

MEETING: HOFFMAN ESTATES VILLAGE SPECIAL BOARD
DATE: JULY 23, 2012
PLACE: COUNCIL CHAMBERS
MUNICIPAL BUILDING COMPLEX
1900 HASSELL ROAD
HOFFMAN ESTATES, ILLINOIS

1. CALL TO ORDER:

Village President Bill McLeod called the meeting to order at 8:05 p.m. The Village Clerk called the roll. Trustees present: Gary Stanton, Karen Mills, Ray Kincaid, Jackie Green, Anna Newell, Gary Pilafas. Trustee Pilafas attended via telephone.
A quorum was present.

ADMINISTRATIVE PERSONNEL PRESENT:

D. O'Malley, Deputy Village Manager
P. Cross, Asst. Corporation Counsel
M. Koplin, Asst. Village Manager
M. Hish, Police Chief
B. Gorvett, Fire Chief
J. Nebel, Public Works Director
A. Garner, H&HS Director
M. DuCharme, Finance Director
P. Gugliotta, Planning Director
T. Messino, GG Intern
B. Gibbs, SCA General Manager
R. Musiala, Asst. Finance Director

PLEDGE OF ALLEGIANCE TO THE FLAG:

The Pledge was led by Trustee Stanton.

Mayor McLeod sent his condolences to Deputy Village Manager O'Malley on the loss of his mother.

2. CONSENT AGENDA/OMNIBUS VOTE:

Motion by Trustee Mills, seconded by Trustee Stanton, to approve Item 2.A.

2.A. Approval of Agenda

Roll Call:

Aye: Pilafas, Stanton, Mills, Kincaid, Green, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Stanton, to approve Item 2.B.

2.B. Approval of the schedule of bills for July 23, 2012 - \$2,793,478.55.

Roll Call:

Aye: Pilafas, Stanton, Mills, Kincaid, Green, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Stanton, to approve Item 2.C.

2.C. Request Board approval of Ordinance No. 4312-2012 granting variations to premises at 1580 Jefferson Road, Hoffman Estates.

Roll Call:

Aye: Pilafas, Stanton, Mills, Kincaid, Green, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Stanton, to approve Item 2.D.

2.D. Request Board approval of Ordinance No. 4313-2012 granting a special use to Angels Feet, 1048 W. Golf Road, Hoffman Estates.

Roll Call:

Aye: Pilafas, Stanton, Mills, Kincaid, Green, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Stanton, to approve Item 2.E.

2.E. Request Board approval of Ordinance No. 4314-2012 approving a Master Sign Plan in accordance with Section 9-3-8-M-12 of the Zoning Code for the property located at 1200 W. Golf Road, Hoffman Estates.

Roll Call:

Aye: Pilafas, Stanton, Mills, Kincaid, Green, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

3. PLANNING AND ZONING COMMISSION REPORTS:

Motion by Trustee Mills, seconded by Trustee Stanton, to approve Item 3.A.

3.A. Request by Shawn Schiffner for a 4 foot side yard setback variation from Section 9-5-3-D-5 to allow an attached garage addition to be set back 6 feet from the side lot line instead of the minimum required 10 feet at 325 Westview Street, with 1 condition (see packets).

1. A grading plan shall be approved by the Engineering Division prior to the issuance of a building permit for the garage addition.

Roll Call:

Aye: Pilafas, Stanton, Mills, Kincaid, Green, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Green, to approve Item 3.B.

3.B. Request by Molood Naghibzadeh d/b/a Montessori School of North Hoffman for a special use under Section 9-5-9-C of the Zoning Code to permit the operation of Montessori School on the property located at 1250-1264 Freeman Road, with 9 conditions (see packets).

