

**MINUTES OF THE REGULAR BOARD MEETING  
OF THE PRESIDENT AND BOARD OF TRUSTEES  
HELD ON THURSDAY, JULY 16, 2015**

**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:**

President Roth mentioned that the Board toured the new Elgin Toyota facility before the Village Board Meeting.

President Roth reminded everyone that Summer Celebration is July 24<sup>th</sup> thru July 26<sup>th</sup>.

**VILLAGE MANAGER’S REPORT:**

Acting Village Manager Sharon Caddigan reported that she, President Roth, and Police Chief Gremo attended the Tefft and Hanover Township open gym. More than 100 children and dozens of parents attended the 20<sup>th</sup> anniversary of the open gym.

Ms. Caddigan also mentioned she attended the grand opening of Shelby’s Place on Tuesday, July 14.

Ms. Caddigan stated that preparations are under way for Summer Celebration continues and that Christmas in July is going to be a wonderful event.

**APPROVAL OF AGENDA:**

Request the Board approve the July 16, 2015 Agenda as presented. Trustee Patterson 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 Thursday, July 2, 2015 as presented. Trustee Cecille moved for approval. Trustee Baumer 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 Corporation / 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 is being presented for first reading and posting.

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 the first reading and posting.

A-15-080      Ordinance – Approval of a Special Use Permit for a Planned Unit Development (PUD) / Opus Development Corporation / 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 CORPORATION (10 FALCON COURT, STREAMWOOD, ILLINOIS).” This Ordinance is being presented for first reading and posting.

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 the first reading and posting.

Ordinance – Approval of Execution of Planned Unit Development (PUD) Agreement / Opus Development Corporation / 10 Falcon Court

Request the Board approve an Ordinance entitled “AN ORDINANCE AUTHORIZING THE EXECUTION OF A PLANNED UNIT DEVELOPMENT AGREEMENT FOR OPUS DEVELOPMENT CORPORATION (10 FALCON COURT, STREAMWOOD, ILLINOIS).” This Ordinance is being presented for first reading and posting.

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 the first reading and posting.

Community Development Director, John Peterson, explained that Ordinances A-15-079, A-15-080, and A-15-081 are being presented to allow for rezoning of the property, the planning and development of the property, and to change the zoning map. The changes will allow the construction of a spec building of 423,726 square foot on the site. The property is on Falcon Court, which is a stub street that was constructed by the previous owner of the property. There are 6 variations that are being requested: 3 subdivision variations and 3 zoning variations.

Mike Yungerman, from Opus Development Corporation, was present to provide a brief presentation to the Board and answer questions. Mr. Peterson stated that the Village has worked extensively with the developer on the project. There were many outside permits that needed to be acquired and the developer worked diligently to acquire all the needed permits. Mr. Peterson stated that he believes that we now have all of the permits that are required for the project. There are some minor changes that are needed to the PUD agreement and that we will be working with the Village attorney and developer’s attorney so that everything will be in place for the second reading. Matt Mann, Public Works Director, stated that he supports the variances and that it was estimated that \$1.2 million was needed to improve the intersection of Lake Street and North Avenue with the majority of the funding from the state and the federal government.

Trustee Patterson asked the traffic engineer present about the traffic study that was done at Lake Street and North Avenue. The traffic engineer indicated the primary traffic movement is southeast-bound on Lake Street and that is the movement that is failing today. There are problems with the intersection and he understood that the Village was looking into these problems.

Trustee Patterson expressed concern about the water volume that is currently being used and what might be used by a company at the new facility. Mr. Yungerman indicated that the facility would likely be used as a distribution center and not a user needing major water consumption.

Trustee Patterson asked about traps for silt and sediment to protect the wetlands and said that he didn't believe that traps hold sediment for very long. Trustee Patterson asked Matt Man to check on the traps because he doesn't want the sediment to wash into the wetlands. Matt Mann indicated that it would be a requirement that the traps be inspected weekly and after any significant rainfall.

Trustee Harper asked about the proposed retention pond and expressed concern about children getting into the pond. Mr. Yungerman indicated that the pond would usually hold less than ¼ cup of water. Trustee Harper also asked if there would be sufficient room on the road for trucks to turn around and Mr. Yungerman stated that there was enough room for two trucks to pass each other and enough room for a tractor trailer to turn around. Trustee Harper also asked whether there was enough room in the westbound Lake Street left-turn lane for trucks that are turning without backing up traffic. It was stated that that was something that would be looked at as the Village was completing its study and including IDOT's input.

