

Village of Hoffman Estates

**PLANNING, BUILDING & ZONING
COMMITTEE MEETING MINUTES**

June 8, 2015

I. Roll Call

Members in Attendance:

**Karen Mills, Chairperson
Gayle Vandenberg, Vice Chairperson
Gary Stanton, Trustee
Anna Newell, Trustee
Gary Pilafas, Trustee
Michael Gaeta, Trustee
William D. McLeod, Village President**

**Management Team Members
in Attendance:**

**Jim Norris, Village Manager
Dan O'Malley, Deputy Village Manager
Art Janura, Corporation Counsel
Patricia Cross, Asst. Corporation Counsel
Mark Koplín, Asst. Vlg. Mgr. – Dev. Services
Peter Gugliotta, Director of Planning
Kevin Kramer, Economic Dev. Coord.
Patrick Seger, Director of HRM
Michael Hankey, Director of Transportation
Fred Besenhoffer, IS Director
Bruce Anderson, CATV Coordinator
Bev Romanoff, Village Clerk
Ashley Monroe, Asst. to Village Manager
Austin Pollack, Administration Intern
Clayton Black, Dev. Services Analyst**

The Planning, Building & Zoning Committee meeting was called to order at 7:00 p.m.

II. Approval of Minutes

Motion by Trustee Gaeta, seconded by Mayor McLeod, to approve the special Planning, Building & Zoning Committee meeting minutes of May 11, 2015. Voice vote taken. All ayes. Motion carried.

NEW BUSINESS

- 1. Request by Kolbrook Design, Inc. for a courtesy review for a Dunkin' Donuts/Baskin Robbins at the Huntington West Shopping Center on the north side of Algonquin Road, east of Huntington Boulevard.**

An item summary sheet from Pete Gugliotta was presented to Committee.

Mr. Steven Kolbrook, Kolbrook Design, Inc., addressed the Committee and explained North Shore Management group is seeking to construct a 24 hour drive through Dunkin' Donuts /Basket Robbins at the Huntington Plaza next to the existing bank. Mr. Kolbrook commented that the drive through would stack a maximum of nine cars and that peak hours would be approximately 5 a.m. to 10 a.m. The group would rely on the shared Plaza parking but Mr. Kolbrook indicated they do not expect any issues and it would not pose any burden for the other tenants. Mr. Kolbrook presented preliminary drawings and stated they anticipate building a self-contained trash enclosure with landscape screening as well as a patio in the front.

Trustee Mills noted there would be several items that need to be clarified before the project could come before the Planning & Zoning Commission, including speaking to area residents, amount of seating in store, landscaping and necessity to be open 24 hours.

Trustee Pilafas commented he was personally looking for more of a unique use with the space particularly since there is an established bakery and ice cream shop. Trustee Stanton expressed concern about using a significant portion of the 70 foot wide easement. Trustee Mills indicated she received an email from a resident objecting to the idea of a Dunkin Donuts store. Trustee Mills indicated to Mr. Kolbrook issues that Village staff would be looking to see changes on include a parking study to verify the remaining parking lot can accommodate the existing retail space assuming full occupancy, plus the new demand from the proposed building, traffic distribution drive thru stacking circulation analysis, building architectural would need to be upgraded to provide a more appropriate design, pedestrian connectivity and a reduction in conflicts since all customers need to cross a main circulation drive to get to the building, general sight details improved such as driver visibility, handicap parking design location, trash enclosure location, clarify if a sub lot is to be subdivided, and if so to provide a plate with appropriate cross access, and maintenance easements and signage needs further review.

Trustee Mills clarified this is not a formal hearing. Joseph Ragona, property manager for Huntington Plaza, noted he felt this proposal was positive for Center and that bringing in this tenant would benefit all the businesses in the area.

2. Request by Vipul M. Lakhani d/b/a AIA Development Corporation (owner) for a site plan amendment to demolish the farmhouse and to construct a house on Lot 2 of the O'Malley Farm Subdivision at 940 Freeman Road.

An item summary sheet by Peter Gugliotta and Josh Edwards was presented to Committee.

Mr. Gugliotta reported that this subdivision was approved in 2003 which included preservation of the old farm house with division of some of the lots. Those lots built up with new homes. Mr. Gugliotta noted the original builder asked to demolish this property years ago but was denied. The owner lost the house through foreclosure. The firm who purchased the property made several attempts at finding buyers who would be willing to preserve the farmhouse. Mr. Gugliotta indicated the firm was not successful and noted that upgrades to home were considered challenging. The current owner is requesting to demolish the farmhouse and construct a new home consistent with other new homes on nearby lots. The petition is asking the Village to allow the demolition to occur and not preserve the farm house. Mr. Gugliotta indicated the house continues to deteriorate and that nearby residents periodically complain about the property. The Village has done their best to address this project given the conditions. Mr. Lakhani has

submitted new home plans to the Village and has meet all zoning requirements pending the demolition of the farmhouse.

Trustee Mills inquired if Mr. Lakhani understood the current conditions of the property and asked if a time frame had been mapped out. Mr. Gugliotta noted the preservation of the property is sensitive and added that if demolition were allowed they would like to see permits issues for both the demolition and the building happen simultaneously so the transition would be seamless.

Mr. Lakhani indicated he was seeking a demolition permit as soon as possible from Cook County and that the house could be built in as little as four months pending the permit being received from the Village.

Motion by Trustee Gaeta, seconded by Trustee Vandenberg, to approve a site plan amendment for Vipul M. Lakhani d/b/a AIA Development Corporation (owner) to demolish the farmhouse and to construct a house on Lot 2 of the O'Malley Farm Subdivision at 940 Freeman Road. Voice vote taken. All ayes. Motion carried.

