

Village of Hoffman Estates

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

March 19, 2012

I. Roll Call

Members in Attendance:

**Karen Mills, Chairperson
Ray Kincaid, Vice Chairperson
Gary Stanton, Trustee**

**Other Corporate Authorities
in Attendance:**

**Trustee Jacquelyn Green
Trustee Anna Newell
Trustee Gary Pilafas
Village President William McLeod**

**Management Team Members
in Attendance:**

**Jim Norris, Village Manager
Dan O'Malley, Deputy Village Manager
Art Janura, Corporation Counsel
Mark Koplin, Asst. Vlg. Mgr. Dev. Services
Peter Gugliotta, Director of Planning
Gary Skoog, Director of Economic Dev.
Patrick Seger, Dir. of Human Resource Mgmt.
Bob Gorvett, Fire Chief
Michael Hish, Police Chief
Mike DuCharme, Director of Finance
Ken Gomoll, Asst. Director, Public Works
Algean Garner, Dir. of HHS
Mike Hankey, Director of Transportation
Doug Schultz, Community Relations Coord.
Ben Gibbs, GM, Sears Centre Arena
Sarah Kuechler, Admin. Intern
Bruce Anderson, Cable TV Coordinator
Bev Romanoff, Village Clerk**

Others in Attendance:

Daily Herald

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

Motion by Trustee Mills, seconded by Trustee Pilafas, to recess Committee meeting at 7:01 p.m.
Voice vote taken. All ayes. Motion carried.

Motion by Trustee Pilafas, seconded by Mayor McLeod, to reconvene Committee meeting at 7:07 p.m. Voice vote taken. All ayes. Motion carried.

II. Approval of Minutes

Motion by Trustee Pilafas, seconded by Trustee Green, to approve the Planning, Building & Zoning Committee meeting minutes of February 20, 2012. Voice vote taken. All ayes. Motion carried.

NEW BUSINESS

- 1. Request approval of a resolution authorizing approval of a Cost Recovery Agreement between Hoffman Village (RMS Properties IX, LLC) and the Village of Hoffman Estates for a proposed new grocery store to occupy the former Dominick's store at Hoffman Village (Barrington and Golf Roads).**

An item summary from Mark Koplin and Gary Skoog was presented to the Committee.

Motion by Trustee Pilafas, seconded by Trustee Newell, to approve resolution authorizing approval of a Cost Recovery Agreement between Hoffman Village and the Village of Hoffman Estates for a proposed new grocery store to occupy the former Dominick's store at Hoffman Village. Voice vote taken. All ayes. Motion carried.

- 2. Request by Hoffman-Roselle LLC (contract purchaser) for approval of an agreement for Fee in Lieu of Sales Tax on conjunction with the operation of a financial institution (Chase Bank) at 1070 N. Roselle Road.**

An item summary from Peter Gugliotta was presented to Committee.

Hoffman-Roselle LLC has offered to enter into a covenant agreement that would require the payment of an annual fee in lieu of sales tax of \$12,000 annually for as long as a non-sales generating use occupies the property.

Motion by Trustee Pilafas, seconded by Trustee Green, to approve agreement for Fee in Lieu of Sales Tax in conjunction with the operation of a financial institution (Chase Bank) at 1070 N. Roselle Road. Voice vote taken. All ayes. Motion carried.

- 3. Request approval of a temporary construction easement and a permanent traffic signal easement with Foster Bank (1070 N. Roselle Road) to allow installation of a traffic signal at the Golf Center Shopping Center entrance from Roselle Road.**

An item summary from Peter Gugliotta was presented to Committee.

Trustee Kincaid inquired about the plans for the Myoda building and Mr. Norris responded that the building will be demolished and the Chase Bank will build from the ground up.

Motion by Trustee Pilafas, seconded by Mayor McLeod, to approve a temporary construction easement and a permanent traffic signal easement with Foster Bank (1070 N. Roselle Road) to allow installation of a traffic signal at the Golf Center Shopping Center entrance from Roselle Road. Voice vote taken. All ayes. Motion carried.

- 4. Request approval of a resolution adopting the 2012 zoning map.**

An item summary from Peter Gugliotta was presented to Committee.

Motion by Trustee Pilafas, seconded by Trustee Green, to approve resolution adopting the 2012 zoning map. Voice vote taken. All ayes. Motion carried.

5. Request authorization for an EDA contract amendment for the western development area lift station upgrades in an amount not to exceed \$6,070.

An item summary from Mark Koplin was presented to Committee.

Motion by Trustee Pilafas, seconded by Trustee Stanton, to authorize an EDA contract amendment for the western development area lift station upgrades in an amount not to exceed \$6,070. Voice vote taken. All ayes. Motion carried.

6. Discussion regarding the existing nonconforming driveways policy.

An item summary from Peter Gugliotta was presented to Committee.

Peter Gugliotta addressed the Committee and indicated that the existing Policy expires on May 1, 2012 and staff confirmed that no nonconforming driveways will be affected by the 2012 Street Reconstruction project.

Motion by Mayor McLeod, seconded by Trustee Pilafas to continue the existing nonconforming driveways policy until May 1, 2015. Voice vote taken. All ayes. Motion carried.

7. Discussion regarding approval procedures and policy for cellular antenna requests.

An item summary from Peter Gugliotta was presented to Committee.

Peter Gugliotta addressed the Committee and stated that the policy for cellular antenna requests is intended to streamline the Village review process for antenna requests that are not in sensitive areas or where the Village has already determined that antennas are appropriate for a given site. Mr. Gugliotta reviewed the “preferred” or “sensitive” areas.

Motion by Mayor McLeod, seconded by Trustee Green, to direct the Planning and Zoning Commission to hold hearings to consider code amendments consistent with the Policy. Voice vote taken. All ayes. Motion carried.

8. Request acceptance of Department of Development Services monthly report for Planning Division.

The Department of Development Services monthly report for Planning Division was submitted to the committee.

On page 2 of report, it should say “Meijer” property, not “Menards”.

Motion by Trustee Stanton, seconded by Trustee Pilafas, to accept the Department of Development Services monthly report for Planning Division. Voice vote taken. All ayes. Motion carried.

9. 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 submitted to the committee.

Motion by Trustee Green, seconded by Trustee Pilafas, to accept the Department of Development Services monthly report for Code Enforcement Division. Voice vote taken. All ayes. Motion carried.

10. 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 submitted to the committee.

Motion by Trustee Pilafas, seconded by Trustee Stanton, to accept 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

V. Items in Review

VI. Adjournment

Motion by Trustee Pilafas, seconded by Trustee Newell, to adjourn the meeting at 7:35 p.m. Voice vote taken. All ayes. Motion carried.

Minutes submitted by:

Debbie Schoop, Executive Assistant

Date