

PLANNING AND ZONING COMMISSION MEETING

VILLAGE OF HOFFMAN ESTATES
COUNCIL CHAMBERS
1900 HASSELL ROAD
HOFFMAN ESTATES, IL 60169

MINUTES – NOVEMBER 19, 2014

1. CALL TO ORDER: 7:00 P.M.

Members Present

Chairperson Combs	Greg Ring
Vice Chairman Caramelli	Sharron Boxenbaum
Myrene Iozzo	Diane Lawrence
Denise Wilson (arrived 7:02pm)	Steve Wehofer
Lenard Henderson	Tom Krettler

Members Absent

Nancy Trieb (Unexcused)

A quorum was present.

Administrative Personnel Present:

Jim Donahue, Senior Planner; Dan Ritter, Planning Technician.

2. APPROVAL OF MINUTES:

Commissioner Krettler moved, seconded by Commissioner Boxenbaum, to approve the November 5, 2014, meeting minutes. Voice Vote: 7 Ayes, 3 Abstain (Boxenbaum, Krettler, Henderson), 1 Absent (Trieb). Motion Carried.

3. CHAIRMAN'S REPORT

Chairperson Combs stated the consolidation for the parking lot configuration for the Greenspoint LLC property and the MI Homes of Chicago for preliminary plat and site plan with variations to the Zoning Code were unanimously approved by the Village Board.

4. NEW BUSINESS - PUBLIC HEARING - REQUEST BY FCBT HOLDINGS, SERIES FC PAD HOLDINGS I, LLC (OWNER) AND GILL PROPERTIES, LLC (CONTRACT PURCHASER) TO CONSIDER:

- A) A PRELIMINARY AND FINAL PLAT OF SUBDIVISION OF THE BURGER KING SUBDIVISION LOCATED AT THE SOUTHEAST CORNER OF BARRINGTON ROAD AND HIGGINS ROAD.**
- B) A PRELIMINARY AND FINAL SITE PLAN FOR A RESTAURANT WITH A DRIVE-THRU ON THE NEWLY PROPOSED LOT 1 IN BURGER KING SUBDIVISION LOCATED AT THE SOUTHEAST CORNER OF BARRINGTON ROAD AND HIGGINS ROAD.**
- C) A MASTER SIGN PLAN FOR THE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF BARRINGTON ROAD AND HIGGINS ROAD.**

Commissioner Krettler moved, seconded by Commissioner Henderson, to open the hearing. Voice Vote: 10 Ayes, 1 Absent (Trieb). Motion Carried.

Chairperson Combs swore the petitioners in.

Ryan Triphahn (Corporate Design & Development Group), presented an overview of the project.
Javier Millan (KLOA), presented an overview of the traffic study for the project.
James Glascott (W-T Civil Engineering), presented an overview of the engineering design.
Laure Roscoe (Gill Management, Inc.), presented an overview of the Burger King operations.

Chairperson Combs asked about the lighting and landscaping. Mr. Triphahn depicted the lighting and landscaping on the plans.

Mr. Donahue presented an overview of the staff report.

Commissioner Iozzo had no questions.

Commissioner Wilson asked, in place of the sign on Barrington Road, put the sign on the building. Mr. Donahue stated it is not on the petitioner's proposal. The petitioner is showing signage on the east, west, and north elevations. The Master Sign Plan will allow the petitioner to put an additional 50 square foot sign on the south elevation on the building.

Commissioner Boxenbaum asked if the traffic study was done at an intersection with the same amount of traffic as Barrington and Higgins Roads. Mr. Millan stated the two sites surveyed were chosen because of their similarity and types of drive-thru stacking, number of seats, and size of the building. The two sites were 299 South Randall Road in Elgin, and 1660 Irving Park Road in Hanover Park. Higgins and Barrington Roads definitely carry more traffic than those two sites.