3. Request approval of a resolution amending the Economic Development Commission of the Village of Hoffman Estates.

An item summary sheet by Kevin Kramer was presented to Committee.

Mr. Kramer indicated the Economic Development Committee formed in 1987 and that many of the original duties have recently changed with the hiring of the Director of Economic Development. Mr. Kramer noted that staff has noticed a diminished role for the Economic Development Committee and mentioned when the Committee was first set up they didn't have the support of the Director of Economic Development and the Chamber of Commerce. Mr. Kramer indicated this resolution outlines the old duties and requests that the Village sets new duties more relevant to the current situation which will serve to supplement the role of the Director of Economic Development.

Trustee Pilafas noted the ED Commission has lived its useful life and he made a motion to end it. Trustee Mills said a motion was already on the floor but she understood Trustee Pilafas's concerns. Trustee Pilafas continued saying he would be open to ideas and mentioned the new structure is more advisory in nature. Trustee Stanton also questioned if there was a need for this Commission.

Mayor McLeod noted there could be a very good use for the Commission and said he is disappointed in what has happened but not ruling out the resurrection of the Commission. Trustee Mills agreed and noted she would like to see the duties run hand in hand for a time to see how it works and noted in the past the Commission has lacked a little bit in support for small business. Mr. Norris noted one of the new duties would be an event to host brokers from the area as brokers like the ability to talk to other businesses other than just Village staff. He indicated this is an example of how the Commission could be more relevant in providing value to businesses.

Trustee Pilafas questioned about how the Village would roll this out. Mr. Norris indicated several of the commissioners have asked to have duties and responsibilities changed. Mr. Kramer noted he has been trying to schedule a meeting for June.

Gayle Vandenberg commented that the Commission would be a supplement to an already powerful Chamber in terms of reaching small businesses. Trustee Mills noted that the Chamber deals with towns outside of Hoffman Estates and sees the Commission as a subcommittee of the Chamber which would serve Hoffman Estates business exclusively.

Trustee Newell suggested the Commission continue for a year under the new duties and see how things progress. She suggested a short report be done to analyze the results. Mr. Norris said a report could be done.

Motion by Trustee Gaeta, seconded by Trustee Vandenberg, to approve a resolution amending the Economic Development Commission of the Village of Hoffman Estates. Voice vote taken. All ayes. Motion carried.

4. Request an extension of the date set forth in Section 302 of the Redevelopment Agreement with Ala Carte Entertainment, LP to October 1, 2015.

An item summary sheet by Mark Koplín and Kevin Kramer was presented to Committee.

Mr. Kramer noted Ala Carte purchased properties at the Barrington Higgins location last June and that in November of 2014 the Village approved a redevelopment and issued a TIFF note for the properties formerly known as Max and Erma's and the Lone Star. Mr. Kramer stated Moretti's is complete and the new BBQ restaurant is being built. Mr. Kramer noted the restaurant completion has a current deadline of April 1 but the owners are requesting a six month extension since they are making slight revisions to the plan based on the success of Moretti's. He noted the six month extension would be from the April 1 deadline.

Trustee Mills noted the Village has been pleased with Moretti's so far and looks forward to another restaurant coming in.

Motion by Trustee Gaeta, seconded by Trustee Stanton, to approve an extension of the date set forth in Section 302 of the Redevelopment Agreement with Ala Carte Entertainment, LP to October 1, 2015. Voice vote taken. All ayes. Motion carried.

5. Request acceptance of Department of Development Services Monthly Report for Planning Division.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to accept the Department of Development Services monthly report for Planning Division. Voice vote taken. All ayes. Motion carried.

6. Request acceptance of Department of Development Services Report for Code Enforcement Division.

Mr. Gugliotta indicated the inspector's schedules are full and they are still handling the rental program and noted the department has a new part time replacement for the rental housing administrative person and a new seasonal code enforcement officer. Mr. Gugliotta also noted one employee that was out on medical leave is now back full time.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to accept the Department of Development Services monthly report for Code Enforcement Division. Voice vote taken. All ayes. Motion carried.

7. Request acceptance of Department of Development Services Report for Economic Development and Tourism.

Mr. Kramer said there was a great ICSC Conference Trustee Mills noted it was a very well done conference.

Motion by Trustee Gaeta, seconded by Trustee Vandenberg, to accept the Department of Development Services monthly report for Economic Development and Tourism. Voice vote taken. All ayes. Motion carried.

III. President's Report

Mayor McLeod read a thank you letter from Eric Krueger a recipient of the Barbara Basl Award and noted he attend the following events; on June 3 the executive board meeting for the Northwest Municipal Conference and the Intergovernmental Reception in Schaumburg. On June 4 he attended the United Way North West Celebration luncheon and visited the Wall that Heals (Vietnam Veteran's Memorial) at Cabela's and on June 6 he attended Community Fishing Derby. Mayor McLeod also noted the Amita Health Family Block Party was well attended at the Woman's and Children's Hospital. Mayor McLeod and his wife Joane attended their grandson Aidan's 5th Birthday Party and on June 7 Mayor attended the Daily Herald's Prep Sports Excellence Awards where he gave out two Sportsmanship awards. He and several Trustees attended the block party on Silver Pine and on June 8 Mayor attended the Rocket Club Rocket Launch.

IV. Other

V. Items in Review

VI. Adjournment

Motion by Trustee Gaeta, seconded by Trustee Vandenberg, to adjourn the meeting at 7:41 p.m. Voice vote taken. All ayes. Motion carried.

Minutes submitted by:

Jennifer Djordjevic, Director of Operations &
Outreach / Office of the Mayor and Board

Date