

Village of Hoffman Estates

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

November 9, 2015

I. Roll Call

Members in Attendance:

**Karen Mills, Chairperson
Gary 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:**

**James Norris, Village Manager
Dan O'Malley, Deputy Village Manager
Patti Cross, Asst. Corporation Counsel
Mark Koplin, 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
Fred Besenhoffer, IS Director
Ashley Monroe, Asst. to Village Manager
Austin Pollack, Administration Intern
Bruce Anderson, CATV Coordinator
Clayton Black, Dev. Services Analyst
Ben Gibbs, Sears Centre**

The Planning, Building & Zoning Committee meeting was called to order at 7:30 p.m.

II. Approval of Minutes

Motion by Trustee Gaeta, seconded by Trustee Vandenberg, to approve the Planning, Building & Zoning Committee meeting minutes of October 12, 2015. Voice vote taken. All ayes. Motion carried.

NEW BUSINESS

- 1. Request by CalAtlantic Homes (formerly Ryland Homes) for a site plan amendment for a new owner/builder to construct different home models in a previously approved single-family subdivision (Devonshire Woods).**

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

Pete Gugliotta provided background on this subdivision. He reported that Dartmoor Homes constructed 9 homes on the property before relinquishing the property back to the bank in 2007. The bank now owns the property and the Village entered into a Settlement Agreement. As part of the Agreement, the new property owner vacated the platted lots in the southern portion of the

site and consolidated them into one lot to prevent the sale of individual lots. The petitioner is proposing to offer 10 home plans on the 38 remaining lots, with each plan offering 3 elevations. The elevations are proposed to be a combination of brick, stone, hardie board or other high quality materials.

Mr. Omar Rodriguez with CalAtlantic Homes, addressed the Committee and reported on their plan to build homes within Devonshire Woods Estates. A total of 10 models would be offered and standard features would include masonry front elevations, concrete driveways, 3-car standard garages, hardi plan siding, architectural shingles, landscape packages, roof overhangs on all 4 sides of homes, engraved masonry home numbers and window grills on all 4 sides of homes. Prospective buyers would have ample opportunities to customize their homes both inside and out. Width of homes would be 52 feet and is in line with the average width of 58 feet in homes built by Dartmoor. The homes range in square footage from 2,170 square feet for the ranch home, up to 4,229 square feet for the largest 2-story home.

Carl Mahr, 1683 Pondview, addressed the Committee and stated that the proposed homes are only 40 feet in width with a bumped out garage with no living space behind it that makes up the total 52 feet width. He stated that the proposed homes are half the size and half the price of the current homes and would have a dramatic effect on their home values.

John Franson, 1676 Pondview, addressed the Committee and stated that he is a 3-time homebuyer in Hoffman Estates and these proposed homes are starter style and do not reflect the size and custom homes currently.

Alan DeForest, 1657 Hickory Drive, addressed the Committee and stated that the size of the homes being offered do not fit with the current homes. Six of the 10 plan are 3,000 square feet or less and the smallest square foot home now within Devonshire Woods is 3,800 square feet. He said Ryland targets 1st and 2nd time home buyers.

Craig Daun, 1670 Pondview, Pat Swanson, 5857 Bur Oak and Noor Hussain, 1677 Pondview, all addressed the Committee and expressed their concern that the homes being proposed do not fit with the current homes there and would have an effect on their homes values.

Omar Rodriguez, CalAtlantic Homes, addressed some of the concerns by residents.

Mayor McLeod and the Committee inquired if CalAtlantic could build bigger square footage homes and Mr. Rodriguez replied that he didn't believe they could because their research did not support larger homes being built at this time, but he would go back with the feedback received and could address this more at the next meeting.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to defer this item to the December 14 Planning, Building & Zoning Committee. Voice vote taken. All ayes. Motion carried.

Recess taken at 8:55 p.m. Committee was re-called to order and attendance taken. All present.

2. Request approval of North West Housing Partnership as subrecipient to administer the Community Development Block Grant (CDBG) Single-Family Rehabilitation Project and to approve execution of the proposed Subrecipient Agreement.

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

Motion by Gaeta, seconded by Trustee Stanton, to approve North West Housing Partnership as subrecipient to administer the Community Development Block Grant (CDBG) Single-Family Rehabilitation Project and to approve execution of the proposed Subrecipient Agreement. 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.

Peter Gugliotta provided an overview of options which include demolition or establishing an additional time period for interested parties to come forward.

Pat Barch, Village Historian, addressed the Committee and agreed that additional time is necessary.

There was Committee consensus to provide additional time for interested parties to come forward

Motion by Trustee Pilafas, seconded by Trustee Gaeta, to set a deadline of April 11, 2016 (scheduled Planning, Building & Zoning Committee), for interested parties to come forward to rehabilitate and preserve the Bergman Farmhouse. Voice vote taken. All ayes. Motion carried.

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 Trustee Pilafas, 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 Stanton, 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.

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 9:18 p.m. Voice vote taken. All ayes. Motion carried.

Minutes submitted by:

Debbie Schoop, Executive Assistant

Date