

**MINUTES OF THE REGULAR BOARD MEETING
OF THE PRESIDENT AND BOARD OF TRUSTEES
HELD ON THURSDAY, SEPTEMBER 1, 2022**

CALL TO ORDER:

President Roth called the meeting to order at 7:09 pm.

ROLL CALL:

Trustee William Harper	Present	Trustee Mary Thon	Present
Trustee Larry Schmidt	Absent	Trustee Rezwanul Haque	Absent
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-22-001 Garden Contest Winners

Senior Garden – Alfredo Chan, Moraine Drive
Shade Garden – Karen Willden, Cambridge Ave
Vegetable/Herb Garden – Angelica Gallegos, East Maxon Ln
Outdoor Oasis – Zofia Konopka, Valewood Drive
Porch, Balcony or Container Garden – Sharon Poseley, Brittany Dr
Perennial Garden, Barbara McCoy, Whispering Drive

VILLAGE MANAGER’S REPORT:

Village Manager Sharon Caddigan stated the road construction throughout the area continues as the contractors are catching up after the quarry strike was settled.

APPROVAL OF AGENDA:

Request the Board approve the September 1, 2022 Agenda as presented. Trustee Harper 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 Workshop of August 17, 2022 and the Minutes of the Regular Board Meeting of August 18, 2022 as presented. Trustee Cecille moved for approval. Trustee Thon seconded the motion. A voice vote approved the Minutes as presented.

COMMUNITY DEVELOPMENT – Trustee Thon/Trustee Baumer

A-22-091 Ordinance – Special Use – Car Repair – 679 Bonded Parkway

Request the Board approve an Ordinance entitled “AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW FOR AN AUTOMOBILE REPAIR BUSINESS IN AN I-1 OFFICE, RESEARCH AND RESTRICTED INDUSTRIAL DISTRICT LOCATED AT 679 BONDED PARKWAY.” This Ordinance authorizes a special use permit to allow an automobile repair business known as AJ Custom Suspension at 679 Bonded Parkway.

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

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

Motion carried.

ORDINANCE 2022-21

A-22-096 Ordinance – Special Use – Liquor Sales – BP Streamwood – 1236 E Irving Park Road

Request the Board approve an Ordinance entitled “AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW FOR THE SALE OF PACKAGED ALCOHOLIC BEVERAGES FOR OFF-PREMISE CONSUMPTION IN A C-2 COMMERCIAL DISTRICT LOCATED AT 1236 E. IRVING PARK ROAD.” This Ordinance authorizes a special use permit to allow for the sales of alcohol in an existing gas station convenience store in a C-2 Commercial District.

Trustee Thon presented the Ordinance for first reading and posting.

Community Development Director Jeff Harris reviewed the request for alcohol sales in the gas station convenience store. He noted this property was redeveloped in 2005 as a BP gas station with a 4,085 square foot convenience store. The Planning and Zoning Board heard this petition for the alcohol sales and recommended in favor. The new Class P license allowing alcohol sales at gas stations are limited to beer and wine only, with a maximum of 10% of the floor space. The BP plans to have 199 square feet of cooler space, and 200 square feet of floor space dedicated to alcohol sales. The coolers will be locked during non-alcohol sales times. Staff concurs with the recommendation.

Attorney Mike Kelly and BP owner Dipen Patel were present for questions. Trustee Harper asked about the allowed window signage. Mr. Harris stated the planned window signage is in compliance with the Code. Trustee Cecille asked about the BASSET training needed for all persons selling alcohol. Mr. Kelly and Mr. Patel stated all employees will receive all necessary training.

Request the Board approve an Ordinance entitled “AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ALLOW FOR AN ADULT-USE CANNABIS DISPENSARY IN A C-2 COMMERCIAL DISTRICT LOCATED AT 1594 BUTTITTA DRIVE.” This Ordinance authorizes a special use permit to allow for a cannabis dispensary in an existing retail center in a C-2 Commercial District.

Trustee Thon presented the Ordinance for first reading and posting.

