

MEETING: SPECIAL HOFFMAN ESTATES VILLAGE BOARD
DATE: FEBRUARY 25, 2019
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 Pilafas, Gary Stanton, Michael Gaeta, Karen Arnet, Karen Mills, Anna Newell
A quorum was present.

ADMINISTRATIVE PERSONNEL PRESENT:

J. Norris, Village Manager
D. O'Malley, Deputy Village Manager
A. Janura, Corporation Counsel
P. Cross, Asst. Corporation Counsel
M. Koplin, Asst. Village Manager
P. Fortunato, Fire Chief
T. Bos, Police Chief
K. Cawley, Asst. Police Chief
F. Besenhoffer, IS Director
J. Nebel, Public Works Director
M. Saavedra, H&HS Director
R. Musiala, Finance Director
A. Wenderski, Village Engineer
B. Anderson, CATV Director
S. Ostrovsky, Asst. to the Village Manager
B. Gibbs, SCA General Manager
J. Djordjevic, Director of Operations-Mayor & Board

2. PLEDGE OF ALLEGIANCE TO THE FLAG:

The Pledge was led by Trustee Pilafas.

3. REPORTS (INFORMATION ONLY):

A. President's Report

Mayor McLeod reminded everyone of the upcoming Wine Wednesday at The Assembly this Wednesday. He stated that he attended a NWMC Legislative Committee meeting, a NLC conference call, a NWMC Transportation meeting, he taped the video for the Mayor's Annual Update Breakfast, a NLC Transportation Committee call and an Eagle Scout Court of Honor.

Boards & Commissions Appointments

Motion by Trustee Arnet, seconded by Trustee Pilafas, to accept the appointment of Susan Cooper to the Cultural Awareness Commission.

B. Village Manager's Report

Mr. Norris spoke about the opportunity that the Arena has to hold the Spring Awakening Festival. He spoke about the festival, where it was previously held and past attendance.

Discussion

Trustee Mills asked will there be a curfew.

Mr. Norris responded that the Festival ends at 10:00 p.m. and that they give a 30 minute notice before they close. The plan is to partner up with public transportation to shuttle people and the belief is that most people will be using Uber or Lyft.

Motion by Trustee Pilafas, seconded by Trustee Arnet, to direct Arena General Manager to negotiate and execute a contract with Livestyle/ReactPresents to hold the Spring Awakening Festival using the Sears Centre properties and direct the Village Manager to negotiate and execute a Special Events permit with Livestyle/ReactPresents to hold the Spring Awakening Festival.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

4. PLANNING & ZONING COMMISSION REPORTS:

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

4.A. Request by DeSchouw BSM LLC (Owner) of a Preliminary and Final Plat of Resubdivision of Barrington Square Resubdivision No. 3 located at 2250-2360 W. Higgins Road, subject to the following conditions:

1. The Covenants, Restrictions, and Easements for the Barrington Square Town Center property shall remain in place and shall stipulate that the overall property including new lots will function as a common unified center.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

4.B. Request by DeSchouw BSM LLC (Owner) of a Preliminary and Final Site Plan Amendment for parking lot and site changes at 2250-2360 W. Higgins Road (Barrington Square Town Center), subject to the following conditions:

1. The Covenants, Restrictions, and Easements for the Barrington Square Town Center property shall remain in place and shall stipulate that the overall property including new lots will function as a common unified center.

Final site acceptance for the Buona Beef development shall include an acceptable stand of grass (as determined by the Village) established on the adjacent Lot 4 area as shown on the plans.

3. Any trees removed from the parking lot islands as part of the parking lot and site changes shall be replaced as required by code.

4. All work must be finished and approved by the Village prior to any certificate of occupancy is issued for Buona Beef.

5. The following conditions relate to the site construction:

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

b. 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.

c. In accordance with Village Code, construction hours shall be limited to 7 a.m. to 7 p.m. Monday through Friday, and 8 a.m. to 6 p.m. Saturday and Sunday.

Discussion

Trustee Mills asked about extra parking for the cars waiting in the drive thru.

John Hague, Hague Architecture, replied that there are three additional spots for this use.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

4.C. Request by DeSchouw BSM LLC (Owner) and Buona Beef (applicant) of a Preliminary and Final Site Plan for a restaurant on the newly proposed Lot 4 in Barrington Square Resubdivision No. 3 located at 2250-2360 W. Higgins Road., subject to the following conditions:

1. The following waivers from the Subdivision Code relate to landscaping:

a. A waiver from Section 10-4-4-B-2-a to allow a setback of 0' instead of the 10' required by the Subdivision Code for the east side yard setback.

b. A waiver from Section 10-4-4-B-2-a to allow a setback of 7.6' instead of the 10' required by the Subdivision Code for the west side yard setback.

2. The following conditions relate to the site construction:

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

b. 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.

c. In accordance with Village Code, construction hours shall be limited to 7 a.m. to 7 p.m. Monday through Friday, and 8 a.m. to 6 p.m. Saturday and Sunday.

3. All rooftop mechanicals shall be screened through the use of parapet walls, as approved by the Village. 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.

Discussion

Trustee Mills asked there are changes in the drive.

Mr. Hague responded yes.

Trustee Mills then asked how long the process will take and if the building will ever be closed.

John Sigalos, Buona Beef, replied that they will be able to have the restaurant open for approximately four of the six month rebuild time, but will need to close because they will need to move the kitchen equipment. They do this to try to retain most of their staff.

Trustee Mills asked when they plan on starting.

Mr. Sigalos replied April 15th.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

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

4.D. Request by DeSchouw BSM LLC (Owner) of a Master Sign Plan Amendment for the property located at 2552 W. Higgins Road in Barrington Square Town Center dated 02/06/19.

Roll Call:

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

Nay:

Mayor McLeod voted aye.

Motion carried.

5. ADJOURNMENT

Motion by Trustee Stanton, seconded by Trustee Mills, to adjourn the meeting. Voice vote taken.

All ayes. Motion carried. Time: 7:18 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.