



**5. CONSENT AGENDA/OMNIBUS VOTE:**

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to approve Item 5.A.

**5.A. Approval of Agenda**

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to approve Item 5.B.

**5.B. Approval of the schedule of bills for January 8, 2018: \$4,260,941.33.**

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to approve Item 5.C.

**5.C. Request Board approval of Ordinance No. 4625-2018 granting a variation to premises at 2061-2071 N. Barrington Road.**

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

**6. REPORTS:****6.A. President's Report****Swearings-In****Fire Department**

Lieutenant Paul Bilodeau introduced his family, Mayor McLeod swore Lieutenant Bilodeau into the office of Fire Captain, Captain Bilodeau was congratulated by the Board.

Lieutenant Christopher Lenczewski introduced his family, Mayor McLeod swore Lieutenant Lenczewski into the office of Fire Captain, Captain Lenczewski was congratulated by the Board.

Firefighter Daniel Pearson introduced his family, Mayor McLeod swore Firefighter Pearson into the office of Fire Lieutenant, Lieutenant Pearson was congratulated by the Board.

Firefighter David Ganziano introduced his family, Mayor McLeod swore Firefighter Ganziano into the office of Fire Lieutenant, Lieutenant Ganziano was congratulated by the Board.

Firefighter Patrick Clarke introduced his family, Mayor McLeod swore Firefighter Clarke into the office of Fire Lieutenant, Lieutenant Clarke was congratulated by the Board.

### **Police Department**

Nicole Lowden introduced her family, Mayor McLeod swore Nicole Lowden into the office of Probationary Police Officer, and Probationary Officer Lowden was congratulated by the Board.

John Onorad introduced his family, Mayor McLeod swore John Onorad into the office of Probationary Police Officer, and Probationary Police Officer Onorad was congratulated by the Board.

Ryan Kent introduced his family, Mayor McLeod swore Ryan Kent into the office of Probationary Police Officer, and Probationary Police Officer Kent was congratulated by the Board.

### **Proclamation(s)**

Trustee Gaeta read the following proclamation.

Motion by Trustee Arnet, seconded by Trustee Mills, to concur with the proclamation proclaiming January 2018 as Mental Wellness Month. Voice vote taken. All ayes. Motion carried.

Dr. Saavedra accepted the proclamation.

Motion by Trustee Gaeta, seconded by Trustee Stanton, to accept the appointment of Curtis Marquardt to the Arts Commission. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Arnet, seconded by Trustee Mills, to accept the appointment of Regi Dennis to the Fire & Police Commission. Voice vote taken. All ayes. Motion carried.

Mayor McLeod read a letter from Jim Pye, School District 54, it congratulated Kevin Kramer on a successful D54/Windy City Bulls night that benefited D54. He stated that he attended the Senior Commission Continental Breakfast and Bingo, the Chamber Holiday Luncheon, a NWMC Legislative Committee meeting, a DARE graduation, a NWMC Transportation meeting, Wine Wednesday, a NWMC Executive meeting, an Economic Development meeting, an Eagle Scout Court of Honor for Ethan Van Der Bleek and a WINGS Leadership Board meeting.

### **6.B. Trustee Comments**

Trustee Arnet wished everyone a Happy New Year, she stated that she attended the Eagle Scout ceremony for Ethan Van Der Bleek.

Trustee Stanton stated that he attended the senior breakfast & bingo, the Chamber lunch, a DARE graduation, he met with a group of developers and toured the AT&T campus.

Trustee Mills welcomed everyone back and wished them all a Happy New Year, she stated that she attended the Chamber lunch, a NW Mosquito Abatement meeting and commented on how great it is to see all of the promotions.

Trustee Pilafas congratulated the newly promoted firefighters and sworn in probationary officers and he stated that he attended the Eagle Scout ceremony.

Trustee Newell welcomed everyone back and wished them all a Happy New Year, she stated that she attended the Eagle Scout ceremony and congratulated those that were promoted and sworn in.

Trustee Gaeta stated that he attended the Eagle Scout ceremony and the senior breakfast & bingo.

**6. C. Village Manager's Report**

Mr. Norris had no comments.

**6. D. Village Clerk's Report**

The Village Clerk stated that during the month of December 107 FOIA requests were received and 54 passports were processed.

