

PLANNING AND ZONING COMMISSION MEETING

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

MINUTES – APRIL 1, 2015

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

Members Present

Chairperson Combs	Steve Wehofer
Vice Chairman Caramelli	Greg Ring
Myrene Iozzo	Nancy Trieb
Lenard Henderson	Diane Lawrence
Tom Krettler	Sharron Boxenbaum

Members Absent

Denise Wilson (Excused).

A quorum was present.

Administrative Personnel Present:

Jim Donahue, Senior Planner; Dan Ritter, Development Services Technician.

2. APPROVAL OF MINUTES:

Commissioner Krettler moved, seconded by Commissioner Henderson, to approve March 18, 2015, meeting minutes. Voice Vote: 9 Ayes, 1 Abstain (Wehofer), 1 Absent (Wilson). Motion Carried.

3. CHAIRMAN'S REPORT

Chairperson Combs stated there is nothing to report.

4. OLD BUSINESS - PUBLIC HEARING - REQUEST BY MAIN EVENT ENTERTAINMENT, LP (CONTRACT PURCHASER) TO CONSIDER A PRELIMINARY AND FINAL PLAT OF RESUBDIVISION, A PRELIMINARY AND FINAL SITE PLAN FOR AN INDOOR ENTERTAINMENT CENTER, AND A MASTER SIGN PLAN AMENDMENT ON THE PROPERTY LOCATED AT SOUTHEAST CORNER OF PRAIRIE STONE PARKWAY AND PRATUM AVENUE. (THE PETITIONER HAS REQUESTED THESE ITEMS BE CONTINUED.)

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

Mr. Donahue stated this project is being pulled from this agenda, as well as future agendas, until such time as the petitioner returns with a formal proposal. The petitioner currently is not under contract with the property.

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

5. NEW BUSINESS - PUBLIC HEARING - REQUEST BY CURTIS AND CATIE CASTILLO (OWNER) FOR THE FOLLOWING SETBACK VARIATIONS FROM THE ZONING CODE FOR A SINGLE-FAMILY HOME AND DETACHED GARAGE LOCATED AT 520 OLIVE STREET: A) A 1.55 FOOT REAR YARD SETBACK VARIATION FROM SECTION 9-5-3-D-6 TO ALLOW A 18.45 FOOT SETBACK FOR A SINGLE-FAMILY HOME INSTEAD OF THE MINIMUM 20 FEET; AND B) A 2.05 FOOT SIDE YARD SETBACK VARIATION FROM SECTION 9-3-6-D TO ALLOW A 7.95 FOOT SETBACK FOR A DETACHED GARAGE INSTEAD OF THE MINIMUM 10 FEET.

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

Chairperson Combs swore the petitioner in.

Tim Nelson (architect).

Mr. Nelson presented an overview of the project.

Mr. Ritter presented an overview of the staff report.

Commissioner Wehofer had no questions.

Commissioner Henderson asked when the construction will start. Mr. Nelson stated as soon as approval is received.

Commissioner Trieb asked if the addition will have the same materials as the rest of the house. Mr. Nelson stated the materials will match the existing house.

Commissioner Lawrence asked if the one car attached garage remain. Mr. Nelson stated the existing one car attached garage will be remodeled into a new kitchen and breakfast area.

Commissioner Lawrence asked if there will be any tree removal. Mr. Nelson stated no trees should have to be removed.

Commissioner Krettler had no questions.

Commissioner Ring had no questions.

Commissioner Iozzo had no questions.

Commissioner Boxenbaum had no questions.

Commissioner Ring asked if the petitioner agrees to the condition of approval in the staff report. Mr. Ritter stated there is one condition of approval which states the house has to be constructed per size and location of the plans submitted to staff. Mr. Nelson agreed.

Vice Chairman Caramelli had no questions.

Chairperson Combs had no questions.

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

MOTION: Vice Chairman Caramelli (seconded by Commissioner Krettler), to approve a request by by Curtis and Catie Castillo (owner) for the following setback variations from the Zoning Code for a single-family home and detached garage located at 520 Olive Street: a) A 1.55 foot rear yard setback variation from Section 9-5-3-D-6 to allow a 18.45 foot setback for a single family home instead of the minimum 20 feet; and b) A 2.05 foot side yard setback variation from Section 9-3-6-D to allow an 7.95 foot setback for a detached garage instead of the minimum 10 feet, with the recommended conditions in the staff report.

Roll Call Vote:

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

Nay: None

Absent: Wilson

Motion Carried.

The Chairperson advised that this will go to a Village Board meeting on April 6, 2015.

5. NEW BUSINESS - PUBLIC HEARING - REQUEST BY GILL PROPERTIES, LLC (CONTRACT PURCHASER) TO CONSIDER A MASTER SIGN PLAN AMENDMENT UNDER THE ZONING CODE ON 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 (Wilson). Motion Carried.

Chairperson Combs swore the petitioners in.

Christian Kalischefski (Corporate Design & Development Group, LLC) - architect
Laurie Roscoe (Gill Management)

Mr. Donahue stated in an email sent out today, 26.4 square feet was written instead of 56 square feet. The sign is 10-1/2 feet tall and 56.4 square feet total.