Community Development Director Jeff Harris reviewed the proposal for an adult use cannabis dispensary in a 3,000 square foot space that was last occupied by Payless Shoes. The closest residential units are across Barrington Road in Hanover Park. The Planning and Zoning Board heard this petition and noted this is the first of two allowed dispensaries in Streamwood. The petitioner, 280E LLC, is already licensed as a cannabis dispenser and operates other locations in the Chicagoland area. The Streamwood location would have hours from 9 am to 9 pm daily and operates with 5-9 staff members any one time. They estimate approximately 100 customers daily, and 250 per day on the weekends. There are three main areas within the space; 400 square foot waiting room fully accessible to the public, a 1,050 square foot sales area with controlled entry and a 1,250 staff only restricted area for intake, processing and storage of product. No exterior changes are planned, and the signage meets all requirements. The Planning and Zoning Board recommended in favor; and staff concurs.

Zachary Zises, petitioner, was present and provided a brief overview of their existing businesses in Chicagoland. Trustee Harper asked about displays on the sales floor. Mr. Zises stated there is no “live” product in the sales displays; there is only “dummy” product. All live product is in the rear storage area. Trustee Harper asked about the access to the storage area. Mr. Zises stated it is only accessible by employees through key-card access, and that all product is secured in the vault area overnight. Trustee Cecille asked about the integrity of the common wall between this space and the neighboring retail space. Mr. Zises stated all walls would be reinforced with metal prior to occupancy, and also stated there are motion sensors, seismic sensors, and glass break sensors on all exterior glass. Trustee Cecille asked about security guards. Mr. Zises stated they must use a third-party security company, and there are 1-2 guards on duty during sales hours, depending on traffic. Trustee Cecille asked if there are concerns/policies regarding customers who may have a concealed/carry permit and have a weapon with them. Mr. Zises stated it has not been a concern at the other locations, and felt that the presence of multiple surveillance cameras through the interior and exterior, as well as every employee – including security – having panic buttons that go directly to police dispatch, there should not be any problems. He also said most of their business is by pre-order and the customers are picking up and done with their transactions within 5 minutes. Mr. Zises also noted that if there is a crowd surge that would cause lines of customers, they use a text-based system of advising when the customer should arrive for their transaction.

A-22-098 Ordinance – Authorizing the Execution of an Annexation Agreement – Oasis Senior Living Facility – 30W320 and 30W360 Irving Park Road

Request the Board approve an Ordinance entitled “AN ORDINANCE AUTHORIZING THE EXECUTION OF AN ANNEXATION AGREEMENT FOR PROPERTY KNOWN AS OASIS OF STREAMWOOD.” This Ordinance authorizes the execution of an annexation agreement to permit real property to be annexed into the Village of Streamwood for development.

Trustee Thon presented the Ordinance for first reading and posting.

NOTE: This narrative will cover this item and the next three related items on this Agenda.

Community Development Director Jeff Harris reviewed this proposed project, stating the property is currently unincorporated and there are two vacant single-family structures in severe disrepair. The property has been owned by a church for many years but never developed. SW Land Holdings LLC is proposing a 63,500 square foot assisted living and memory care facility with 90 units; 64 assisted living and 26 memory care in a separate wing on the west side of the building. This will be single story structure, residential in character, and have a decorative canopy over the front entry and decorative metal fencing around the property. There is a single monument sign proposed, and a single entry access point on Irving Park Road (Route 19); there is no connection to any adjacent residential neighborhood streets. Sixty-four parking spaces are planned, mostly on the south side of the building with overflow on the west side. The petitioner is aware of the IDOT-planned widening of Route 19 and has considered that in their design decisions. After Planning and Zoning Board review, and in response to neighbor concerns, the landscape buffer on the west side has been increased. The PZB approved this proposal and staff concurs.

