

Village of Hoffman Estates

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

May 28, 2013

I. Roll Call

Members in Attendance:

**Karen Mills, Chairperson
Gayle Vandenberg, Vice Chairperson
Gary Stanton, Trustee
Anna Newell, Trustee
Gary Pilafas, Trustee
Michael Gaeta, Trustee
Mayor William D. McLeod**

**Management Team Members
in Attendance:**

**Jim Norris, Village Manager
Art Janura, Corporation Counsel
Dan O'Malley, Deputy Village Manager
Mark Koplun, Asst. Vlg. Mgr.-Dev. Services
Peter Gugliotta, Director of Planning
Mike Hankey, Director of Transportation
Patrick Seger, Director of Human Resources
Bob Gorvett, Fire Chief
Michael Hish, Police Chief
Joe Nebel, Director of Public Works
Rachel Musiala, Finance Director
Bruce Anderson, Cable TV Coordinator
Doug Schultz, Community Relations Coord.
Tia Messino, Administrative Intern
Bev Romanoff, Village Clerk
Patricia Cross, Assistant Corporation Counsel**

The Planning, Building & Zoning Committee meeting was called to order at 8:10 p.m.

II. Approval of Minutes

Motion by Trustee Stanton, seconded by Trustee Pilafas, to approve the Planning, Building & Zoning Committee meeting minutes of April 8, 2013. Voice vote taken. All ayes. Motion carried.

NEW BUSINESS

- 1. Request by Caruso Development Corporation (agent) on behalf of Deshouw (owner) for approval of a site plan amendment to remove certain conditions of approval relating to Barrington Square Town Center renovations approved in 2010.**

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

Mr. Gugliotta explained that the request was for administrative follow up based on changes the Board had made to the TIF agreement.

Motion by Trustee Stanton, seconded by Trustee Pilafas, to approve a request by Caruso Development Corporation (agent) on behalf of Deshouw (owner) for approval of a site plan amendment to remove certain conditions of approval relating to Barrington Square Town Center renovations approved in 2010. Voice vote taken. All ayes. Motion carried.

2. Request by Spiro Douvris for approval of a site plan amendment to allow exterior building facade renovations at Zippy's restaurant located at 830 Roselle Road.

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

Trustee Stanton and Spiro Douvris (830 N. Roselle Road, Hoffman Estates) discussed that the improvements would be made by September 20, 2013.

Trustee Mills, Trustee Stanton and Mr. Douvris discussed the background on the change requests. Trustee Pilafas and Mr. Douvris discussed the menu for the new store, the Beef Shack.

Motion by Trustee Stanton, seconded by Trustee Pilafas, to approve a request by Spiro Douvris for approval of a site plan amendment to allow exterior building facade renovations at Zippy's restaurant located at 830 Roselle Road. Voice vote taken. All ayes. Motion carried.

3. Request by Enterprise Leasing Company of Chicago, LLC (tenant) for a courtesy review of a proposed used car sales facility, with variances to the Zoning Code, located at 2475 Higgins Road (former Max & Erma's/Metropolis building).

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

Mr. Joseph Dias and Mr. Stephen Dattilo represented Enterprise Leasing Company at the Committee meeting and stated they understood that the expectations of a courtesy review.

Mr. Dias provided the background of the project and their relocation from Glen Ellyn.

Trustee Mills explained her concerns about the requested removal of trees and that the location in the former Max & Erma's/Metropolis building may not be an appropriate use. Trustee Mills and Mr. Dias discussed why Enterprise Leasing Company is interested in the Max & Erma's/Metropolis building and the need for some additional lighting at the site.

Trustee Stanton and Mr. Dias discussed considering other locations for the project and perhaps constructing a new building instead of using an existing building. Mr. Norris confirmed that there are other sites and recommended that Mr. Dias contact Mr. Gugliotta for more information on available sites.

Trustee Newell expressed her concern about the location and the potential loss of trees.

4. Request by Goodwill Industries of Southeastern Wisconsin and Metropolitan Chicago for a courtesy review of a proposed Goodwill Donation and Retail Center located at Hoffman Village Shopping Center (east of Mariano's)

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

Ms. Joan Farrell and Mr. Jay Peirick represented Goodwill Industries of Southeastern Wisconsin and Metropolitan Chicago at the Committee meeting and stated they understood that the expectations of a courtesy review.

Ms. Farrell provided the background on the organization and their operations. Mr. Peirick presented the specific proposal for the Hoffman Estates location.

Mayor McLeod and Ms. Farrell discussed that Goodwill only purchases less than 5% of their goods from retailers like Target and that everything else is donated. Ms. Farrell explained that Goodwill does not use donation bins or drop boxes in parking lots.

Trustee Newell commented that she had used other Goodwill locations and had a positive experience.

Trustee Stanton and Ms. Farrell discussed that drop off donations are assisted by Goodwill employees.

Trustee Vandenberg and Mr. Peirick discussed managing traffic flow during peak shopping periods during the week.

Ms. Farrell expressed Goodwill's concern for the donor experience and the importance of keeping a clean, well-managed parking lot.

Trustee Gaeta and Ms. Farrell discussed hours of operation.

Trustee Pilafas compared the Goodwill operation to the WINGS resale store in Schaumburg.

Trustee Mills requested a parking plan for guests and donors as well as employees. Trustee Mills and Mr. Peirick discussed late summer timing for beginning work on the project.

5. 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.

Motion by Trustee Pilafas, seconded by Mayor McLeod, to accept 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 was submitted to the Committee.

Motion by Trustee Pilafas, seconded by Mayor McLeod, to accept 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 submitted to the Committee.

Trustee Mills stated it was interesting to see the room nights generated by the Big Ten Women’s Basketball Tournament.

Motion by Trustee Gaeta, 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 Stanton, to adjourn the meeting at 8:47 p.m. Voice vote taken. All ayes. Motion carried.

Minutes submitted by:

Emily Kerous, Dir. of Operations/Outreach -
Office of the Mayor & Board

Date