

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

May 9, 2022

I. Voice

Members in Attendance:

**Gary Stanton, Chair
Karen Arnet, Vice-Chair
Karen Mills, Trustee
Anna Newell, Trustee
Gary Pilafas, Trustee
Michael Gaeta, Trustee
Mayor William D. McLeod**

**Management Team Members
in Attendance:**

**Eric Palm, Village Manager
Dan O'Malley, Deputy Village Manager
Art Janura, Corporation Counsel
Patti Cross, Asst. Corporation Counsel
Peter Gugliotta, Director of Dev. Services
Kevin Kramer, Director of Econ. Dev.
Patrick Seger, Director of HRM
Fred Besenhoffer, Director of IT
Joe Nebel, Director of Public Works
Alan Wax, Fire Chief
Kasia Cawley, Police Chief
Anthony Fashoda, Asst. Director of Finance
Monica Saavedra, Director of HHS
Jennifer Horn, Director of Planning & Trans.
Jim Thomas, Asst. Polic Chief
Ric Signorella, CATV Coordinator
Tricia O'Donnell, Communications Mgr.
Bev Romanoff, Village Clerk**

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

II. Approval of Minutes

Motion by Trustee Gaeta, seconded by Trustee Arnet, to approve the Planning, Building & Zoning Committee meeting minutes of April 11, 2022. Voice vote taken. All ayes. Motion carried.

NEW BUSINESS

- 1. Request Luxica, LLC for a courtesy review of a multi-family development located at 2170-2190 Higgins Road.**

An item summary sheet from Jim Donahue and Jennifer Horn was presented to Committee.

Chris Czarnowski with Luxica, LLC, addressed the Committee and presented a proposal for a multi-family development located at 2170-2190 Higgins Road. They propose to convert the existing one-story offices to two-story rental townhomes, keeping the existing building footprints. Each building would have 12 units, for a total of 36 units between 1500 and 2000 square feet. The owner would be required to rezone the property from the current B-2 zoning to allow residential development.

Trustee Mills expressed concern with the location and asked that the developer speak with the Barrington Square Board regarding the plan. Trustee Arnet had concerns about parking on Governors Lane.

2. Request approval to permanently approve the temporary site plan authorization procedures for outdoor dining areas set to expire on May 31, 2022.

An item summary sheet from Jenny Horn was presented to Committee.

Trustee Mills requested that the Board be notified prior to any administrative approval by staff.

Motion by Trustee Gaeta, seconded by Trustee Arnet, to permanently approve the temporary site plan authorization procedures for outdoor dining areas set to expire on May 31, 2022. Voice vote taken. All ayes. Motion carried.

3. Request approval of a Development Agreement between the Village of Hoffman Estates and Microsoft Corporation to complete off-site sanitary sewer improvements for the Microsoft Data Center located at 2190-2200 Lakewood Blvd.

An item summary sheet from Jennifer Horn was presented to Committee.

Jennifer Horn addressed the Committee and reported that the approval covers both the sanitary sewer and sanitary lift station projects. The Village would be responsible for bidding and constructing the improvements and Microsoft will make non-refundable payments to the Village to cover the associated costs.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to approve a Development Agreement between the Village of Hoffman Estates and Microsoft Corporation to complete off-site sanitary sewer improvements for the Micosoft Data Center at 2190-2200 Lakewood Boulevard. Voice vote taken. All ayes. Motion carried.

4. Request approval of a letter of support between the Village of Hoffman Estates and USynergetics, Inc. of Hoffman Estates and TBSPartners, Inc. of Busan, South Korea.

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

Kevin Kramer addressed the Committee and reported the correct name is Merakl, Inc. of Busan, South Korea, not TBSPartners, Inc. Mr. Kramer indicated that staff is working with Mr. Daniel Lee of USynergetics to assist in the incubation of small South Korean businesses opening here in the U.S. market.

Trustee Mills requested that language be added in the letter of support that this letter does not indicate support and all petitioners must go through the formal approval process.

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to approve a letter of support between the Village of Hoffman Estates and USynergetics and Merakl, Inc. of Busan, South Korea. Voice vote taken. All ayes. Motion carried.

REPORTS (INFORMATION ONLY)

1. Department of Development Services monthly report for Planning Division.

The Department of Development Services monthly report for Planning Division was received and filed.

2. Department of Development Services monthly report for Code Enforcement Division.

The Department of Development Services monthly report for Code Enforcement Division was received and filed.

3. Department of Development Services monthly report for Economic Development and Tourism.

The Department of Development Services monthly report for Economic Development and Tourism was received and filed.

- III. President’s Report**
- IV. Other**
- V. Items in Review**
- VI. Adjournment**

Motion by Trustee Gaeta, seconded by Trustee Arnet, to adjourn the meeting at 7:52 pm. Voice vote taken. All ayes. Motion carried.

Minutes submitted by:

Debbie Schoop, Executive Assistant

Date