Commissioner Boxenbaum asked about the 10 car stacking. Mr. Millan stated the 10 car stacking is for the drive-thru, which is five vehicles from the ordering board and five vehicles from the pickup window.

Commissioner Boxenbaum pointed on the plans if there is an outdoor eating area. Mr. Millan stated it is a buffer or landscape area and that is where the menu board will be.

Commissioner Boxenbaum stated the plans do not have 26 parking spaces. Mr. Donahue stated the handicap stalls are on the plans but not striped out. Chairperson Combs stated there are 26 parking spaces and Mr. Donahue asked Commissioner Boxenbaum to look at the engineering exhibit. Mr. Millan stated there are 10 parking spaces on the south side, 8 parking spaces along the southeast side, 4 parking spaces adjacent to the drive-thru entrance, and an additional 4 parking spaces.

Commissioner Boxenbaum asked about the retaining wall by Macaroni Grill and if people can climb or walk over to Macaroni Grill if parked on the Burger King site. Mr. Triphahn stated there is a sidewalk along both Higgins and Barrington Roads.

Commissioner Boxenbaum asked if there are 6 employees, will those employees take up 6 parking spaces. Ms. Roscoe stated there will be a maximum of 6 employees.

Commissioner Boxenbaum asked about the groundwater issue and how that impacts a restaurant. Mr. Donahue stated there are requirements that the EPA says the majority of the site and where the groundwater contamination was located has to be capped with asphalt or building.

Commissioner Boxenbaum asked about the hours of operation. Ms. Roscoe stated 24 hours.

Commissioner Boxenbaum asked if this is the same owner of the former Burger King on Higgins and Roselle Roads. Mr. Triphahn stated no. St. Charles, Hanover Park, two in Elgin, one in South Elgin, and Streamwood are all Gill Management restaurants.

Commissioner Boxenbaum asked about snow removal. Mr. Triphahn stated the concrete island can be used and the plantings are hearty and salt resistant and pointed these out on the diagram. The snow removal company can haul off snow from the site if need be.

Commissioner Lawrence asked if there will be security cameras on the site. Mr. Triphahn stated there will be about 16 cameras on the inside and outside of the building.

Commissioner Henderson asked if the contamination will be breached with the construction of the building. Mr. Triphahn stated any breaching would need to be specially handled and disposed of correctly. Mr. Donahue stated he has talked to the EPA and they stated the soils are not contaminated. Mr. Donahue stated the petitioner will have to fill the site so there should be no excavation.

Commissioner Wehofer had no questions.

Commissioner Krettler asked if both the sit down and drive-thru will be 24 hours. Ms. Roscoe stated for safety, the dining rooms are open until 10:00p.m. and reopen at 5:30 or 6:00 a.m. The drive-thru is open 24 hours a day.

Commissioner Krettler asked about the start of construction. Mr. Triphahn stated as soon as the ground thaws in the spring.

Commissioner Krettler asked about the delivery of supplies. Ms. Roscoe stated their restaurants get deliveries between 2:00 a.m. and 5:00 a.m. twice a week.

Commissioner Ring asked staff is the sign on the lower right corner of the plan considered a monumental sign, to which Mr. Donahue stated yes. Commissioner Ring asked if that was modified to be an entry sign only and the signage on the building to mimic the black on all four sides with the Burger King logo, would that then be acceptable to the Village without having to modify the Master Sign Plan. Mr. Donahue stated as long as the sign meets the square footage requirements set forth in the Master Sign Plan for entry and directional signages.

Commissioner Ring asked if the retaining wall to be installed will create a disruption to the existing retaining wall and construction issues to the parking areas at Macaroni Grill. Mr. Glascott stated no, that the retaining wall is far enough away from Macaroni Grill.

Vice Chairman Caramelli asked how long before a permit is issued. Mr. Triphahn stated drawings will take about a month and then bidding and permitting will be at the same time. Vice Chairman Caramelli asked if insurance will be provided. Mr. Donahue stated the petitioner is required to be insured and bonded when building permits are applied for. Mr. Triphahn stated that insurance will be provided.

