

Village of Hoffman Estates

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

April 14, 2025

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
Peter Gugliotta, Director of Dev. Services
Alan Wenderski, Director of Engineering
Bryan Ackerlund, Director of Code Enf.
Kevin Kramer, Director of Econ. Dev.
Kasia Cawley, Police Chief
Patty Richter, Village Clerk
Jennifer Horn, Director of Planning & Trans.
Ric Signorella, Multimedia Production Mgr.**

The Planning, Building & Zoning Committee meeting was called to order at 7:04 p.m.

2. APPROVAL OF MINUTES

Motion by Trustee Pilafas, seconded by Trustee Arnet, to approve the Planning, Building & Zoning Committee meeting minutes of March 10, 2025. Voice vote taken. All ayes. Motion carried.

3. PUBLIC COMMENT

4. NEW BUSINESS

- A. Authorization to award a contract for construction observation of the Village Green concessions and restrooms project to Tria Architecture of Burr Ridge, IL, in an amount not to exceed \$98,500.**

An item summary sheet from Bryan Ackerlund was presented to Committee.

Bryan Ackerlund addressed the Committee and reported that this project is set to begin after the Platzkonzert in September. Staff engaged Tria Architecture to develop a cost-effective approach which would benefit the Village, while allowing staff to play a key role in the overall management of the project. Tria's scope allows staff to play a significant role in the project management while Tria will review all requests for information, conduct in-person pre-construction meetings and conduct extra OAC meetings over the months leading up to construction.

Motion by Trustee Pilafas, seconded by Trustee Arnet, to award a contract for construction observation of the Village Green concessions and restrooms project to Tria Architecture, Burr Ridge, IL, in an amount not to exceed \$98,500. Voice vote taken. All ayes. Motion carried.

B. Approval of Barrington Square Town Center TIF Reimbursement Request #9 in the amount of \$2,036,687.53.

An item summary sheet from Kevin Kramer and Matthew Galloway was presented to Committee.

Motion by Trustee Pilafas, seconded by Trustee Arnet, to approve the Barrington Square Town Center TIF Reimbursement Request #9 in the amount of \$2,036,687.53. 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.

Trustee Stanton requested the status of the Belle Tire project. Staff will report back to him.

The Department of Development Services monthly report for Economic Development and Tourism was received and filed.

6. PRESIDENT'S REPORT

Mayor provided a report on his activities last week including a NWMC Executive Committee meeting, the Advocate Outpatient Clinic ribbon cutting, McArthur School science fair judging, a Sister Cities meeting as well as a 4th of July Commission meeting.

- 7. **ITEMS IN REVIEW**
- 8. **OTHER**
- 9. **ADJOURNMENT**

Motion by Trustee Pilafas, seconded by Trustee Kinnane, to adjourn the meeting at 7:12 pm. Voice vote taken. All ayes. Motion carried.

Minutes submitted by:

Debbie Schoop, Executive Assistant

Date