

Village of Hoffman Estates

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

October 9, 2017

I. Roll Call

Members in Attendance:

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

**Management Team Members
in Attendance:**

**Jim Norris, Village Manager
Art Janura, Corporation Counsel
Dan O'Malley, Deputy Village Manager
Mark Koplun, Asst. Village Mgr.-Dev. Services
Peter Gugliotta, Director of Planning
Kevin Kramer, Econ. Dev. Coordinator
Mike Hankey, Director of Transportation
Patrick Seger, Director of HRM
Monica Saavedra, Director of HHS
Joe Nebel, Director of Public Works
Bev Romanoff, Village Clerk
Suzanne Ostrovsky, Asst. Village Mgr.
Bruce Anderson, CATV Coordinator**

The Planning, Building & Zoning Committee meeting was called to order at 7:12 p.m.

II. Approval of Minutes

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to approve the Planning, Building & Zoning Committee meeting minutes of September 11, 2017. Voice vote taken. All ayes. Motion carried.

NEW BUSINESS

1. Staff update on Next Level Northwest.

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

Kevin Kramer addressed the Committee and reported that Next Level Northwest is now a 501c3. The organization now has an office at the Hoffman Estates Community Bank, across the hall from the Chamber.

2. Request by Huntington Hoffman LLS for extension of preliminary concept site plan approval for a Dunkin Donuts/Baskin Robbins with a drive-thru at 1600 Algonquin Road.

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

James Duerr and Joseph Ragona addressed the Committee and requested a one-year extension because they are looking to secure a suitable franchisee for this site. There was discussion from Committee about whether they would prefer a 6 or 9 month extension, as the Committee felt 12 months was too long.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to grant a six-month extension of preliminary concept site plan approval for a Dunkin Donuts/Baskin Robbins with a drive-through at 1600 Algonquin Road. Roll call vote taken. Ayes: Stanton, Arnet, Mills, Newell, Pilafas, Gaeta. Nays: McLeod. Motion carried.

3. Request approval of a site plan amendment for the removal of permeable pavers and installation of asphalt in parking stall areas of Fire Station 24.

An item summary sheet from Joe Nebel and Paul Petrenko was presented to Committee.

Motion by Trustee Gaeta, seconded by Trustee Arnet, to approve a site plan amendment for the removal of permeable pavers and installation of asphalt in parking stall areas of Fire Station 24. Voice vote taken. All ayes. Motion carried.

4. Request approval of a Resolution for a Purchase and Sale Agreement with SVAP Hoffman Plaza IV, L.P. for the sale of 75-85 East Golf Road.

An item summary sheet from Mark Koplin, Kevin Kramer, Art Janura and Patti Cross was presented to Committee.

Committee recommended the following changes to the Agreement:

- a) On page 10, Sec. 15N, 12th line should read: "this Agreement shall terminate on the last day of the Site Plan Approval Period".
- b) Regarding the two "Time is of the Essence" paragraphs - Section 15B is correct. Section 16G should be titled "Force Majeure."

Motion by Trustee Gaeta, seconded by Trustee Mills, to approve a Resolution for a Purchase and Sale Agreement with SVAP Hoffman Plaza IV, L.P. for the sale of 75-85 E. Golf Road, with amendments. Voice vote taken. All ayes. Motion carried.

5. Request by Rick E. Heidner d/b/a 2590 W. Golf, LLC for a Resolution supporting a Cook County Class 7C classification for property tax assessment purposes for the site located at the northeast corner of Golf Road and Barrington Road.

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

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to approve a Resolution supporting a Cook County Class 7C classification for property tax assessment purposes for the site located at the northeast corner of Golf Road and Barrington Road. Voice vote taken. All ayes. Motion carried.

- 6. Request by Peter Lineal of Plum Grove Printers for a Resolution supporting a Cook County Class 6B Sustainable Emergency Relief (SER) 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 Trustee Pilafas, to approve a Resolution supporting a Cook County Class 6B Sustainable Emergency Relief (SER) classification for property tax assessment purposes for the site located at 2160 Stonington Avenue. 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 Arnet, 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.

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

IV. Other

Trustee Pilafas requested a status of the Bergman Farmhouse performance timeline.

Mr. Heidner thanked the Board and staff for the assistance he has received. He said that Hoffman Estates is a great place for business development and even moved his corporate offices here.

V. Items in Review

VI. Adjournment

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to adjourn the meeting at 7:49 p.m. Voice vote taken. All ayes. Motion carried.

Minutes submitted by:

Debbie Schoop, Executive Assistant

Date