Attorney Steve Patterson, along with owner Tahir Khan and Hugh Loftus, Manhard Consulting were present for questions. Mr. Patterson stated that in addition to getting this property back onto the tax rolls, they are proposing a \$15-\$20 million investment in this construction, with 30-40 jobs also created for area residents. Mr. Loftus reviewed the overall plan, stating there will be one driveway located on the east side of the property onto Irving Park Road. He noted the property is sloped from west to east, so proposed detention is on the east side as well. Landscaping includes 180 evergreen trees and other plantings, all in compliance with the Code.

Trustee Cecille asked about the detention and the other noted “pond” areas in the same vicinity on the drawings. Mr. Loftus stated those are filtration ponds that will “clean” the stormwater before releasing into the detention pond. Trustee Harper asked if there are interior courtyard areas with landscaping. Mr. Loftus stated there are courtyard areas with walkways and sitting areas, and minimal landscaping.

A-22-099 Ordinance – Annexation – Oasis Senior Living Facility – 30W320 and 30W360 Irving Park Road

Request the Board approve an Ordinance entitled “AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE VILLAGE OF STREAMWOOD, COOK COUNTY, ILLINOIS, PROPERTY KNOWN AS THE OASIS OF STREAMWOOD.” This Ordinance authorizes the annexation of roughly six acres of property to be developed as an assisted living and memory care facility in Streamwood.

Trustee Thon presented the Ordinance for first reading and posting.

A-22-100 Ordinance – Rezoning and Special Use – Authorizing Planned Unit Development Agreement – Oasis Senior Living Facility – 30W320 and 30W360 Irving Park Road

Request the Board approve an Ordinance entitled “AN ORDINANCE ZONING NEWLY ANNEXED LAND AND GRANTING A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT, THE OASIS OF STREAMWOOD.” This Ordinance rezones newly annexed real property to R-3 Residential and authorizes a special use permit to allow for the development of the property as an assisted living and memory care facility.

Trustee Thon presented the Ordinance for first reading and posting.

A-22-101 Ordinance – Authorizing the Execution of a Planned Unit Development Agreement – Oasis Senior Living Facility – 30W320 and 30W360 Irving Park Road

Request the Board approve an Ordinance entitled “AN ORDINANCE AUTHORIZING THE EXECUTION OF A PRELIMINARY PLANNED UNIT DEVELOPMENT AGREEMENT FOR THE PROPERTY KNOWN AS THE OASIS OF STREAMWOOD.” This Ordinance authorizes the Village President to execute the agreement to permit the construction and development of an assisted living and memory care facility.

Trustee Thon presented the Ordinance for first reading and posting.

COMMUNITY AFFAIRS – Trustee Cecille/Trustee Haque

P-22-002 Proclamation – National Payroll Week

This Proclamation designates September 5-9, 2022 as National Payroll Week in Streamwood.

PUBLIC WORKS – Trustee Harper/Trustee Cecille

A-22-102 Resolution–Illinois Transportation Enhancement Program (ITEP) Grant–Route 59 Bridge

Request the Board approve a Resolution entitled “A RESOLUTION AUTHORIZING THE VILLAGE TO APPLY FOR ADDITIONAL ILLINOIS TRANSPORTATION ENHANCEMENT PROGRAM FUNDING FOR THE ILLINOIS ROUTE 59 PEDESTRIAN / BICYCLE OVERPASS AND TO SUPPORT APPROPRIATE FUNDING.” This Resolution allows the Village to apply for additional funding in support of the pedestrian and bike bridge across Route 59.

Trustee Harper presented the Resolution and moved for approval. Trustee Baumer seconded the motion. Public Works Director Matt Mann stated this is a support resolution to apply for grant funds for the proposed Route 59 Bridge. In 2020, the Village received the maximum per project funding grant of \$2 million. The project amount has been raised to \$3 million; this proposal would be for additional funding. No funds will be spent without Board approval for actual project costs. ROLL CALL:

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

Motion carried.