**7. PLANNING & ZONING COMMISSION:**

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

**7.A.** Request by LGP Realty Holdings, LLC d/b/a Marathon Gas (owner) for a special use under Section 9-8-1-C-1 of the Zoning Code to permit a gas station on the property located at 798 N Barrington Rd, with 3 conditions.

1. This approval is granted based on the petitioner's application materials submitted with this request for a special use. Any proposed changes to the building or property that substantially differ from the application materials will require Site Plan approval.
2. No outside storage display or sales area is permitted with this approval. Any future changes to the outdoor sales area is subject to site plan approval.
3. All missing landscaping must be installed per the approved landscape plan by May 15, 2018.

**Discussion**

Trustee Stanton commented that he wished that you could pay after you pump your gas.

Roll Call:

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

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.

**7.B.** Request by Bright Hope International (owner) for an amendment to a special use under Section 9-9-1-C-2-1 of the Zoning Code and site plan approval for a multipurpose assembly and office use on the property located at 2060-2080 Stonington Avenue, with 13 conditions.

1. Based on the phasing plan proposed by the petitioner, prior to December 31, 2019, as stated in condition #2, the petitioner shall submit a complete formal application to consider a Special Use Amendment and Site Plan Amendment specifically addressing the parking lot expansion to +/- 100 parking spaces on this site.
2. In conjunction with the petitioner's subsequent phase of building and site improvements, the property owner shall submit for review all required plans and applications for the Special Use Amendment and Site Plan Amendment to renovate the building interior and to complete the parking lot expansion (shown in this submittal as a Preliminary Concept site plan) and related site improvements by December 31, 2019, to ensure that the parking lot expansion is completed by September 30, 2020. Additional deadlines will be provided at the time of the review of the phase two plans.
3. If the parking supply for the building and its occupants is deemed to be inadequate by the Village, the Village may require that plans be submitted for the second phase of the project at any time during the

interim period prior to December 31, 2019, to be initiated by a written notice from the Village providing a new deadline to the property owner for phase two submittals. Failure to proceed with submittals within these deadlines will result in further Village action, which may include revocation of the Special Use granted with this request.

4. The Special Use is granted based on the condition that the property owner shall comply with all building code requirements necessary to convert the existing warehouse building into an assembly use building.

The following conditions pertain to the ongoing operations:

1. This approval is granted based on the petitioner's application materials submitted with this request and materials submitted for the previously approved Special Use ordinance 4499-2015. Any proposed changes to the building or property that substantially differ from these application materials will require prior Village approval and may require a formal amendment to the approved Special Use and Site Plan Amendment, as determined by the Village. Such changes include, but are not limited to, use of the assembly space beyond the extent indicated in the petitioner's application. Activities in the building that exceed the Special Use approval without prior Village approval will result in further action by the Village, which may include revocation of the Special Use granted with this request.

2. Parking shall occur only in legally marked parking spaces or at legal on-street locations. The property owner shall monitor the parking to ensure that illegal parking does not occur. Failure to properly manage the parking will result in further action by the Village, which may include revocation of the Special Use granted with this request.

3. Due to this property's heavy dependence on public street parking, the Village shall reserve the right to require that parking boxes be striped on Stonington Avenue, the full cost for which shall be paid by the property owner.

4. The Village shall reserve the right if it is deemed necessary by the Village to require the property owner to conduct parking counts to be submitted to the Village for review.

5. The property owner shall coordinate the interior programming of the building to ensure that parking demand is minimized and that Bright Hope office and warehouse activities are limited when an event is held concurrently in the assembly space by another user.

6. The property owner shall obtain prior permission from the respective property owners for any off-site parking that occurs at private parking lots in the vicinity.

7. Parking disputes between the subject property owner (Bright Hope International) and other property owners shall be the responsibility of the property owner to resolve.

8. The maximum occupancy of the assembly space shall be limited to no more than 225 persons based on the available parking on-site, on-street, and through permission granted by other property owners near the site. Failure to abide by the occupancy requirement shall result in further action by the Village, which may include revocation of the Special Use granted with this request. At such time as the Special Use is amended, the Village may consider a higher maximum occupancy for the assembly space.

