

Village of Hoffman Estates

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

February 13, 2017

I. Roll Call

Members in Attendance:

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

Absent Members:

Karen Mills, Chairperson

**Management Team Members
in Attendance:**

**Jim Norris, Village Manager
Arthur Janura, Corporation Counsel
Mark Koplin, Asst. Village Mgr., Dev.
Peter Gugliotta, Director of Planning
Mike Hankey, Dir. Of Trans. and Engineering
Kevin Kramer, Economic Dev. Director
Patti Cross, Asst. Corporation Counsel
Patrick Seger, Director HRM
Jordan Lester, Administrative Intern**

Others in Attendance:

Michelle Pilafas, Eric Peterson (Daily Herald), Omar Rodriguez (CalAtlantic), Eric Grabowski and Mike MacKinnon (Ricky Rockets), Andrew Hartman (Dasbier Garden, LLC)

The Planning, Building & Zoning Committee meeting was called to order at 7:18 p.m.

II. Approval of Minutes – January 9, 2017

Motion by Mayor McLeod, seconded by Trustee Pilafas, to approve the Planning, Building and Zoning Committee Meeting minutes from January 9, 2017. Voice vote taken. All ayes. Motion carried.

NEW BUSINESS

- 1. Request by 2590 W. Golf, LLC for a courtesy review of a Ricky Rockets gas station on the existing Shell station site located at 2590 West Golf Road.**

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

Trustee Pilafas provided several complimentary comments to Ricky Rockets representatives.

Trustee Stanton inquired if there has been discussion about Golf Road expansion. Mr. Gugliotta indicated Golf Road is not part of the SRI study which is focused on Barrington Road. Mr. Hankey also provided comments on the study and possible outcomes.

Trustee Pilafas asked if the gas station would stay a Shell. Ricky Rockets representatives indicated it would.

Mr. Grabowski and Mr. MacKinnon presented concepts and brief comments on behalf of Rick Heidner (Ricky Rockets).

2. Request by 2595 W. Golf, LLC for a courtesy review of a proposed retail building on the former Clark gas station site at 2595 West Golf Road.

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

Mr. Grabowski and Mr. MacKinnon provided background on the proposed project.

Mr. Gugliotta reiterated the background on the Barrington Road Study and possible implications of road expansion.

Trustee Gaeta inquired what types of tenants would occupy the space. Mr. Grabowski and Mr. MacKinnon provided information on possible tenants.

Mr. Grabowski and Mr. MacKinnon presented concepts and brief comments on behalf of Rick Heidner (Ricky Rockets).

3. Request by Adesa Illinois, LLC for approval of a restrictive Covenant and License Agreement for maintenance of a retaining wall in the right of way.

An item summary sheet from Mark Koplin and Patti Cross was presented to Committee.

Mr. Koplin provided history of the wall construction, relationship of the construction to underground utilities and reason for request.

Trustee Vandenberg noted a zip code correction was needed on page 4 of the agreement.

Trustee Gaeta inquired about aspects of the wall; height, material and date of completion. Mr. Koplin provided background on the construction.

Mr. Stanton asked how far the utilities are from the wall. Mr. Koplin provided location of utilities.

Mr. Norris provided further comments on the reason for request.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to approve a restrictive Covenant and License Agreement for maintenance of a retaining wall in the right of way. Voice vote taken. All ayes. Motion carried.

4. Request by CalAtlantic for approval of a minor site plan amendment to add an additional house model at Devonshire Woods Estates.

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

Mr. Rodriguez provided background on the project and comments on the proposed amendments to the site plan.

Mr. Gugliotta provided additional comments on the plan.

Trustee Stanton inquired about the list price of the model. Mr. Rodriguez indicated the model would start in the \$390s.

Trustee Pilafas inquired about the number of lots sold and asked if the Ridgefield model is in the mix of models already sold. Mr. Rodriguez confirmed the Ridgefield model is among the models sold.

Trustee Gaeta inquired if the front of the home conforms with other homes offering brick facades. Mr. Rodriguez confirmed it would.

Mr. Norris clarified Mr. Rodriguez's response to Trustee Gaeta.

Trustee Vandenberg asked if the façade of the home would be made of face brick or full masonry brick. Mr. Rodriguez indicated the brick construct will vary depending where on the house it will be located.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to approve a minor site plan amendment to add an additional house model at Devonshire Woods Estates. Voice vote taken. All ayes. Motion carried.

5. Request approval of an ordinance declaring Village owned land as surplus and authorizing public notice of negotiations to acquire and redevelop Village property.

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

Mr. Norris provided background and comments on the status of the property.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to approve an ordinance declaring Village owned land as surplus and authorizing public notice of negotiations to acquire and redevelop Village property. Voice vote taken. All ayes. Motion carried.

6. Request by Dasbier Garden, LLC for an amendment to the two year agreement between the Village of Hoffman Estates and Dasbier Garden, LLC for the Village Green beer garden (2016-2017) regarding:

- a) Participation in the Platzkonzert event in 2017 (section 7.C.3) and;**
- b) Section 7.B Fourth Fest**

Mr. Koplín provided historical perspective on Dasbier Garden's involvement with Platzkonzert and Fourth Fest and outlined the current request.

Trustee Gaeta inquired about the type of food being served by Dasbier Garden at the Platzkonzert. Mr. Koplín and Mr. Norris commented on the food selection and the decision by the Commission for Dasbier Garden to serve just pretzels and beer.

Mr. Hartman indicated the arrangement was acceptable to him.

Trustee Pilafas commented on the Platzkonzert and partnering with Dasbier Garden.

Trustee Vandenberg noted several compliments were made regarding Dasbier Garden's involvement in the Platzkonzert.

Mr. Koplín indicated the desire of the Platzkonzert Commission to reduce the alcohol vendor participation fee for Dasbier Garden and provided reasoning for the request.

Motion by Trustee Gaeta, seconded by Trustee Stanton, to amend a two year agreement between the Village of Hoffman Estates and Dasbier Garden, LLC for the Village beer garden (2016 – 2017) regarding a) participation in the Platzkonzert event in 2017 (section 7.c.3) and b) section 7.b Fourth Fest. Voice vote taken. All ayes. Motion carried.

7. 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 approve the Department of Development Services monthly report for Planning Division. Voice vote taken. All ayes. Motion carried.

8. 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 Pilafas, to approve the Department of Development Services monthly report for Code Enforcement Division. Voice vote taken. All ayes. Motion carried.

9. 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.

Trustee Pilafas complimented Mr. Kramer on a successful ICSC tour and WCB event. Mr. Kramer indicated 60 people came out to the event.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, 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

Mayor reiterated a recent positive Facebook post by a man stopped by HEPD which garnered attention from the Daily Herald.

IV. Other

V. Items in Review

VI. Adjournment

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to adjourn the meeting at 8:15 p.m. Voice vote taken. All ayes. Motion carried.

Minutes submitted by:

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

Date