

**MINUTES OF THE REGULAR BOARD MEETING
OF THE PRESIDENT AND BOARD OF TRUSTEES
HELD ON THURSDAY, JANUARY 5, 2023**

CALL TO ORDER:

President Roth called the meeting to order at 7:00 pm.

ROLL CALL:

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

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

PLEDGE OF ALLEGIANCE:

PRESIDENT’S REPORT:

P-23-001 Holiday Home Decorating Contest Awards

Most Whimsical – Jake Pedersen, 518 Wildflower Way
Merry & Bright – Daryl and Cynthia Palmer, 251 W Kennedy Dr
Most Traditional – Keith Kirk, 511 Robinhood Dr

VILLAGE MANAGER’S REPORT:

Village Manager Sharon Caddigan noted the Village offices will be closed on Monday, January 16th for an in-service day (coincides with Martin Luther King Jr. Day) and a lunch ‘n’ learn is scheduled for the employees.

The new village website went “live” on January 4th.

APPROVAL OF AGENDA:

Request the Board approve the January 5, 2023 Agenda as presented. Trustee Harper moved for approval. Trustee Haque seconded the motion. A voice vote approved the Agenda as presented.

APPROVAL OF THE MINUTES:

Request the Board approve the Minutes of the Board Meeting of December 15, 2022 as presented. Trustee Haque moved for approval. Trustee Baumer seconded the motion. A voice vote approved the Minutes as presented.

LEGISLATIVE – Trustee Haque/Trustee Schmidt

A-23-001 Resolution – 6B Renewal – Fresh Express

Request the Board approve a Resolution entitled “RESOLUTION DETERMINING THE APPROPRIATENESS AND APPROVAL FOR RENEWAL OF CLASS 6B STATUS FOR CERTAIN REAL ESTATE OWNED BY FRESH EXPRESS INCORPORATED FOR THE PROPERTY LOCATED AT 1109 EAST LAKE STREET, IN THE VILLAGE OF STREAMWOOD, ILLINOIS.” This Resolution approves 6B property tax status renewal for Fresh Express Inc. at 1109 East Lake Street.

Trustee Haque presented the Resolution and moved for approval. Trustee Thon seconded the motion. Finance Director Josh Peacock reviewed the Village’s continued support for 6B status to encourage and retain commercial and industrial development in the Village. He stated Fresh Express received a 6B support resolution in 2012 covering their three tax parcels. They have 434 full time employees and are requesting renewal of their 6B status. ROLL CALL:

Trustee Harper	Aye	Trustee Thon	Aye
Trustee Schmidt	Absent	Trustee Haque	Aye
Trustee Baumer	Aye	Trustee Cecille	Absent

Motion carried.

RESOLUTION 2023-1

A-23-002 Resolution – 6B Renewal – VMZ Industries

Request the Board approve a Resolution entitled “RESOLUTION DETERMINING THE APPROPRIATENESS FOR RENEWAL OF CLASS 6B STATUS FOR CERTAIN REAL ESTATE OWNED BY VMZ INDUSTRIES LTD, 601 EAST LAKE STREET, IN THE VILLAGE OF STREAMWOOD, ILLINOIS.” This Resolution approves 6B property tax status renewal for VMZ Industries LTD at 601 Lake Street.

Trustee Haque presented the Resolution and moved for approval. Trustee Harper seconded the motion. Finance Director Josh Peacock noted VMZ purchased the property (three tax parcels) for two operations: AFAM Concept, Inc. and VMZ. The 6B support was with Ace Coffee Bar and VMZ is asking to renew it. They have 20 full time employees. Attorney Shannon Sheehan, Thompson & Coburn, was present for questions. ROLL CALL:

Trustee Thon	Aye	Trustee Schmidt	Absent
Trustee Haque	Aye	Trustee Baumer	Aye
Trustee Cecille	Absent	Trustee Harper	Aye

Motion carried.

