

Village of Hoffman Estates

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

August 3, 2015

I. Roll Call

Members in Attendance:

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

**Management Team Members
in Attendance:**

**Dan O'Malley, Deputy Village Manager
Art Janura, Corporation Counsel
Mark Koplín, Asst. Vlg. Mgr. – Dev. Services
Peter Gugliotta, Director of Planning
Kevin Kramer, Economic Dev. Coord.
Mike Hankey, Director of Transportation
Patrick Seger, Director of HRM
Joseph Nebel, Dir. of Public Works
Rachel Musiala, Director of Finance
Patricia Cross, Asst. Corporation Counsel
Jeffrey Jorian, Fire Chief
Greg Poulos, Asst. Police Chief
Fred Besenhoffer, IS Director
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 7:01 p.m.

II. Approval of Minutes

Motion by Trustee Stanton, seconded by Trustee Pilafas, to approve the Planning, Building & Zoning Committee meeting minutes of July 6, 2015. Voice vote taken. All ayes. Motion carried.

NEW BUSINESS

1. Request by TRUMPF, Inc. for:

- a) **A courtesy review of a proposed TRUMPF Technology Center located at the northeast corner of Central Road and AT&T Center Drive; and**
- b) **A resolution supporting a Cook County Class 6B classification for property tax assessment purposes for the proposed facility to be located at the northeast corner of Central Road and AT&T Center Drive.**

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

Mr. Burke Doar, Senior Vice President with TRUMPF, Inc. addressed the Committee and presented plans for a technology center located at the northeast corner of Central Road and A&T Center Drive. The 5-acre site is part of the Huntington90 business park and they plan to develop the land with a 50,000 square foot office, warehouse and showroom for their industrial products. They are the largest manufacturer of fabricating equipment and industrial lasers in North America.

Mr. Tobias Reuther, Project Manager with TRUMPF, Inc. addressed the Committee and reported that the building will cost approximately \$13 million to construct and will attract approximately 1,000 visitors per year. They will employ at least 20 employees and will grow.

Motion by Mayor McLeod, seconded by Trustee Pilafas, to approve a Resolution supporting a Cook County Class 6B classification for property tax assessment purposes for the proposed facility to be located at the northeast corner of Central Road and AT&T Center Drive. Voice vote taken. All ayes. Motion carried.

2. Request to:

- a) **Grant permission for Beverage and Mixer Inc., d/b/a NG Distillery, to apply for a special use permit for the Village property at 2601 Pratum Avenue; and**
- b) **Direct staff to negotiate a lease for a portion of 2601 Pratum Avenue with Beverage and Mixer Inc., d/b/a NG Distillery.**

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

Mr. Noel Garcia, Beverage and Mixer Inc., d/b/a NG Distillery, addressed the Committee and presented a plan to own and operate a craft distillery in the former fire station at 2601 Pratum Avenue. Mr. Garcia would plan to use 3,200 square feet of the 13,000 square foot building and he expects that he will primarily produce rum, but will also make other spirits except tequila. There will be no beer and no food served. Mr. Garcia indicated that the Village would have to create a new class of liquor license and he will need a county, state and federal license along with an alcohol bond. Mr. Garcia anticipates an initial investment of \$220,000 to get his business off the ground.

Mr. Michael Victor, 1930 Fairhaven, Schaumburg, addressed the Committee regarding the assessed valuation of the property.

Motion by Mayor McLeod, seconded by Trustee Pilafas, to grant permission for NG Distillery to apply for a special use permit for the Village property at 2601 Pratum Avenue and to direct staff to negotiate a lease for a portion of 2601 Pratum Avenue with NG Distillery. Voice vote taken. All ayes. Motion carried.

3. Discussion regarding options for the Bergman Farmhouse located on the north side of Algonquin Road, west of Ela Road.

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

Pete Gugliotta addressed the Committee and gave an overview of options for the Bergman Farmhouse on the property now owned by M/I Homes. M/I funded consultant reports on the historic value of the house and basic physical improvements necessary for preservation. The report on the historic value suggests that the house could be a strong candidate for listing on the National Historic Register. The house remained under the same family's ownership from the time it was built until this year, which is very unusual. The report on the condition and estimate repair costs indicate that approximately \$307,000 would be necessary for basic repairs.

Dr. Robert Steinberg, 4158 Portage, addressed the Committee and request that the Village work on finding how unique the house is to the region and see if means anything before Village expends funds.

Pat Barch, Village Historian, addressed the Committee and agreed that the Village should take the time necessary to decide what to do with the house. It would be ideal if a private person could buy the house and seek preservation status.

The Committee indicated their preference to have another entity purchase the property, request M/I Homes to find a user, ask M/I Homes how much they would donate if an interested party is found to preserve the house, ask the Park District, Soil/Water Conservation District and Farm Bureau if they have interest and requested staff prepare an RFP to interested parties.

4. Request acceptance of Department of Development Services monthly report for Planning Division.

The Department of Development Services monthly report for Planning Division was presented to committee.

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

5. Request acceptance of Department of Development Services monthly report for Code Enforcement Division.

The Department of Development Services monthly report for Code Enforcement Division was submitted to the Committee.

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.

6. Request acceptance of Department of Development Services monthly report for Economic Development and Tourism.

The Department of Development Services monthly report for Economic Development and Tourism was submitted to the Committee.

Kevin Kramer thanked Linda Scheck as well as all Village departments who worked on the very successful Fitness for America event. It was a huge success.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, 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

IV. Other

V. Items in Review

VI. Adjournment

Motion by Trustee Gaeta, seconded by Trustee Newell, to adjourn the meeting at 8:06 p.m. Voice vote taken. All ayes. Motion carried.

Minutes submitted by:

Debbie Schoop, Executive Assistant

Date