

Village of Hoffman Estates

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

April 17, 2017

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
Arthur Janura, Corporation Counsel
Dan O'Malley, Deputy Village Manager
Mark Koplín, Asst. Village Mgr., Dev.
Peter Gugliotta, Director of Planning
Mike Hankey, Dir. Of Trans.
Kevin Kramer, Economic Dev. Director
Patti Cross, Asst. Corporation Counsel
Patrick Seger, Director HRM
Jeff Jorian, Fire Chief
Ted Bos, Police Chief
Bev Romanoff, Village Clerk
Joe Nebel, Director of Public Works
Monica Saavedra, Director of HHS
Rachel Musiala, Director of Finance
Fred Besenhoffer, Director of IS
Ryan Johnson, Mgmt. Analyst
Suzanne Ostrovsky, Asst. to Village Manager
Jordan Lester, Administrative Intern**

The Planning, Building & Zoning Committee meeting was called to order at 8:13 p.m.

II. Approval of Minutes

Motion by Trustee Stanton, seconded by Trustee Pilafas, to approve the Planning, Building & Zoning Committee meeting of March 20, 2017. Voice vote taken. All ayes (Abstain: Vandenberg). Motion carried.

NEW BUSINESS

- 1. Request approval by homeowner for release of a portion of open space easements at 1766 Shorewood Drive to construct a shed.**

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

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to release a portion of open space easements at 1766 Shorewood Drive to construct a shed. Voice vote taken. All ayes. Motion carried.

2. **Request by the Children's Advocacy Center for:**
 - a) **An extension of the lease to December 31, 2030; and**
 - b) **Site plan approval for the butterfly garden.**

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

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to approve extension of CAC lease to December 31, 2030 as presented, and approval of site plan for butterfly garden. Voice vote taken. All ayes. Motion carried.

3. **Request by Plum Grove Printers for a resolution supporting a Cook County Class 6B classification for property tax assessment purposes for the site located at 2160 Stonington Avenue.**

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

Motion by Trustee Gaeta, seconded by Mayor McLeod, to approve a resolution supporting a Cook County Class 6B classification for property tax assessment purposes for the site located at 2160 Stonington Avenue Voice vote taken. All ayes. Motion carried.

4. **Request by Golden Goose Enterprises LLC, Rubina Realty Corporation and Plum Farms OSR72 LLC, for consideration of:**
 - a) **A development agreement for the 16-acre parcel of the proposed Plum Farms development;**
 - b) **A development agreement for the 24-acre parcel of the proposed Plum Farms development; and**
 - c) **An annexation agreement for the 145-acre parcel (currently unincorporated) of the proposed Plum Farms development.**

An item summary sheet from Mark Koplin, Pete Gugliotta, Jim Norris, Arthur Janura, and Patti Cross was presented to Committee.

Matt Norton, attorney, and Anthony Iatarola, owner, addressed the Committee and provided a background of the request and history of the parcels. In 2004, the Village annexed the southwest corner and northwest corner of Routes 72 and 59. The southwest corner now contains the Poplar Creek Crossing Shopping Center. In 2009, the Village approved a Development Agreement for the 16-acre parcel north of Route 72, west of Old Sutton and east of the CN railroad tracks.

The three agreements now tie all 3 parcels that are to be developed cohesively as a master planned development. The terms of the agreements are 20 years from the approval date. The agreements cap the number of dwelling units with no more than 1,325 on the total 185 acres. Density will be in compliance with the C-MU Zoning District for the 16 and 24 acres, and the TN Zoning for the 145 acres. The owners will allocate the units on the three parcels and once the cap is reached, any remaining land will become "open space" until the end of the term.

The Committee had several questions and comments. Mayor McLeod read a statement into the record and had questions about the benefits and cost of what is contained in the documents. He requested a separate hearing date to digest the voluminous documents. Trustee Stanton questioned the termination of the agreements and the density of the project. Trustee Newell questioned the parking within the development and if it would be enough and was concerned that the school would be placed near the railroad tracks. Trustee Mills wanted an explanation on the maximum heights of buildings on the parcels. Trustee Pilafas indicated that he would like to vote on the items and move it along.

Several members of the public addressed the Committee (sign-in sheet attached):

- Joel Koenig, 1780 Ridgewood, Hoffman Estates, encouraged the Committee to engage with the School Districts regarding jurisdictional boundaries.
- Resident of South Barrington, an obstetrician, stated that the agreements give more than what is shown conceptually.
- Brian Harris, District 220 Superintendent, inquired how the proposed site of the school compares to the size of other schools in Hoffman Estates. The schools in District 220 are about 9 acres in size and this proposed school would sit on 5 acres. He believes there are legal implications of where the school would be located as well as height of the school.
- John Anderson was concerned about parking and that people would be forced to use street parking.
- Alejandra Acosta inquired whether a middle school and high school would be contemplated.

Motion by Trustee Pilafas, seconded by Trustee Gaeta, to set a Special Planning, Building & Zoning Committee meeting, to further discuss this request on Monday, April 24, 2017 after the regularly scheduled meetings that evening. Voice vote taken. All ayes. Motion carried.

5. Request approval of Barrington Square Town Center TIF Reimbursement Request #4 in the amount of \$9,002,544.97.

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

Motion by Trustee Gaeta, seconded by Trustee Stanton, to approve Barrington square Town Center TIF Reimbursement Request #4 in the amount of \$9,002,544.97. Voice vote taken. All ayes. Motion carried.

6. 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 Stanton, to approve the Department of Development Services monthly report for Planning Division. Voice vote taken. All ayes. Motion carried.

7. 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 presented to Committee.

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

8. 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 presented to Committee.

Motion by Trustee Gaeta, seconded by Trustee Vandenberg, to approve 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 Stanton, to adjourn the meeting at 10:01 p.m. Voice vote taken. All ayes. Motion carried.

Minutes submitted by:

Debbie Schoop, Executive Assistant

Date