Trustee Cecille asked how many tenants would be at the new facility. Mr. Yungerman stated that they would be looking for long-term leases with a maximum number of two tenants. Trustee Cecille also asked Mr. Yungerman if he had completed any other buildings in the area. Mr. Yungerman stated that the company had built similar buildings in West Dundee, Mount Prospect, Geneva, Romeoville and North Aurora.

**LEGISLATIVE - Trustee Patterson/Trustee Harper**

No business to report.

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

A-15-082     Motion – Approval of Purchase / Ford F250 Pickup Trucks / Public Works Department

Request the Board approve a motion authorizing the purchase of two (2) 2015 Ford F250 pickup trucks at a cost not to exceed \$22,969.00 each, including delivery, from Bob Ridings, Taylorville, Illinois.

This Motion approves the purchase of two (2) 2015 Ford F250 pickup trucks at a cost not to exceed \$22,969.00 each, including delivery, from Bob Ridings, 931 Springfield Road, Taylorville, Illinois, the State of Illinois Department of Central Management Services low bidder. This purchase totals \$45,938.00 and funds for it are included in the Equipment Replacement Fund in the 2015 Operating and Capital Improvements Budget.

Trustee Thon presented the Motion and moved for approval. Trustee Patterson seconded the motion. Public Works Director Matt Mann indicated that the trucks would be used by Public Works and the Water Department. ROLL CALL:

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

Motion carried.

A-15-083      Motion – Approval of Purchase and Installation / Vehicle Equipment / Public Works Department

Request the Board approve a motion authorizing the purchase and installation of Ford F550 truck equipment at a cost not to exceed \$31,789.00, including delivery, from Mark’s Machine, Sycamore, Illinois.

This Motion approves the purchase and installation of Ford F550 truck equipment necessary to outfit the new Ford F550 truck for operations including snow removal and the road program at a cost not to exceed \$31,789.00, including delivery, from Mark’s Machine, 416 N. Main Street, Sycamore, Illinois. This purchase totals \$31,789.00 and funds for it are included in the Equipment Replacement Fund in the 2015 Operating and Capital Improvements Budget.

Trustee Thon presented the Motion and moved for approval. Trustee Carlson seconded the motion. Public Works Director Matt Mann indicated that Mark’s Machine has assembled truck equipment on many trucks for the Village in the past and that the truck will be outfitted for snow removal. ROLL CALL:

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

Motion carried.

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

No business to report. Trustee Baumer noted that the Fire Department had reduced its call time to four minutes at two stations and asked Chief Clark to congratulate his staff.

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

A-15-076      **Ordinance – Approval of Disposal of Surplus Property / Vehicle and Equipment Disposal**

Request the Board approve an Ordinance entitled “AN ORDINANCE AUTHORIZING THE SALE BY PUBLIC AUCTION, PRIVATE SALE, OR TRANSFER OF SURPLUS PERSONAL PROPERTY OWNED BY THE VILLAGE OF STREAMWOOD.” This Ordinance is being presented for second reading and passage.

This Ordinance authorizes Village equipment, including computers and vehicles, be declared as surplus and authorizes the disposal of the items with the least cost to the Village.

Trustee Carlson presented the Motion and moved for approval. Trustee Baumer 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 2015-15

**FINANCE - Trustee Harper/Trustee Thon**

A-15-084     Motion – Approval of Semi-Monthly Expenditures

Request the Board approve the semi-monthly expenditures in the amount of \$372,714.59 which represents the total of the schedule of bills dated July 16, 2015.

General Corporate Fund	\$138,429.39
Wetland Special Service Area	10,037.24
Capital Replacement Fund	8,599.30
Street Improvement Fund	126,472.69
Equipment Replacement Fund	31,245.00
Facilities Equipment Replacement Fund	22,557.00
Water and Sewer Fund	25,555.16
Golf Fund	9,467.00
Police Pension Fund	<u>351.81</u>
Total	<u>\$372,714.59</u>

Trustee Harper presented the Motion and moved for approval. 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.

**TOWN HALL SESSION:**

President Roth requested that the Board members schedule a meeting regarding their goals and objectives.

**ADJOURNMENT:**

Trustee Patterson moved that the Board Meeting be adjourned. Trustee Baumer seconded the motion. A voice vote approved the adjournment. The Village Board adjourned at 7:52 p.m.

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Billie D. Roth  
Village President

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Barbara Humphrey  
Deputy Village Clerk

Approved this 6th day of August 2015