RESOLUTION 2023-2

A-23-003 Resolution – 6B Renewal – Fresh N Pure

Request the Board approve a Resolution entitled “RESOLUTION DETERMINING THE APPROPRIATENESS FOR RENEWAL OF CLASS 6B STATUS FOR CERTAIN REAL ESTATE OWNED BY F&J EXCHANGE, LLC, 435 E. NORTH AVENUE, IN THE VILLAGE OF STREAMWOOD, ILLINOIS.” This Resolution approves 6B property tax status renewal for F&J Exchange LLC (Fresh N Pure) at 435 E. North Avenue.

Trustee Haque presented the Resolution and moved for approval. Trustee Thon seconded the motion. Finance Director Josh Peacock stated Fresh N Pure has been operated in Streamwood since 2002 with a 6B in place from its inception, and renewed in 2012. They have 37 full time employees. Messrs. Fred and Joe Purpura were present and stated they have been very happy in Streamwood and discussed plans for additional expansion. ROLL CALL:

Trustee Haque	Aye	Trustee Baumer	Aye
Trustee Cecille	Absent	Trustee Harper	Aye
Trustee Thon	Aye	Trustee Schmidt	Absent

Motion carried.

RESOLUTION 2023-3

A-23-004 Resolution – 6B Renewal – Sealmaster

Request the Board approve a Resolution entitled “RESOLUTION DETERMINING THE APPROPRIATENESS FOR RENEWAL OF CLASS 6B STATUS FOR CERTAIN REAL ESTATE OWNED BY NORTHWEST ENTERPRISES, INC., 349 ROMA JEAN PARKWAY, IN THE VILLAGE OF STREAMWOOD, ILLINOIS.” This Resolution approves a 6B property tax status renewal for Northwest Enterprises, Inc. (Sealmaster) at 349 Roma Jean Parkway.

Trustee Haque presented the Resolution and moved for approval. Trustee Thon seconded the motion. Finance Director Josh Peacock noted the prior owners of the property had the 6B classification renewed in 2012 and Sealmaster is looking to continue. They currently have 16 full time employees and later in this agenda will be seeking to amend their PUD for continued expansion of their operations. ROLL CALL:

Trustee Baumer	Aye	Trustee Cecille	Absent
Trustee Harper	Aye	Trustee Thon	Aye
Trustee Schmidt	Absent	Trustee Haque	Aye

Motion carried.

RESOLUTION 2023-4

COMMUNITY DEVELOPMENT – Trustee Thon/Trustee Baumer

A-23-005 Ordinance – PUD Amendment for Site Modifications and Liquor – 7-Eleven

Request the Board approve an Ordinance entitled “AN ORDINANCE APPROVING A SPECIAL USE AND A PLANNED DEVELOPMENT AGREEMENT AND AUTHORIZING THE EXECUTION OF A PLANNED DEVELOPMENT AGREEMENT FOR 7-ELEVEN INC.” This Ordinance approves a Planned Unit Development (PUD) for site modifications to the existing 7-Eleven/Mobil gas station and packaged alcohol sales within the gas station’s convenience store at 2 E. Irving Park Road.

Trustee Thon presented the Ordinance for first reading and posting.

Community Development Director Jeff Harris stated 7-Eleven corporate is planning a variety of improvements to the station and also requesting alcohol sales in the convenience store. The canopy over the fuel pumps collapsed under snow load in 2020 and was removed. 7-Eleven and Mobil are now proposing to replace the underground fuel tanks, add a new canopy and increase the pump islands to four (from two) which also changes the orientation of the pumps. The monument sign will be replaced, a new trash enclosure will be constructed and the site will be relandscaped. A cross access will also be provided with the car wash facility to the east, and easements will be provided for utilities. Variances are needed for the reduced setbacks for the canopy and monument sign due to the site’s configuration to the adjacent roadways. For the alcohol sales, they are only proposing 10 sq. feet (allowed 30) to include an 8 ft. cooler and 2 ft. of floor space. The Planning and Zoning Board heard this petition and recommended in favor of the proposal; staff concurs. Kevin Wolf was present from 7-Eleven corporate and presented rendering of the proposed changes.