9. All conditions previously approved under Ordinance 3150-2000 pertaining to the retail sales use in the building for Bright Hope International in the 2060 Stonington Avenue space shall remain in effect.

### **Discussion**

Trustee Mills asked if the parking issues that this site had in the past had been resolved. Mr. Norris stated that yes they have.

Roll Call:

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

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.

**7.C.** Request by Tollway, LLC (owner) and Stonegate Properties, Inc. (applicant) for rezoning the property from B2 Community Business District to M1 Manufacturing District at the terminus of Pembroke Avenue, commonly referred to as 2205-2295 Pembroke Avenue.

#### **Discussion**

Trustee Stanton asked what was the difference between the Business and Manufacturing classification. Mr. Gugliotta said that the Business classification wouldn't allow the billboards.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Pilafas, seconded by Trustee Mills, to defer Item 7.D. until the January 15, 2018 Board meeting.

**7.D.** Request by Tollway, LLC (owner), Stonegate Properties, Inc. (applicant) and the Hoffman Estates Park District (applicant) for a special use and variation to permit four (4) billboard signs to be flag-shaped and cantilevered over the adjacent Nicor property to the north at the property located at the terminus of Pembroke Avenue, commonly referred to as 2205-2295 Pembroke Avenue, with 9 conditions.

1. The Special Use for the four (4) off-site billboard signs shall be effective until September 1, 2042.
2. The site shall be cleaned and maintained at all times.
3. The off-site advertising billboard signs shall be maintained at all times or shall be required to be removed from the site.
4. The for-sale/marketing sign for this property shall be kept legible and shall be maintained or shall be required to be removed from the site.
5. Any lighting of the off-site advertising signs shall conform to section 9-3-8-F-3 of the Hoffman Estates Municipal Code.
6. The property owner and Hoffman Estates Park District shall have an executed agreement pursuant to which the Park district will have the right to lease at least one (1) of the off-site billboard signs.
7. One (1) off-site billboard sign shall be removed if no longer required or leased by the Hoffman Estates Park District.
8. This special use and variation shall only remain in effect as long as there is an executed Lease for the signs to remain over Nicor property with the Hoffman Estates Park District. If the Lease is no longer in effect, for any reason, the billboards shall be relocated back onto the subject property.
9. This special use and variations shall run with the land and successors and assigns of Lessors shall be subject to the Ordinance.

#### **Discussion**

Trustee Mills questioned about the special use going with the land and not the owner.

Mr. Gugliotta said that was the request.

Trustee Mills said that she would rather see it go with the owner.

Doug Altenberger, Stonegate, said that the current special use has it going with the land and he wanted to continue with it being the same.

Roll Call:

Aye: Arnet, Mills, Newell, Pilafas, Stanton

Nay: Gaeta

Mayor McLeod voted aye.

Motion carried.

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

**7.E.** Request by Summitview Christian Church (owner) and Community Baptist Church of Elk Grove (applicant/contract purchaser) for a special use to permit a church and religious uses at the property located at 693 and 695 Illinois Boulevard.

1. This approval is granted based on the petitioner's application materials submitted with this request for a special use. Any proposed changes to the building or property that substantially differ from the application materials will require an amendment to the special use.
2. The primary church and home buildings must comply with all necessary building/fire code requirements and occupancy limits.
3. No outside storage is permitted on the exterior of the property.

Roll Call:

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

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.

**7.F.** Request by Sears Holdings Corp. (owner) and Bright Horizons Family Solutions (applicant/tenant) for a special use to permit a day care center at the property located at 5334 Sears Parkway.

1. This approval is granted based on the petitioner's application materials submitted with this request for a special use. Any proposed changes to the building or property that substantially differ from the application materials will require an amendment to the special use.
2. The building must comply with all necessary building/fire code requirements and occupancy limits.
3. The business must comply with all federal and state licensing requirements and occupancy limits (currently 235 children maximum).
4. Access to Sears Parkway shall not be limited by gates or other mechanisms while the daycare facility is operating.
5. No signage is approved with the special use request.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

## **8. ADDITIONAL BUSINESS:**

There were no Additional Business Items.

**9. ADJOURNMENT:**

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to adjourn the meeting. Voice Vote taken. All ayes. Motion carried. Time 7:50 p.m.

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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.