

Village of Hoffman Estates

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

December 11, 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 Koplín, Asst. Vlg. Mgr – Dev. Services
Peter Gugliotta, Director of Planning
Kevin Kramer, Econ. Dev. Coordinator
Mike Hankey, Director of Transportation
Alan Wenderski, Director of Engineering
Patrick Seger, Director of HRM
Patrick Fortunato, Acting Fire Chief
Ted Bos, Police Chief
Patti Cross, Asst. Corporation Counsel
Audra Marks, Asst. Director of HHS
Rachel Musiala, Director of Finance
Fred Besenhoffer, Director of IS
Joseph Nebel, Director of Public Works
Ryan Johnson, Management Analyst
Suzanne Ostrovsky, Asst. Village Mgr.
Bruce Anderson, CATV Coordinator**

The Planning, Building & Zoning Committee meeting was called to order at 7:00 p.m.

II. Approval of Minutes

Motion by Trustee Gaeta, seconded by Trustee Arnet, to approve the Planning, Building & Zoning Committee meeting minutes of November 13, 2017. Voice vote taken. All ayes. Motion carried.

NEW BUSINESS

- 1. Request by the Hoffman Estates Park District for:**
 - a) An extension of the Chino Park Intergovernmental Agreement to December 18, 2037.**
 - b) Site plan approval for community garden plots.**

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

Dean Bostrom, Hoffman Estates Park District, addressed the Committee and explained that the Park District is requesting to extend the Chino Park Lease Agreement for 20 years, until December 18, 2037. In addition, they are proposing to add a community garden plots. A total of 28 garden plots are planned, which include 4 ADA accessible plots. The plots would be 15' by 15' with a wood chip path between each of the plots. The plots would be located south of the Fire Station property line and west of the St. Hubert's School.

Ed Frank, 694 Illinois Boulevard, addressed the Committee and stated that he did not think this area was an appropriate location for garden plots. It would create more traffic to the area, and would attract skunks and coyotes. Chino Park is a recreational area and not a farming area.

Vern Berns, 705 Evanston, addressed the Committee and indicated that he faces the back of the fire station, the school dumpsters and is concerned that if the plots are allowed, the weeds would be another eyesore for him and neighbors if the plots are not kept up.

Motion by Trustee Pilafas, seconded by Trustee Gaeta, to approve an extension of the Chino Park Intergovernmental Agreement to December 18, 2037. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Pilafas, seconded by Mayor McLeod, to approve a site plan for the community garden plots at Chino Park. Roll Call vote taken. Ayes: McLeod, Newell, Pilafas. Nays: Stanton, Arnet, Mills, Gaeta. Motion failed.

2. Request by MR ACE, LLC d/b/a Hoffman Estates Ace, for approval of an Incentive Agreement for the Ace Hardware store in the Crossroads Commons Shopping Center.

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

Kevin Kramer addressed the Committee and explained that the shopping center owner received a 7C property tax reduction (5 years) to offset the high Cook County taxes for retail. At that time, the shopping center owner signed a 10-year lease with Ace Hardware with the understanding that the Village would consider a sales tax incentive to offset remodeling costs, start-up costs and lower sales in the initial years as the business grows. The proposed Incentive Agreement would be for 10 years, starting in January 2018 to December 31, 2027. The rebate is capped by the yearly percentage and the 10-year term. As sales fluctuate from year to year, the amount of the incentive will go up or down. The Village would not front any portion of the incentive and will keep the net sales taxes after the incentive is paid out year year.

Motion by Trustee Gaeta, seconded by Mayor McLeod, to approve an Incentive Agreement for the Ace Hardware store in the Crossroads Commons Shopping Center. Voice vote taken. All Ayes. Motion carried.

3. Request approval of an amendment to the Purchase and Sale Agreement with SVAP Hoffman Plaza IV, L.P. for the sale of 75-85 East Golf Road, retroactive to December 6, 2017.

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

Sterling is requesting a 60-day extension to the Inspection Period, which currently expires on December 14, 2017. The new date would be February 13, 2018. Sterling is also requesting a similar extension to the Closing Date which is now “no more than 190 days from the Effective Date”. The new date would be June 25, 2018.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to approve an amendment to the Purchase and Sale Agreement with SVAP Hoffman Plaza IV, L.P. for the sale of 75-85 East Golf Road, retroactive to December 6, 2017. Voice vote taken. All ayes. Motion carried.

4. Request approval for a contract extension for elevator inspection and plan review services to Elevator Inspection Service Co., Inc., Burr Ridge, IL.

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

Motion by Trustee Arnet, seconded by Trustee Gaeta, to approve a contract extension for elevator inspection and plan review services to Elevator Inspection Service Co., Inc., Burr Ridge, IL. Voice vote taken. All ayes. Motion carried.

5. 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.

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

7. 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

Mayor McLeod reported that he attended the Windy City Bulls Appreciation Night on Friday, December 8, and the Beer Fest on Saturday, December 9, which was a sold-out event. He wished Trustee Newell a Happy Birthday.

IV. Other

V. Items in Review

VI. Adjournment

Motion by Trustee Gaeta, seconded by Trustee Arnet, to adjourn the meeting at 7:47 p.m. Voice vote taken. All ayes. Motion carried.

Minutes submitted by:

Debbie Schoop, Executive Assistant

Date