Trustee Harper asked about the canopy construction. Mr. Wolf stated it will be built to Village requirements and industry specifications. Trustee Haque asked about the time frame for the project. Mr. Wolf said they plan to start in the spring and expect it to take 6 weeks, weather permitting.

A-23-006 Ordinance – PUD Amendment for Site Modifications – Aldi

Request the Board approve an Ordinance entitled “AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A THIRTEENTH AMENDMENT TO AN EXISTING PLANNED UNIT DEVELOPMENT AGREEMENT FOR THE WESTVIEW SHOPPING CENTER.” This Ordinance approves a thirteenth amendment to the Westview Shopping Center Planned Unit Development (PUD) for site modifications to the former Value City Department Store building, which will become Aldi, at 960 S. Barrington Road.

Trustee Thon presented the Ordinance for first reading and posting.

Community Development Director Jeff Harris stated Aldi will be occupying the north 1/3 of the former Value City Furniture building – approximately 24,000 square feet. Their existing store on Irving Park Road will close when this location is ready to open. The plans are adding a truck dock at the north end at the rear of the building. The monument

sign at Barrington and Ramblewood (southeast corner) will be replaced with a new three-panel sign designed similarly to the existing Westview Center sign further south on Barrington Road, and be relandscaped. The front of the space will have a shopping cart corral, storefront entrance and windows on the east façade, with a metal canopy above the entry and cart corral. The electrical transformer will be relocated at the northwest corner of the building. The PUD amendment also requests alcohol sales; the existing store also has alcohol sales. The Planning and Zoning Board heard this petition and recommended favorably; staff concurs. Mr. Chris Stair, Aldi, was present and provided a brief showing of their proposed plans, and stated by hope to start working on the space my May 2023.

Trustee Harper asked if there would be additional cart corrals in the parking lot. Mr. Stair stated there would not; Aldi has found the majority of patrons return their cart to the front of the store corral to retrieve their quarter from the lock. Trustee Harper asked about the additional sign on the north side of the building. Mr. Stair stated it provided better exposure to the north on an otherwise blank wall. Mr. Harris noted all requests are within Code compliance within the PUD.

A-23-007 Ordinance – Special Uses for Liquor and Gaming – Niki’s

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 AND A SPECIAL USE PERMIT TO ALLOW FOR THE OPERATION OF A VIDEO GAMING ESTABLISHMENT LOCATED AT 933 E. IRVING PARK ROAD.” This Ordinance approves two special use permits to allow the sale and service of alcoholic beverages within a restaurant and to allow an establishment utilizing video gaming to be known as Niki’s Gaming at 933 E. Irving Park Road.

Trustee Thon presented the Ordinance for first reading and posting.

Community Development Director Jeff Harris stated this special use request is for alcohol sales and video gaming in a 1,200 square foot space west of Fiesta Market. The Planning and Zoning Board heard this petition and recommended favorably; staff concurs. The plan is very similar in layout to existing gaming cafes. Attorney Brian Nussbaum and petitioner Zristos Apostolopoulos were present for questions.

Trustee Harper confirmed this would be the 19th approved location with video gaming within the Village.

A-23-008 Ordinance – PUD Amendment for Site Improvements – Sealmaster

Request the Board approve an Ordinance entitled “AN ORDINANCE APPROVING A FIRST AMENDMENT TO A PLANNED UNIT DEVELOPMENT AGREEMENT AND AUTHORIZING THE EXECUTION OF A FIRST AMENDMENT TO A PLANNED UNIT DEVELOPMENT AGREEMENT WITH JB ENTERPRISES II, INC. D/B/A SEALMASTER CHICAGO AND NORTHWEST ENTERPRISES, INC.” This Ordinance approves a first amendment to the Planned Unit Development (PUD) to allow for additional site improvements for Seamaster located at 375 Romajeau Parkway.