1. This approval is granted based on the expansion of the school on the subject property being a connected and ancillary use to the existing Montessori School at 1200 Freeman Road, approved under Ordinances 2524-1996 and 2825-1996.
2. The hours of operation shall be limited to 7:00 a.m. to 6:00 p.m.
3. During school hours students shall not be permitted to cross Mumford Drive except at either of two marked crosswalks and shall be supervised by staff at all times.
4. No drop-off or pick-up of students in traffic aisles shall be permitted. Adults dropping off and picking up a student shall park legally and accompany the child to and from the school. The school shall monitor and manage where staff and visitors park to ensure that cars do not stop/stand along the curb in the fire lanes when dropping off or picking up.
5. Any formalized outdoor activity areas shall require site plan approval.
6. If a dumpster is required for this property, the property owner shall install an enclosure in compliance with the Village Subdivision Code prior to issuance of a certificate of occupancy.
7. Per Subdivision Code Section 10-2-1, the property owner shall complete required site improvements. The owner shall submit a deposit as a performance guarantee in the amount of \$26,300 prior to issuance of a certificate of occupancy for this tenant. The owner shall submit plans for approval by the Village and shall complete the work within 18 months after the occupancy of the Montessori School.
8. Property maintenance items shall be completed prior to issuance of a certificate of occupancy for this tenant.
9. Appropriate State accreditation for this facility shall be obtained, and a copy shall be provided to the Village as part of the final certificate of occupancy process.

Discussion

Trustee Stanton asked if it was wise to use this building as a school when there is one located across the street. He thought keeping it retail would be a better idea for the revenue. Mayor McLeod replied that he thought using it as a school was a good use. Trustee Green asked isn't Montessori different than a regular school. Mayor McLeod replied yes it is.

Roll Call:

Aye: Pilafas, Mills, Kincaid, Green, Newell

Nay: Stanton

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Newell, to approve Item 3.C.

3.C. Request by Blackberry Falls Professional Office Park, LLC (owner), Caruso Development Corp. (owner representative), and Amanda Parker d/b/a Chicago Education Project (applicant) to consider a site plan amendment and special use under Section 9-8-2-C-9 of the Zoning Code to permit the operation of a non-public special education facility on the property located at 2353 Hassell Road, with 11 conditions (see packets).

1. No buses shall be parked on site unless they are of a size that allows parking within a legal striped 18 foot deep parking space. All taxi and bus parking shall occur within legal striped parking spaces.
2. There shall be no stopping, standing, or stacking of vehicles in the drive aisles or along the curb in the fire lanes. The property owner and petitioner shall manage all taxi and bus operations on the site so as not

to disrupt site circulation or block parking areas. The school shall monitor and manage where staff and visitors park to ensure that cars do not interfere with drop off or pick up parking. If the Village determines that there are problems, as witnessed by illegal parking or standing on the property, the Village shall have the right to require additional signage, site modifications, or other measures to remedy the problems.

3. Prior to issuance of a certificate of occupancy, the petitioner shall install regulatory signs prohibiting stopping, standing, etc. as approved by the Village.
4. Prior to issuance of a certificate of occupancy, the petitioner shall eliminate and stripe out one parking space to accommodate a larger student entrance area for the school.
5. Students shall be loaded and unloaded at the east entrance of the building only. Students shall be escorted between vehicles and the building by school staff.
6. Any issues between tenants and the school shall be remedied by the property owner.
7. The hours of operation shall be limited to 7:00 a.m. to 6:00 p.m.
8. No overnight boarding of students shall be permitted.
9. No outdoor activities by the students shall be permitted.
10. Appropriate State certification for this facility shall be obtained, and a copy shall be provided to the Village as part of the final certificate of occupancy process.
11. Any violation of any of these conditions on the property shall be the responsibility of the business owner and property owner and either shall be subject to citations if violations are not resolved.

Discussion

Trustee Green asked what a “pullout room” was.

Chairperson Combs replied that it’s a room where they could place a disruptive child.

Trustee Mills asked if there are other tenants in the building.

Chairperson Combs replied that yes there are, that offices will buffer the school from the other tenants and that there are only two doors that will be used in this facility.

