

Village of Hoffman Estates

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

November 11, 2024

1. ROLL CALL

Members in Attendance:

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

**Management Team Members
in Attendance:**

**Eric Palm, Village Manager
Dan O'Malley, Deputy Village Manager
Arthur Janura, Corporation Counsel
Jon Pape, Assistant Village Manager
Patrick Seger, Director of HRM
Alan Wenderski, Director of Engineering
Sanyo Kapur, Dir. of Bldg. & Code Enf.
Bryan Ackerlund, Asst. Director of PW
Jennifer Horn, Dir. Planning and Trans.
Craig Kuehne, NOW Arena
Ric Signorella, Multimedia Production Mgr.**

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

2. APPROVAL OF MINUTES

Motion by Trustee Kinnane, seconded by Trustee Mills, to approve the Planning, Building & Zoning Committee meeting minutes of October 14, 2024. Voice vote taken. All ayes. Motion carried.

3. PUBLIC COMMENT

4. NEW BUSINESS

A. Approval of one-year extension of preliminary and final site plan approval for Belle Tire located at 1165 W. Higgins Road.

An item summary sheet from James Donahue was presented to Committee.

A representative with Belle Tire ownership, Barnes Development Company, addressed the Committee and stated that the previous property owner had outstanding issues to resolve with MWRD which impact the Belle Tire timeline. The issues have been resolved but given the challenges with winter construction, the owners are seeking a one-year extension to secure the building and site permits for the project. Construction is anticipated to begin in the spring.

Trustee Stanton asked that the sign be taken down. Trustee Mills indicated that this request should be for one time only.

Motion by Trustee Pilafas, seconded by Trustee Mills to approve one-year extension of preliminary and final site plan approval for Belle Tire located at 1165 W. Higgins Road.

Motion by Trustee Pilafas, seconded by Trustee Mills, to amend motion to include that this request is for a one-time extension only. Voice vote taken. All ayes. Motion carried.

Motion by Trustee Pilafas, seconded by Trustee Mills to approve one-year extension of preliminary and final site plan approval for Belle Tire located at 1165 W. Higgins Road and that this is for a one-time extension only. Voice vote taken. All ayes. Motion carried.

B. Authorization to award a contract to Thompson Elevator Inspection Service, Inc., Mount Prospect, IL, for elevator inspection and plan review services for a three-year term ending December 1, 2027.

Sanyo Kapur addressed the Committee and reported that a 3-year extension of the current contract was approved in 2021. RFPs were issued in September of this year to obtain options for a new, 3-year fixed-term contract. There are currently 276 elevators in the Village that are inspected annually and the Village has a responsibility to ensure that its businesses are receiving quality elevator inspections at reasonable rates.

Motion by Trustee Pilafas, seconded by Mayor McLeod, to award a contract to Thompson Elevator Inspection Service, Inc., Mount Prospect, IL, for elevator inspection and plan review services for a three-year term ending December 1, 2027. Voice vote taken. All ayes. Motion carried.

C. Approval of an Ordinance amending Section 8-8-7, Hotels, of Chapter 8, Licenses, of the Hoffman Estates Municipal Code.

Eric Palm advised that Corporation Counsel has requested this item be deferred until next month in order to have more time to review.

Motion by Trustee Pilafas, seconded by Trustee Kinnane, to defer this item until December 9, 2024. Voice vote taken. All ayes. Motion carried.

D. Authorization to:

- a. Award a contract to Construction Inc. of Lombard, IL for the Village Green Concessions & Restrooms project in an amount not to exceed \$3,899,000; and**
- b. Grant the Village Manager authority to approve change orders, as needed, in an amount not to exceed \$30,000.**

Item summary sheet from Bryan Ackerlund and Dan O'Malley was presented to Committee.

Bryan Ackerlund addressed the Committee and reported that seven (7) bids for the project were opened in October. The project architect, Tria, conducted a full background check of all bidders. Construction will commence in September 2025 after the conclusion of the Platzkonzert and is anticipated to last 7-8 months with a substantial completion date of May 1, 2026.

Motion by Trustee Pilafas, seconded by Trustee Kinnane to award a contract to Construction Inc. of Lombard, IL for the Village Green Concessions & Restrooms project in an amount not to exceed \$3,899,000 and grant the Village Manager authority to approve change orders, as needed, in an amount not to exceed \$30,000. Voice vote taken. All ayes. Motion carried.

5. REPORTS (INFORMATION ONLY)

A. Department of Development Services monthly report for Planning Division.

The Department of Development Services monthly report for Planning Division was received and filed.

B. 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.

C. 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.

6. PRESIDENT'S REPORT

Mayor McLeod advised that he attended a NWMC Conference meeting, the Finance Budget Committee meeting, a cram the cruiser event at the Police Department as well as Veterans Day ceremonies at St. Hubert's, the Police Department, and Eden Vista.

7. ITEMS IN REVIEW

8. OTHER

9. ADJOURNMENT

Motion by Trustee Arnet, seconded by Trustee Kinnane, to adjourn the meeting at 7:18 pm. Voice vote taken. All ayes. Motion carried.

Minutes submitted by: