

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

June 12, 2023

I. Roll Call

Members in Attendance:

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

**Management Team Members
in Attendance:**

**Eric Palm, Village Manager
Art Janura, Corporation Counsel
Dan O'Malley, Deputy Village Manager
Alan Wenderski, Dir. of Engineering
Jennifer Horn, Dir. Planning and Trans
Peter Gugliotta, Director of Dev. Services
Patrick Seger, Director HRM
Bryan Ackerlund, Director of Code Enf.
Alan Wax, Fire Chief
Suzanne Ostrovsky, Asst. Village Mgr.
Ric Signorella, Multi Media Production Mgr.**

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

II. Approval of Minutes

Motion by Mayor McLeod, seconded by Trustee Pilafas, to approve the Planning, Building & Zoning Committee meeting minutes of May 8, 2023. Voice vote taken. All ayes (Abstain: Arnet). Motion carried.

III. Public Comment

NEW BUSINESS

- 1. Request by Commonwealth Edison (ComEd) for approval of a License Agreement for underground electric distribution lines in the Pembroke Avenue, Eagle Way, Lakewood Boulevard rights-of-way to serve the Microsoft Corporation Data Center on Lakewood Boulevard.**

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

David Alvarez with ComEd explained the process and stated that the distribution lines will be routed underground installation will involve temporary phased roadway lane closures and removal/replacement of pavement. The Village retains the right to require permits for the installation of the distribution lines, including the collection of engineering fees to cover plan review and inspection costs.

Motion by Mayor McLeod, seconded by Trustee Pilafas, to approve request by Commonwealth Edison (ComEd) of a License Agreement for underground electric distribution lines in the Pembroke Avenue, Eagle Way, Lakewood Boulevard rights-of-way to serve the Microsoft Corporation Data Center on Lakewood Boulevard. Voice vote taken. All ayes. Motion carried.

2. Request by 5a7 LLC for approval to extend the deadline for existing uses to remain on the Plum Farms 16-acre property at the northwest corner of Higgins Road and Old Sutton Road.

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

Peter Gugliotta addressed the Committee and reported that the Development Agreement for the 16-acre parcel at the northwest corner of Route 72 and Old Sutton Road included a two-year deadline to remove the pre-existing outdoor storage and material sales uses from the property. In 2019, the owner requested approval to extend the deadline for three years to May 2022. The approval has expired. The property owner is now proposing an additional extension that would allow the existing to remain until the date of a sale by the owners, or June 30, 2027.

Anthony Iatarola, owner, addressed the Committee and reiterated the request since a recent sale of the property fell through. The extension would enable ownership to continue leasing the commercial portion of the property and provide cash flow that is needed.

Mayor McLeod expressed that he does not favor extending the date and that the property is in a constant state of disrepair and is an eyesore. Trustee Mills agreed.

Motion by Trustee Pilafas, seconded by Trustee Mills, to approve request by 5a7 LLC to extend the deadline to June 2027 for existing uses to remain on the Plum Farms 16-acre property at the northwest corner of Higgins Road and Old Sutton Road.

Motion by Trustee Pilafas, seconded by Trustee Mills, to withdraw the motion.

Motion by Mayor McLeod, seconded by Trustee Newell, to deny the request to extend the deadline to June 2027. Roll call vote taken. Ayes: McLeod, Newell; Nays: Stanton, Arnet, Mills, Pilafas. Motion failed.

Trustee Stanton suggested a period of three years for the extension.

Motion by Trustee Mills, seconded by Trustee Stanton, to approve request to extend the deadline for three years, from May 2023 to May 2026. Roll call vote taken. Ayes: Stanton, Arnet, Mills, Pilafas; Nays: McLeod, Newell. Motion carried.

3. Request approval of an ordinance amending Section 11-1-1 (building codes adopted), Section 11-1-2 (amendments of code adopted), Section 11-7-1 (schedule), and Section 7-10-7 (obstruction upon right-of-way) of the Hoffman Estates Municipal Code.

An item summary sheet from Bryan Ackerlund was presented to Committee.

Motion by Trustee Pilafas, seconded by Trustee Arnet, to approve an ordinance amending Section 11-1-1 (building codes adopted), Section 11-1-2 (amendments of code adopted), Section 11-7-1 (schedule), and Section 7-10-7 (obstruction upon right-of-way) of the Hoffman Estates Municipal Code. Voice vote taken. All ayes. Motion carried.

- 4. Request by Remington Molecular for approval of a minor site plan amendment to allow a temporary mobile MRI unit for the property located at 3200 W. Higgins Road.**

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

Motion by Trustee Pilafas, seconded by Trustee Mills, to approve request by Remington Molecular for a minor site plan amendment to allow a temporary mobile MRI unit for the property located at 3200 W. Higgins Road. Voice vote taken. All ayes. Motion carried.

- 5. Request by 2601 Pratum LLC for approval of a plat of easement for an existing watermain for the property located at 2601 Pratum Avenue.**

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

Motion by Trustee Mills, seconded by Trustee Arnet, to approve request by 2601 Pratum LLC for a plat of easement for an existing watermain for the property located at 2601 Pratum Avenue. 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.

IV. President's Report

Mayor McLeod asked for a moment of silence for the two high school graduates that were killed in a horrific crash at Barrington and Higgins Road on Saturday morning.

Mayor McLeod reported that the Village and the Police Department will be hosting a series of community meetings and the first meeting will be held on June 14 at 7pm at the Willow Creek Rec Center on Algonquin Road.

Mayor provided an update on his activities which included attending a Celtic Fest Commission meeting, a town hall with Rep. Moeller, a NWMC Executive Board meeting and an Economic Development Commission meeting. The Mayor also attended a Schaumburg Airport meeting which included the opening of a time capsule.

V. Other

VI. Items in Review

VII. Adjournment

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

Minutes submitted by:

Debbie Schoop, Executive Assistant

Date