Trustee Mills asked how many children could be enrolled.

Trustee Pilafas answered 46.

Roll Call:

Aye: Pilafas, Stanton, Mills, Kincaid, Green, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Stanton, to approve Item 3.D.

3.D. Request by the Village of Hoffman Estates for approval of a text amendment to Section 9-2-1 of the Zoning Code regarding Amusement Devices.

Roll Call:

Aye: Pilafas, Stanton, Mills, Kincaid, Green, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

4. ADDITIONAL BUSINESS:

Motion by Trustee Mills, seconded by Trustee Stanton, to approve Item 4.A. and Items 4.C. thru 4.I. by omnibus vote.

Roll Call:

Aye: Pilafas, Stanton, Mills, Kincaid, Green, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Green, to approve Item 4.A.

4.A. Request Board approval of Ordinance No. 4315-2012 granting a variation to premises at 325 Westview Street, Hoffman Estates.

Roll Call:

Aye: Pilafas, Stanton, Mills, Kincaid, Green, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Green, to approve Item 4.B.

4.B. Request Board approval of Ordinance No. 4316-2012 granting a special use to Molood Naghibzadeh d/b/a Montessori School of North Hoffman, 1250-1264 Freeman Road, Hoffman Estates.

Roll Call:

Aye: Pilafas, Mills, Kincaid, Green, Newell

Nay: Stanton

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Green, to approve Item 4.C.

4.C. Request Board approval of Ordinance No. 4317-2012 granting a special use to Amanda Parker d/b/a Chicago Education Project, 2353 Hassell Road, Hoffman Estates.

Roll Call:

Aye: Pilafas, Stanton, Mills, Kincaid, Green, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Green, to approve Item 4.D.

4.D. Request Board approval of Ordinance No. 4318-2012 amending Section 8-2-1, Fees, Section 8-4-2, Amusement Devices, Article 8-4, Amusements, and Section 9-2-1, Definitions of the Hoffman Estates Municipal Code.

Roll Call:

Aye: Pilafas, Stanton, Mills, Kincaid, Green, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Green, to approve Item 4.E.

4.E. Request Board approval of Ordinance No. 4319-2012 granting a variation to premises at 2000-2280

Hassell Road, Hoffman Estates.

Roll Call:

Aye: Pilafas, Stanton, Mills, Kincaid, Green, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Green, to approve Item 4.F.

4.F. Request Board approval of Ordinance No. 4320-2012 restricting parking along Higgins Road within the Village of Hoffman Estates.

Roll Call:

Aye: Pilafas, Stanton, Mills, Kincaid, Green, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Green, to approve Item 4.G.

4.G. Request Board approval of Ordinance No. 4321-2012 prohibiting the discharge of sanitary and industrial waste into any storm sewer or drainage facility construct as part of the Higgins Road/Beverly Road intersection improvement project.

Roll Call:

Aye: Pilafas, Stanton, Mills, Kincaid, Green, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Green, to approve Item 4.H.

4.H. Request Board approval of Ordinance No. 4322-2012 prohibiting encroachments within the State of Illinois right of way along Higgins Road.

Roll Call:

Aye: Pilafas, Stanton, Mills, Kincaid, Green, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

Motion by Trustee Mills, seconded by Trustee Green, to approve Item 4.I.

4.I. Request Board approval of Resolution No. 1523-2012 appropriating funds for the IDOT Higgins Road/Beverly Road safety improvement program project.

Roll Call:

Aye: Pilafas, Stanton, Mills, Kincaid, Green, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

8. ADJOURNMENT:

Motion by Trustee Mills, seconded by Trustee Green, to adjourn the meeting. Time: 8:16 p.m.

Roll Call:

Aye: Pilafas, Stanton, Mills, Kincaid, Green, Newell

Nay:

Mayor McLeod voted aye.

Motion carried.

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.