Vice Chairman Caramelli asked if rooftop units are visible from adjacent properties, what would the petitioner do to rectify the issue. Mr. Triphahn stated with the design of the building, there is a lower roof than the parapet height and the exterior walls will extend above the finished roof level to screen any rooftop units.

Chairperson Combs would like to poll the Commissioners with respect to the second monument before there is a vote. The majority of Commissioners do not want a second monument sign.

Susan and Kevin Agare asked if there will be a play place in the restaurant. Ms. Roscoe stated not at this location, but there is one in Streamwood.

Chairperson Combs asked how does the queuing on this site compare to the McDonald's at Barrington Square Town Center. Mr. Donahue stated staff does not have stacking numbers at McDonald's, but there is different configuration because the majority of the stacking takes place where the parking is as well.

Chairperson Combs asked the petitioner if all conditions are agreed to, with one of the conditions being only one monument sign. Mr. Triphahn stated they are in agreement.

Commissioner Krettler moved, seconded by Commissioner Wehofer, to close the hearing. Voice Vote: 10 Ayes, 1 Absent (Trieb). Motion Carried.

MOTION A: Vice Chairman Caramelli (seconded by Commissioner Krettler), to approve a request by FCBT Holdings, Series FC Pad Holdings I, LLC (Owner) and Gill Properties, LLC (Contract Purchaser) for a preliminary and final plat of subdivision of the Burger King Subdivision located at the southeast corner of Barrington Road and Higgins Road, with the recommended conditions in the staff report and a condition for obtaining the owner's signatures on the final plat, the signatures of the Village President, Clerk, Treasurer, and Chairperson of the Planning & Zoning Commission, shall not be affixed to the plat until the owner's notarized signature is affixed to the final plat.

Roll Call Vote:

Aye: Boxenbaum, Henderson, Iozzo, Krettler, Lawrence, Ring, Wehofer, Wilson, Vice Chairman Caramelli, Chairperson Combs

Nay: None

Absent: Trieb

Motion Carried.

MOTION B: Vice Chairman Caramelli (seconded by Commissioner Krettler), to approve a request by FCBT Holdings, Series FC Pad Holdings I, LLC (Owner) and Gill Properties, LLC (Contract Purchaser) for preliminary and final site plan for a restaurant with a drive-thru on the newly proposed Lot 1 in Burger King Subdivision located at the southeast corner of Barrington Road and Higgins Road, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Boxenbaum, Henderson, Iozzo, Krettler, Lawrence, Ring, Wehofer, Wilson, Vice Chairman
Caramelli, Chairperson Combs

Nay: None

Absent: Trieb

Motion Carried.

MOTION C: Vice Chairman Caramelli (seconded by Commissioner Krettler), to approve a request by Gill Properties, LLC (Contract Purchaser) for a Master Sign Plan for the property located at the southeast corner of Barrington Road and Higgins Road, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Boxenbaum, Henderson, Iozzo, Krettler, Lawrence, Ring, Wehofer, Wilson, Vice Chairman
Caramelli, Chairperson Combs

Nay: None

Absent: Trieb

Motion Carried.

Chairperson Combs asked the petitioner if they are in agreement with the conditions of approval, to which the petitioner stated yes.

The Chairperson advised that this will go to a Village Board meeting on December 1, 2014.

5. STAFF REPORT

Mr. Ritter stated there is nothing scheduled for the December 3, meeting.

6. MOTION TO ADJOURN

Commissioner Krettler moved, seconded by Commissioner Henderson, to adjourn the meeting at 8:20 p.m.
Voice Vote: 10 Ayes, 1 Absent (Trieb). Motion Carried.

Minutes prepared by Kathy Redelmann, Development Services Administrative Assistant



Chairperson's Approval



Date Approved