Trustee Thon presented the Ordinance for first reading and posting.

Community Development Director Jeff Harris stated the Sealmaster property totals approximately 3 acres and has an 11,000 square foot building, with a 1,000 square foot accessory structure, several silos/storage tanks, an outdoor storage yard and a stormwater detention basin. The proposal is to expand the existing storage yard to accommodate additional parking for semi-trailers. Existing fencing and the gate will be relocated and exterior lighting will be added. Three semi-trailer parking spaces will also be added just outside the fence to accommodate third-party drivers arriving at the site after business hours. Three new 46-foot tall silos will be added on the east side of the building, and one new 30-foot tall storage tank will be added on the north side. A height variance is needed for the 46-foot tall silos. Landscaping will be installed as required; the detention pond was sized to accommodate this expansion.

Owner Kevin Shields and project manager Samantha were present for questions. Samantha provided an overview of the plans. Trustee Harper asked what material is stored in the silos. Samantha stated it is bulk clay.

COMMUNITY AFFAIRS – Trustee Cecille/Trustee Haque

A-23-009 Ordinance – Amending the Number Liquor and Gaming Licenses

Request the Board approve an Ordinance entitled “AN ORDINANCE AMENDING SECTION 3-4-8 ENTITLED “LICENSE CLASSIFICATIONS, FEES, NUMBER ISSUED” OF CHAPTER 4 ENTITLED “ALCOHOLIC LIQUOR DEALERS” OF TITLE 3 ENTITLED “BUSINESS AND LICENSE REGULATIONS,” OF THE VILLAGE CODE OF ORDINANCES OF THE VILLAGE OF STREAMWOOD.” This Ordinance approves a change in the number of liquor licenses based on adding another gas station and an establishment utilizing video gaming.

Trustee Haque presented the Ordinance for first reading and posting.

Attorney Mike Durkin stated the Village creates liquor licenses as they are needed by a Special Use process. There are three needing to be added; one Class P to accommodate the liquor sales at the 7-Eleven convenience store/gas station at 2 E. Irving Park Road, and one Class F and Class V for the proposed Niki’s gaming café at 933 E. Irving Park Road.

PUBLIC SAFETY – Trustee Schmidt/Trustee Harper

A-23-010 Ordinance – Personnel Policy Amendment – Bereavement Leave

Request the Board approve an Ordinance entitled “AN ORDINANCE AMENDING TITLE 1, CHAPTER 11 OF THE VILLAGE CODE OF STREAMWOOD AMENDING THE PERSONNEL POLICY MANUAL.” This Ordinance amends Section I Article 9 Section 9.11 entitled “Death in the Family” of the Personnel Manual.

Trustee Harper presented the Ordinance for first reading and posting.

Assistant Village Manager Lisa Scheiner noted the change is needed due to recent state legislation regarding bereavement leave in various circumstances.

PUBLIC WORKS – Trustee Harper/Trustee Cecille

A-23-011 Resolution – Professional Services Agreement with Ginkgo – Kollar Park

Request the Board approve a Resolution entitled “A RESOLUTION ACCEPTING THE PROPOSAL AND AUTHORIZING THE VILLAGE PRESIDENT TO EXECUTE ON BEHALF OF THE VILLAGE AND AUTHORIZING THE VILLAGE CLERK TO ATTEST TO A CERTAIN PROFESSIONAL SERVICES AGREEMENT WITH GINKGO PLANNING & DESIGN, INC. TO DEVELOP A DETAILED MASTER PLAN FOR KOLLAR PARK AND DEVELOPMENT OF MASTER PLAN CONCEPTS FOR TWO (2) OTHER SITES ALONG ILLINOIS ROUTE 59.”

This Resolution authorizes the acceptance of a professional services agreement, for an amount not to exceed \$50,000, with Ginkgo Planning & Design, Inc. to conduct specific Comprehensive Plan Amendments.

