for approval of the semi-monthly expenditures as presented. Trustee Carlson 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.

A-15-087 Resolution – Approval of 2014 Comprehensive Annual Financial Report

Request the Board approve a Resolution entitled “A RESOLUTION ACCEPTING THE 2014 COMPREHENSIVE ANNUAL FINANCIAL REPORT, REQUIRED COMMUNICATION LETTER AND TIF COMPLIANCE REPORT PREPARED BY LAUTERBACH & AMEN, LLP, CERTIFIED PUBLIC ACCOUNTANTS.” This Resolution accepts the 2014 Comprehensive Annual Financial Report (CAFR), Required Communication Letter and TIF Compliance Report prepared by Lauterbach & Amen, LLP, the Village’s auditors.

Trustee Harper presented the Resolution and moved for approval. Trustee Patterson seconded the motion. Finance Director Mary Johnson provided a quick review of the Village’s financial condition, stating the year ended with \$9.8M in unassigned funds, in excess of the policy guidelines of 25-30% of next year’s

budget. The Phoenix Lake TIF developer/property owner has been paid in full, and now the Village will use the TIF funds to reimburse its costs. The only outstanding debt is the 2005 Police Department/Campus Revitalization bond which has \$6.6M remaining, and is scheduled to be fully paid in 2020. The Village’s overall financial condition is very solid.

Matt Baron, Lauterbach & Amen auditor, was present and stated the Village received a clean opinion for their audit and it was to be submitted for the GFOA financial award as well. Mr. Baron reviewed the new Government Accounting Standards Board (GASB) 67 and 68 requirements starting next year that require pension reporting to show the dollar amount due through 2040 as a liability rather than the amount funded as an asset. He stated this GASB change is affecting all government entities. He also noted that Streamwood has been fully funding their pension obligations, unlike many other entities, and that while the reporting requirements will look different, Streamwood is on track and should continue with the funding as they have in the past. Mr. Baron complimented the Streamwood preparation and the ease of working with staff to complete the audit.

Trustee Harper asked if the year 2040 is significant. Mr. Baron stated GASB chose the year to provide the actuarial calculations with a standardized goal date. Trustee Patterson asked if there was a reason for the change. Mr. Baron stated it is GASB’s choice, and they felt it a better reflection of financial stability to show what is actually owed and would need to be paid in pension obligations, rather than what was being contributed. **ROLL CALL:**

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

Motion carried. RESOLUTION 2015-35

**LEGISLATIVE - Trustee Patterson/Trustee Harper**

A-15-088 Ordinance – Approval of Property Acquisition / 160 Roma Jean Parkway

Request the Board approve an Ordinance entitled “AN ORDINANCE REQUESTING THAT THE PARCEL LOCATED IN VOLUME 061 WITH THE PROPERTY IDENTIFICATION NUMBER OF 06-26-366-012-0000 COMMONLY KNOWN AS 160 ROMA JEAN PARKWAY BE OBTAINED BY THE VILLAGE OF STREAMWOOD THROUGH THE COOK COUNTY NO-CASH BID PROGRAM.” This Ordinance approves the Village’s participation in Cook County’s No-Cash Bid Program to acquire the property commonly known as 160 Roma Jean Parkway.

Trustee Patterson presented the Ordinance for first reading. Acting Village Manager Sharon Caddigan stated the Cook County No Cash Bid Program allows municipalities to acquire tax-delinquent property for redevelopment or municipal

use. This is a single lot on Roma Jean Parkway; the Village already owns all of the surrounding parcels. The single lot is unusable due to poor soils and drainage. The Village will receive the property for no cost, and the County will waive the delinquent taxes. Reports will be filed with Cook County regarding the maintenance and/or development of the property for up to five years. Ms. Caddigan stated there is no planned development for the property but it is valuable and provides necessary drainage for surrounding developed properties.

Trustee Harper asked the size of the parcel. Ms. Caddigan stated it is approximately one acre. Ms. Caddigan stated the paperwork needed to be filed with Cook County prior to the next Board meeting and asked the Board to consider waiving first reading.

Trustee Patterson moved to waive the first reading for the Ordinance. Trustee Harper seconded the motion. ROLL CALL:

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

Motion carried.

Trustee Patterson moved for approval of the Ordinance as presented. Trustee Carlson 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.

