

**VILLAGE OF HOFFMAN ESTATES
VILLAGE GREEN AD HOC COMMITTEE MEETING**

MONDAY, NOVEMBER 6, 2023 MINUTES

3:00 p.m. Village Hall Frank Alexa Training Room

I. Call to Order

Co-Chair Trustee Stanton called the meeting to order at 3:01 p.m.

II. Roll Call

Present:

Co-Chair Trustee Gary Stanton
Co-Chair Trustee Gary Pilafas
Mayor Bill McLeod (3:06 P.M.)
Yousuf Ahmed
Ben Gibbs
Anita Flanagan
Jennifer Djordjevic

Absent:

Jennifer Walker
Michelle Pilafas
Joane McLeod
Susana Padilla

Staff Present:

Dan O'Malley
Eric Palm
Bryan Ackerlund
Peter Gugliotta

III. Approval of Minutes – June 26, 2023

Motion for the approval of the minutes made by Ms. Flanagan and seconded by Mr. Ahmed. Motion approved.

IV. New Business

A. Review direction for next phase of Village Green improvements (concessions / bathrooms):

Mr. Palm reviewed the prior direction given to staff from the Commission, including having Tria Architecture prepare a concept plan and cost estimate based on input from Commission in June 2023. He also noted there have been questions raised about possibly changing directions with the concept plan and highlighted the fact that the purpose of this meeting is to confirm whether staff should proceed with a contract with Tria based on the current concept plan or go in a different direction.

Staff also highlighted that the fact that changing directions to develop a completely different concept plan for the site would likely result in a loss of the \$500,000 State grant due to timing and possible scope issues.

There was discussion clarifying several aspects of the project. The current cost estimate includes an allowance for the kitchen equipment, hood & duct, and other fundamental equipment in the building. Based on the scale of this project, the Village will handle project management in-house. There was reconfirmation that trying to renovate the building to meet all needs would basically be as costly as a full demo/reconstruction. There was acknowledgement that shifting to a plan using more containers rather than a new building would not meet needs and could be almost as expensive, therefore it is not practical.

Further review was done of the building floor plan and Mr. Gibbs and Mr. Ahmed expressed some concerns that the space was not adequate to meet all their needs. There was concern about spending a lot of money and ending up with a food service plan that was not much improved over the current situation. There was extensive further discussion on the necessary amount of customer serving space and how ordering/waiting functions worked relative to beverage and food sales. While the current multiple-structure situation has some inefficiencies, it also has benefits of allowing customers to order and step to the side to wait for food. Ultimately the Committee determined that a separate meeting should be scheduled with Tria, Mr. Gibbs, Mr. Ahmed, and key staff to finalize a revised floor plan that will more confidently meet all operational needs. Staff agreed to facilitate this meeting ASAP to keep the project on schedule.

The Committee unanimously agreed that the existing concept plan should be amended to address additional concerns raised at this meeting and the new concept will be brought back to the Ad Hoc Committee for review before proceeding to the Planning, Building and Zoning Committee and Village Board.

Trustee Pilafas raised the concern that there are a number of issues with electrical and lighting at the original main amphitheater/stage area. Staff clarified that the electric feed for that area is completely separate from the concessions building and would have to be considered as a separate project. Trustee Pilafas asked that an assessment of the stage area be done to see what interim improvements could be done to address issues prior to a complete redevelopment of the stage area.

V. Adjournment

Motion to adjourn by Trustee Stanton and second by Mayor McLeod at 3:44 p.m.
Motion approved.

Minutes Submitted by:
Peter Gugliotta