Trustee Harper presented the Resolution and moved for approval. Trustee Haque seconded the motion. Public Works Director Matt Mann noted Ginkgo Planning was used to revise the Comprehensive Plan in 2018. During the planning for 2023 Goals, Ginkgo and Confluence (landscape planning) presented various ways to improve key parcels previously identified in the Comprehensive Plan. The Board agreed to concentrate on Kollar Park, and two parcels along Route 59. This agreement covers all three parcels, but allows the Board to focus solely on the Kollar Park site (max \$30,000) and if separated, the Route 59 sites (max \$20,000). If all three sites are completed during the same time period, the total cost would not exceed \$40,000. This includes the services of both consultants, workshops, public meetings and deliverable plan documents.

Trustee Harper confirmed how the breakdown of costs is calculated. Trustee Haque confirmed this agreement covers all three sites, but can be separated at the Board’s discretion. ROLL CALL:

Trustee Harper	Aye	Trustee Thon	Aye
Trustee Schmidt	Absent	Trustee Haque	Aye
Trustee Baumer	Aye	Trustee Cecille	Absent

Motion carried.

RESOLUTION 2023-5

A-23-012 Resolution – Professional Engineering Services Agreement with Ciorba – Green Meadows Lift Station Rehabilitation

Request the Board approve a Resolution approve a Resolution entitled “A RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A PROFESSIONAL ENGINEERING SERVICES AGREEMENT WITH CIORBA GROUP, INC. TO PROVIDE PHASE 2 ENGINEERING SERVICES FOR THE GREEN MEADOWS LIFT STATION REHABILITATION PROJECT.” This Resolution authorizes the acceptance of a professional engineering services agreement, for an amount not to exceed \$50,128.30, with Ciorba Group, Inc., to provide phase 2 engineering services for the Green Meadows lift station rehabilitation project.

Trustee Harper presented the Resolution and moved for approval. Trustee Baumer seconded the motion. Public Works Director Matt Mann stated this is for the design and permitting for the Green Meadows pump station rehabilitation. This pump station services the northeast section of the Village and was built in the 1970s and was last fully rehabilitated 30 years ago. New pumps were installed in 1999. This station has had some recent maintenance issues and needs to be rehabilitated. The generator is in good condition and will not be replaced. Ciorba has experience in the Village on prior projects and specializes in municipal sewer systems. ROLL CALL:

Trustee Thon	Aye	Trustee Schmidt	Absent
Trustee Haque	Aye	Trustee Baumer	Aye
Trustee Cecille	Absent	Trustee Harper	Aye

Motion carried.

RESOLUTION 2023-6

FINANCE - Trustee Baumer/Trustee Thon

A-23-013 Motion – Approval of Semi-Monthly Expenditures

Request the Board approve the semi-monthly expenditures in the amount of \$1,253,126.14 which represents the total of the schedule of bills dated January 5, 2023.

General Fund	\$ 262,209.05
Motor Fuel Tax Fund	148,766.07
Wetland Special Service Areas	16,065.00
Special Tax Allocation Fund	500.00
Capital Replacement Fund	51,107.19
Street Improvement Fund	1,041.64
Facilities Replacement Fund	520,662.12
Water and Sewer Fund	251,344.73
Streamwood Oaks Golf Fund	<u>1,430.34</u>
Total	<u>\$1,253,126.14</u>

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

Trustee Haque	Aye	Trustee Baumer	Aye
Trustee Cecille	Absent	Trustee Harper	Aye
Trustee Thon	Aye	Trustee Schmidt	Absent

Motion carried.

PUBLIC COMMENTS:

Steven Page continues to express concern for the loud “hum” sound from the vacuum equipment. Mr. Harris stated equipment has been installed to reduce the sound; additional equipment is still forthcoming.

ADJOURNMENT:

Trustee Harper moved to adjourn. Trustee Haque seconded the motion. A voice vote approved the adjournment. The Village Board adjourned their meeting at 8:25 p.m.

Billie D. Roth
Village President

Kittie L. Kopitke
Village Clerk

Approved this 19th day of January 2023