

MEETING: SPECIAL HOFFMAN ESTATES VILLAGE BOARD
DATE: OCTOBER 9, 2017
PLACE: COUNCIL CHAMBERS
MUNICIPAL BUILDING COMPLEX
1900 HASSELL ROAD
HOFFMAN ESTATES, ILLINOIS

1. CALL TO ORDER:

Village President William McLeod called the meeting to order at 7:00 p.m. The Village Clerk called the roll. Trustees present: Gary Stanton, Michael Gaeta, Karen Arnet, Karen Mill, Anna Newell, Gary Pilafas
A quorum was present.

ADMINISTRATIVE PERSONNEL PRESENT:

J. Norris, Village Manager
D. O'Malley, asst. Village Manager
A. Janura, Corporation Counsel
M. Koplín, Asst. Village Manager-Development Services
R. Musiala, Finance Director
J. Nebel, PW Director
P. Seger, HMR Director
M. Saavedra, H&HS Director
M. Hankey, Transportation & Engineering Director
P. Gugliotta, Planning, Building & Code Enforcement Director
K. Kramer, Economic Development Director
B. Anderson, CATV Coordinator
S. Ostrovsky, Asst. to the Village Manager
D. Schoop, Executive Asst. GG

2. PLEDGE OF ALLEGIANCE TO THE FLAG:

The Pledge was led by Trustee Stanton.

3. PLANNING & ZONING COMMISSION REPORTS:

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to concur with the Planning & Zoning Commission's recommendation and approve the petitioners' request.

3.A. Request by Cabela's Retail IL, Inc. (owner) (previously shown on application as "Cabela's Wholesale, Inc.") for a preliminary and final plat of resubdivision of Lot 4A5D2A1 in Prairie Stone located at 5225 Prairie Stone Parkway.

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell, Pilafas

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to concur with the Planning & Zoning Commission's recommendation and approve the petitioners' request.

3.B. Request by Cabela's Retail IL, Inc. (owner) (previously shown on the application as "Cabela's Wholesale, Inc.") and GH of Hoffman Estates LLC (contract purchaser) for preliminary and final site plan for a 121-room hotel on the newly proposed Lot 4A5D2A1B located at 5225 Prairie Stone Parkway, subject to the following conditions:

1. The following waiver is granted:

a) A waiver from *Section 10-4-4 B.* to allow a 5' landscape setback instead of the required 7' setback on the front property line.

2. All rooftop mechanicals shall be screened through the use of parapet walls. At time of building permit submittal, the building plans shall show compliance with this requirement. Upon final occupancy inspection, if the Village determines that the roof top units are visible from the adjacent properties; they will be required to be screened from view as approved by the Village.

3. A building permit shall be obtained within twelve months of Village Board action on the request.

4. The petitioner acknowledges that an impact fee will be due in accordance with the Village's Road Improvement Impact Fee Program. Based on The Institute of Transportation Engineers trip generation information, the fee is \$65,000 and is due prior to any certificate of occupancy being issued for the building. The applicant has the option of doing a post-occupancy monitoring study agreement for a specific traffic study of this site. The decision on the monitoring study and accompanying agreement must be made prior to the issuance of a building permit.

5. Minor revisions to the grading plans shall be corrected prior to the issuance of a building permit as directed by the Village Engineer.

6. The following conditions relate to the site construction:

a) A construction traffic plan denoting directional signage shall be provided for review and approval by Village staff prior to a pre-construction meeting and prior to construction commencing.

b) A pre-construction meeting shall be conducted with the Village staff prior to construction commencing.

c) Fire Department and emergency access to the property shall be maintained at all times. Petitioner shall make any adjustments on the site as needed for access as per direction by the Village.

7. The petitioner shall work with the Prairie Stone Property Association to address any outstanding conditions.

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell, Pilafas,

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Gaeta, to concur with the Planning & Zoning Commission's recommendation and approve the petitioners' request.

3.C. Request by Cabela's Retail IL, Inc. (owner) (previously shown on the application as "Cabela's Wholesale, Inc.") for preliminary and final site plan amendment for Cabela's located at 5225 Prairie Stone Parkway, subject to the following conditions:

1. Should Cabela's wish to add RV parking or horse/dog kennels to their site in the future, Village review and approval via the site plan amendment process will be required.

Discussion

Trustee Stanton asked why there was a shower and no tub in the king rooms.

Alpesh Patel, GH of Hoffman Estates LLC, replied that they were handicap accessible.

Roll Call:

Aye: Stanton, Gaeta, Arnet, Mills, Newell, Pilafas,

Nay:

Mayor McLeod voted aye.

Motion carried.

4. ADJOURNMENT

Motion by Trustee Pilafas, seconded by Trustee Mills, to adjourn the meeting. Voice vote taken. All ayes.
Motion carried. Time: 7:05 p.m.

Bev Romanoff
Village Clerk

Date Approved

The Village of Hoffman Estates complies with the Americans with Disabilities Act (ADA). For accessibility assistance, call the ADA Coordinator at 847/882-9100.

