

AGENDA

*Village of Hoffman Estates
Special Meeting of the Month
Village Board of Trustees*

*1900 Hassell Road
Hoffman Estates, IL 60169
847-882-9100*

Board Room

7:00 p.m.

February 25, 2019

1. **CALL TO ORDER/ROLL CALL**
2. **PLEDGE OF ALLEGIANCE TO THE FLAG**
3. **REPORTS (INFORMATION ONLY)**
 - A. **President's Report**
... Boards & Commissions Appointment(s)
 - B. **Village Manager's Report**
... Spring Awakening Festival
4. **PLANNING & ZONING COMMISSION REPORTS**
 - 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, with 1 condition (see packets).
Voting: 9 Ayes, 2 Absent
Motion carried.
(Item deferred – see minutes of February 18, 2019)
 - 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), with 5 conditions (see packets).
Voting: 9 Ayes, 2 Absent
Motion carried.
(Item deferred – see minutes of February 18, 2019)
 - 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., with 3 conditions (see packets).
Voting: 9 Ayes, 2 Absent
Motion carried.
(Item deferred – see minutes of February 18, 2019)
 - 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 February 6, 2019.
Voting: 9 Ayes, 2 Absent
Motion carried.
(Item deferred – see minutes of February 18, 2019)
5. **ADJOURNMENT**

*(Further details and information can be found in the agenda packet attached hereto and incorporated herein and can also be viewed online at www.hoffmanestates.org and/or in person in the Village Clerk's office).
The Village of Hoffman Estates complies with the Americans with Disabilities Act (ADA). For accessibility assistance, call the ADA Coordinator at 847/882-9100.*

VILLAGE OF HOFFMAN ESTATES
Office of the Mayor

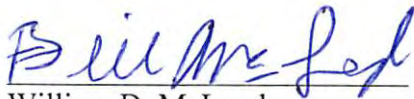
Memo

TO: Village Board of Trustees and the Village Clerk
FROM: Mayor Bill McLeod
RE: *Boards & Commissions Appointment/s*
DATE: Thursday, February 21, 2019

At the February 25, 2019 Special Village Board meeting, the following person will be appointed:

- Susan Cooper – Cultural Awareness Commission

Thank you.



William D. McLeod
Mayor

/s/



VILLAGE MANAGER'S OFFICE

Memo

TO: President and Board of Trustees
FROM: James H. Norris, Village Manager
RE: **SPRING AWAKENING FESTIVAL**
DATE: February 22, 2019

Urgent

For Review

Please Reply

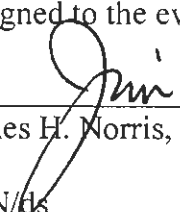
Village staff and staff from the Sears Centre Arena met with Ned Collett, Vice President of Livestyle, which is the parent company of ReactPresents, Matt Rucins of ReactPresents and Steven Edelson property owner of the 10 acre parcel immediately west of the Sears Centre Arena west lot (the former Jam outdoor music venue). Livestyle/ReactPresents are interested in bringing the Spring Awakening Festival to Hoffman Estates the first weekend in June of 2019.

This 3-day festival would utilize the property west of the Sears Centre west lot, the Sears Center west and east lots, as well as using the Arena for staging and a headquarters for the event. To accomplish this, Ben Gibbs needs to develop and negotiate a contract for the group to rent the lots and building and the Village needs to negotiate and process a Special Events permit. Given the success of the past Spring Awakening Festivals, it is believed the Village could generate revenues in the \$600,000 - \$700,000 range, depending upon weather.

Therefore, the following motion is recommended:

MOTION: I move 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.

The Special Event permit covers all insurance, hold harmless, permits and inspections necessary, as well as licensing of vendors and adherence to Village codes related to taxes to be collected. The operators will be responsible for all Village costs for any Village staff assigned to the event.


James H. Norris, Village Manager

JHN/ds



VILLAGE OF HOFFMAN ESTATES
PLANNING AND ZONING COMMISSION
FINDING OF FACT

PROJECT NO.: 2013038P

VILLAGE BOARD MEETING DATE: February 18, 2019

PETITIONER(S): DeSchouw BSM LLC (Owner) & Buona Beef (Applicant)

PROJECT ADDRESS: 2250-2360 W. Higgins Rd.