ORDINANCE 2015-19

**PUBLIC WORKS - Trustee Thon/Trustee Carlson**

**A-15-089 Resolution – Approval of Bid and Contract / Sewer Lining**

Request the Board approve a Resolution entitled “A RESOLUTION ACCEPTING THE LOW BID AND AUTHORIZING THE VILLAGE PRESIDENT TO EXECUTE ON BEHALF OF THE VILLAGE, AND AUTHORIZING THE VILLAGE CLERK TO ATTEST TO A CERTAIN CONTRACT WITH VISU-SEWER OF ILLINOIS, LLC.” This Resolution approves the low bid and authorizes the Village to enter into a unit price contract with Visu-Sewer of Illinois, LLC, 9401 S. Thomas Ave., Bridgeview, IL 60455, for sewer pipe lining and manhole lining, at an estimated cost of \$234,357.00. The actual cost is determined by the measured quantity of work completed.

Trustee Thon presented the Resolution and moved for approval. Trustee Baumer seconded the motion. Public Works Director Matt Mann stated that both storm

and sanitary sewer pipes will be lined, and they range from 8 inches to 24 inches. With the lining, there is no excavation and very little restoration needed. Five bids were received and were highly competitive. The qualified low bid from Visu-Sewer was below the estimated cost, and they have performed satisfactorily in the village in the recent years. ROLL CALL:

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

Motion carried. RESOLUTION 2015-36

**PUBLIC SAFETY - Trustee Baumer/Trustee Cecille**

A-15-090 Ordinance – Approval of an Amendment to Title 9 / Building Regulations

Request the Board approve an Ordinance entitled “AN ORDINANCE AMENDING TITLE 9, ENTITLED “BUILDING REGULATIONS,” OF THE VILLAGE CODE OF THE VILLAGE OF STREAMWOOD.” This Ordinance authorizes minor amendments to Title 9, Building Regulations, to amend the codes to clarify language in local regulations.

Trustee Baumer presented the Ordinance for first reading. Fire Chief Chris Clark stated he is requesting this modification regarding post-fire smoke ventilation systems as the current code did not anticipate warehouse structures as large as was approved earlier this evening for Opus Development. The proposed amendment allows for the larger structures with the necessary requirements. Chief Clark asked the Board to consider waiving first reading so the permits for Opus do not need to be delayed.

Trustee Baumer moved to waive the first reading for the Ordinance. Trustee Carlson seconded the motion. ROLL CALL:

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

Motion carried.

Trustee Baumer moved for approval of the Ordinance as presented. Trustee Cecille 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. ORDINANCE 2015-20



**COMMUNITY AFFAIRS - Trustee Carlson/Trustee Patterson**

A-15-091      Motion – Approval of Renewal of Waiver of Locational Restrictions / 7 W. Streamwood Blvd. / The Chicago Loop

Request the Board approve a Motion to renew the Waiver of Locational Restrictions to permit live entertainment at an existing restaurant bar with the service of alcoholic beverages for The Chicago Loop, 7 W. Streamwood Blvd.

This Motion renews the Waiver of Locational Restrictions for live entertainment for The Chicago Loop, 7 W. Streamwood Blvd. The Chicago Loop was previously granted a waiver of locational restrictions, but it must be renewed every year.

Trustee Carlson presented the Motion and moved for approval. Trustee Harper seconded the motion. Community Development Director John Peterson stated Chicago Loop originally received the waiver in September 2011 and has renewed it annually. A review of documents submitted show all food sales are in excess of 35% as required (averaging 37%). The Police Department confirms they have had no specific issues with this business, and that the owner and managers are very cooperative and proactive.

Mr. Peterson stated staff recommends favorably for the renewal and noted the six conditions placed for the Waiver by the Plan Commission in 2011:

1. Live entertainment will cease one hour prior to closing time;
2. No changes are made to the interior or exterior site plans unless prior approval is granted by the Community Development Director or designee;
3. Proper permits and licenses, including occupancy code limits, are posted and maintained;
4. Food service is maintained at a minimum of 35% of gross receipts;
5. No more than a total of three (3) days of live entertainment per week, as specified, are offered; and
6. No other special events may be offered unless approved by, and proper notice given to, the village, at least one (1) week prior to the event; and said event shall count toward the maximum number of days of entertainment allowed.

ROLL CALL:

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

Motion carried.

**TOWN HALL SESSION:**

**ADJOURNMENT:**

Trustee Patterson moved to adjourn. Trustee Carlson seconded the motion. A voice vote approved the adjournment. The Village Board adjourned at 8:58 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 August 2015.