

Village of Hoffman Estates

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

July 7, 2014

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
William D. McLeod, Village President**

**Management Team Members
in Attendance:**

**Jim Norris, Village Manager
Arthur Janura, Corporation Counsel
Dan O'Malley, Deputy Village Manager
Mark Koplin, Asst. Vlg. Mgr., Dev. Services
Peter Gugliotta, Director of Planning
Kevin Kramer, Economic Development Coord.
Michael Hankey, Director of Transportation
Jeff Jorian, Fire Chief
Mike Hish, Police Chief
Joe Nebel, Director of Public Works
Rachel Musiala, Director of Finance
Gordon Eaken, Director of IS
Ashley Monroe, Asst. to the Village Manager
Bruce Anderson, CATV Coordinator
Patricia Cross, Asst. Corp. Counsel
Bev Romanoff, Village Clerk
Algean Garner, Director of HHS
Patrick Seger, Director HRM
Austin Pollack, Administrative Intern
Clayton Black, Mgmt. Analyst**

The Planning, Building & Zoning Committee meeting was called to order at 7:03 p.m.

II. Approval of Minutes

Motion by Trustee Gaeta, seconded by Trustee Pilafas, to approve the Planning, Building & Zoning Committee meeting minutes of June 9, 2014. Voice vote taken. All ayes. Motion carried.

NEW BUSINESS

- 1. Request by Stadt Group, Ltd. (contract purchaser) for a courtesy review for site and building renovations at the Salem Ridge Apartments on the southwest corner of Salem Drive and Bode Road.**

An item summary from Peter Gugliotta was presented to Committee.

Mr. Peter Gerhold and Mr. Justin Ohrmundt with Stadt Group, Ltd. addressed the Committee and reviewed a proposed plan to purchase the Salem Ridge Apartments and make significant improvements to the buildings and property. All roofs would be replaced with pitched roofs and significant exterior upgrades would be constructed including a new clubhouse, in-ground pool and park area, garage buildings and park areas. All apartments would be upgraded with new kitchens, baths and flooring. Rents would be increased to market levels.

The Committee had several questions including construction schedule, size of pool and fencing, parking spaces, and security. The Committee encouraged the petitioner to work with surrounding property owners and the homeowners association to keep them informed of plans.

2. Request by GiGi's Playhouse, Inc. (tenant) and Caruso Development (agent for property owner) for a site plan amendment for outdoor seating at 2350 W. Higgins Road (Barrington Square Town Center).

An item summary sheet from Jim Donahue and Peter Gugliotta was presented to the Committee.

Motion by Trustee Gaeta, seconded by Trustee Stanton, to approve a site plan amendment for outdoor seating at 2350 W. Higgins Road (Barrington Square Town Center). Voice vote taken. All ayes. Motion carried.

3. Request approval of the Community Development Block Grant (CDBG) Annual Action Plan 2014, for Program Year 9, Consolidated Plan 2011-2015.

An item summary sheet from Peter Gugliotta and Ashley Monroe was presented to the Committee.

Trustee Stanton inquired about putting a street light in at Illinois and Kingman. Mr. Norris indicated that staff would look into this.

Motion by Mayor McLeod, seconded by Trustee Gaeta, to approve the Community Development Block Grant (CDBG) Annual Action Plan 2014, for Program Year 9, Consolidated Plan 2011-2015. Voice vote taken. All ayes. Motion carried.

4. 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 Gaeta, seconded by Mayor McLeod, to accept the Department of Development Services monthly report for Planning Division. Voice vote taken. All ayes. Motion carried.

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

6. 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 Gaeta, seconded by Mayor McLeod, 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 Gaeta, seconded by Trustee Pilafas, to adjourn the meeting at 7:30 p.m. Voice vote taken. All ayes. Motion carried.

Minutes submitted by:

Debbie Schoop, Executive Asst.

Date