ZONING DISTRICT: B2 – Community Business District

Does the Planning and Zoning Commission find that this request meets the Standards for a Master Sign Plan (Section 9-3-8-M-13)?



YES



NO

Recommendation: **APPROVAL (All Motions)**

Vote: **9 Ayes, 2 Absent (All Motions)**

PZC MEETING DATE: February 6, 2019

STAFF ASSIGNED: JAMES DONAHUE

MOTION #1

Approval of 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 condition:

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.

MOTION #2

Approval of a 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.
2. 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.

MOTION #3

Approval of a 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.

MOTION #4

Approval of a 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.

FINDING

The petitioners are proposing to subdivide the existing 28.10 acre site for the purpose of establishing lots of record for various existing and future developments. Additionally, Buona Beef is proposing to raze their current restaurant and construct a new restaurant immediately adjacent to the existing one. The current property owner will retain ownership of the land and lease it to Buona Beef. The balance of the property would remain under the ownership of the current landowner. A Master Sign Plan Amendment is under consideration as well for the proposed Buona Beef signs.

The proposed final plat of resubdivision proposes to subdivide the existing overall property into nine lots. Lot 1 (.77 acres) would be the former McDonald's site that is vacant on the corner of Higgins Road & Governor's Lane, Lot 2 (1.12 acres) would be the current McDonald's site, Lot 3 (.66 acres) would be for future development, Lot 4 (.92 acres) is new Buona Beef site, Lot 5 (1.21 acres) is a future retail site, Lot 6 (11.17 acres) would be main shopping center and entrance roads, Lot 7 ((2.01 acres) would be the existing DuPage Medical Building, Lot 8 (7.24 acres) would be the old Menards property and a portion of the associated parking, and Lot 9 (3 acres) is the existing detention basin along Hassell Road.

As part of the proposed Buona Beef site development, improvements will be required for the overall Barrington Square Town Center site. These include modifying the entrance west of the Buona Beef site and realigning the drive aisle north of the Buona Beef site and installing new landscaped islands for directional site flow as well as storm sewer work on the adjacent lot (Lot 3) to accommodate the new development.

The Commission also learned that the plans show a dual drive through, adequate parking and additional landscape being installed as part of the plan. In order to accomplish the proposed plan, the petitioner is asking for waivers from the Subdivision Code for the landscape setbacks. The Commission felt that they seemed reasonable to accommodate the plan and should not negatively impact the development.

The petitioner stated that the building is proposed to be mainly face brick on all four elevations. The east and south elevations will include barn wood and metal awnings in the new Buona Beef colors and design. As per code, all roof top mechanicals will be required to be screened by means of a raised parapet. The material and architectural design meets the requirements of the Subdivision Code.

The petitioner also presented a Master Sign Plan for consideration, which included wall signage and two menu boards for the Buona Beef site. The Commission considered the standards for a Master Sign Plan listed in Section 9-3-8.M.12 and found the standards were met.

The Commission had questions about the Master Sign Plan changes which staff explained, the location of hydrants which the petitioner showed on the plans, whether the site can still function while under construction which the petitioner showed and explained how it will work. One commissioner asked about interior building code issues with the building like bathrooms and changing tables as well as exterior snow removal. These were addressed by the petitioner and staff. One commissioner asked about the size of the building and the drive through stacking which was addressed by the petitioner.

Planning and Zoning Commission Finding of Fact
Buona Beef & Barrington Square Town Center
Village Board Meeting Date: February 18, 2019

AUDIENCE COMMENTS

None.

PLANNING AND ZONING COMMISSIONERS

Chairperson Eva Combs	Adam Bauske
Vice-Chairman Greg Ring	Nancy Trieb
Tom Bumitz	Sohita Patel
Lenard Henderson	Denise Wilson
Myrene Iozzo	Lon Harner
Minerva Milford	

ROLL CALL VOTE (All Motions)

9 Ayes
0 Nays
2 Absent (Ring, Iozzo)

The following attachments are hereby incorporated as part of this Finding of Fact:

Applications
Engineering Plans
Landscape Plan
Preliminary & Final Plat
Master Sign Plan (Draft)