RESOLUTION 2022-49

A-22-103 Resolution – Illinois Transportation Enhancement Program (ITEP) Grant – Irving Park Road (West of Route 59)

Request the Board approve a Resolution entitled “A RESOLUTION OF THE VILLAGE SUPPORTING THE SUBMISSION AND EXECUTION OF AN ILLINOIS TRANSPORTATION ENHANCEMENT PROGRAM APPLICATION AND AGREEMENT WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION.” This Resolution allows the Village to apply for funding to expand pedestrian and bike facilities, landscaping, and lighting on Irving Park Road west of Route 59.

Trustee Harper presented the Resolution and moved for approval. Trustee Baumer seconded the motion. Public Works Director Matt Mann stated this Resolution supports the submission of an application between the Village and IDOT seeking funding for the installation of a 10-foot multi-use path on the north side of Irving Park Rd from just west of Route 59 (Sutton Rd) to just east of West Schaumburg Rd, and a concrete sidewalk on the south side of Irving Park Rd. This application would also include street lighting, landscaping, trees, planter beds and retaining walls as needed. The maintenance would be the Village’s responsibility. The Village would be responsible for 20% of the cost, estimated at \$2 million; the Federal government would pay the other 80% of the cost. This is only the application – no funds will be spent until the Board approves at a later date, if the grant is received. ROLL CALL:

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

Motion carried.

RESOLUTION 2022-50

LEGISLATIVE – Trustee Haque/Trustee Schmidt

I-22-001 Information Item – Labor Day Campaign

The Streamwood Police Department, in cooperation with the Illinois Department of Transportation, will continue its Labor Day *Drive Sober or Get Pulled Over* campaign through the holiday weekend. If you're attending a party, please use a designated driver to make sure everyone gets home safe.

Please also note that Village Hall will be closed in honor of the Labor Day holiday on Monday, September 5.

FINANCE - Trustee Baumer/Trustee Thon

A-22-104 Motion – Approval of Semi-Monthly Expenditures

Request the Board approve the semi-monthly expenditures in the amount of \$1,046,969.39 which represents the total of the schedule of bills dated September 1, 2022.

General Fund	\$ 779,998.85
Motor Fuel Tax Fund	84,795.33
Wetland Special Service Areas	1,321.14
Capital Replacement Fund	1,211.00
Street Improvement Fund	53,838.99
Facilities Replacement Fund	1,176.00
Water and Sewer Fund	92,615.51
Streamwood Oaks Golf Fund	29,622.57
Police Pension Fund	1,330.00
Firefighters Pension Fund	<u>1,060.00</u>
Total	<u>\$1,046,969.39</u>

Trustee Baumer moved for approval of the semi-monthly expenditures as presented. Trustee Harper seconded the motion. Finance Director Josh Peacock noted this list includes the semi-annual tax reimbursement payments to the two car dealerships. ROLL CALL:

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

Motion carried.

PUBLIC SAFETY – Trustee Schmidt/Trustee Harper

I-22-002 Information Item – 9/11 Remembrance

The Veterans Memorial Commission, with the Streamwood Police and Fire Departments, has a remembrance planned for the anniversary of the September 11, 2001 terror attacks. The ceremony will take place at our Streamwood Veterans Memorial on Sunday, September 11 at 7:00 pm. We invite everyone to join us.

Please note that our Fire Department will also continue their tradition of remembering that day with a flag ceremony at 8:58 am at each fire station.

PUBLIC COMMENTS:

Frank Lianos, Berkley Place, asked about the upgrade to LED streetlights throughout the Village. President Roth noted it is an ongoing program to change the lights with designated funds on an annual basis. Mr. Lianos also asked about possible grant programs to upgrade crosswalks at high-traffic intersections for safety/visibility.

Patty Driscoll, Bluestem Court, asked about the additional streetlighting in the court in Prairie Point, and expressed thanks for the written correspondence about the fire station construction. She asked about possibly having the Pace bus stop relocated and contacting IDOT for sound walls.

ADJOURNMENT:

Trustee Baumer moved to adjourn. Trustee Harper seconded the motion. A voice vote approved the adjournment. The Village Board adjourned their meeting at 8:27 p.m.

Billie D. Roth
Village President

Kittie L. Kopitke
Village Clerk

Approved this 15th day of September 2022