Mr. Kalischefski presented an overview of the project.

Mr. Donahue presented an overview of the staff report.

Commissioner Krettler stated the site is an unusual piece of property that the petitioner is making it work. Mr. Kalischefski stated yes, and they are taking down trees and adding trees.

Commissioner Krettler asked if the building will be below elevation. Mr. Kalischefski stated yes, if you are standing on the main part of the intersection, and indicated so on the illustration.

Commissioner Krettler asked if there is any flooding concerns on the site. Mr. Kalischefski stated the water has been safely conveyed to appropriate locations.

Commissioner Ring is concerned about the position and size of the sign and stated that once the site is cleared and development occurs, the building will be seen from the street, even with the visible sight lines on the rise. Commissioner Ring stated that he agrees with the sign being moved, so when you exit the site onto Barrington Road, you can see traffic coming from the left.

Commissioner Iozzo had no questions.

Commissioner Boxenbaum asked why staff objects to this sign. Mr. Donahue stated an additional sign is unwarranted for a half acre site.

Commissioner Boxenbaum asked about the trees. Mr. Donahue stated there was a waiver from the landscaping code. Because of the setbacks, they are reducing the landscape setbacks on the sides of the site and are putting in trees where they can.

Commissioner Boxenbaum asked the petitioner if this was not approved, would it impact Burger King going forward. Mr. Kalischefski stated it would be a decision by the business owner. This is a very difficult site to develop because of the previous Shell gas station with contaminated soil, materials of the building, landscaping as much as they can, and putting in a \$80,000 retaining wall along the backside of the property.

Commissioner Lawrence asked if this is a 24-hour Burger King. Ms. Roscoe stated they will open the site at 24-hours and then will assess to see if 24-hours is warranted. Commissioner Lawrence asked if the restaurant and drive-thru will be 24-hours. Ms. Roscoe stated only the drive-thru will be 24-hours, due to safety reasons. The dining will close between the 10pm and 11pm hour.

Commissioner Trieb asked if the two signs vs. one sign has been addressed in other areas of the Village. Mr. Donahue stated there are multiple properties with two signs, but they are shopping centers or larger sites.

Commissioner Trieb asked why would two signs, with multiple tenants, make a difference. Mr. Donahue stated if you have a half acre, there is no other reason to have multiple signs. It is one building on a half acre site and there is no reason to have multiple signage for that small of a site.

Commissioner Henderson asked if there is an estimate of the number of motorists missing the sign but would make the U-turn on Higgins Road and come in from that direction. Mr. Kalischefski stated he does not have that information.

Commissioner Wehofer asked staff if the sign is approved, will this be a precedent. Mr. Donahue stated you have to look at each case individually and that is what a variance is for.

Vice Chairman Caramelli had no questions.

Chairperson Combs asked what kind of trees will be installed on the site and how tall will they get. Mr. Kalischefski stated they are a variety of evergreens and deciduous trees. Mr. Kalischefski stated he did not have the landscape plan available.

Chairperson Combs stated if a tree would be impeding on the view, maybe a shorter ornamental tree can be installed in the southwest corner.

Commissioner Krettler asked the benefits of two signs. Mr. Kalischefski stated that people are looking for signage for the turning points into a site, and that is where they are putting the sign.

Commissioner Krettler asked staff what is the concern for the two signs. Mr. Donahue stated the Village's code allows one monument sign, two wall signs, one menu board sign, and entry signs with no logos. Mr. Donahue stated at some point you have to say there is too much signage. The Master Sign Plan allows for extra signage on the property in exchange for better looking signs.

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

MOTION: Vice Chairman Caramelli (seconded by Commissioner Krettler), to approve a request by Gill Properties, LLC (Contract Purchaser) for a Master Sign Plan Amendment allowing second monument sign (10.5' tall, 56.4 square foot monument sign with a message board) for the property located at the southeast corner of Barrington Road and Higgins Road, with the recommended condition in the staff report.

Chairperson Combs asked the petitioner if he agrees with staff's recommended condition of approval. Mr. Kalischefski stated yes.

Roll Call Vote:

Aye: Boxenbaum, Krettler, Trieb,

Nay: Henderson, Iozzo, Lawrence, Ring, Wehofer, Vice Chairman Caramelli, Chairperson Combs

Absent: Wilson

Motion Failed.

The Chairperson advised that this will go to a Village Board meeting on April 6, 2015.

6. STAFF REPORT

Mr. Ritter stated the next meeting is April 15, with the McDonald's in Barrington Square Town Center, and a BP Master Sign Plan at Higgins and Barrington Roads.

Chairperson Combs asked if the McDonald's is moving. Mr. Donahue stated they are proposing to raze the existing building and build a new one immediately west of that one.

6. MOTION TO ADJOURN

Commissioner Krettler moved, seconded by Commissioner Henderson, to adjourn the meeting at 8:18 p.m. Voice Vote: 10 Ayes, 1 Absent (Wilson). Motion Carried.

Minutes prepared by Kathy Redelmann, Development Services Administrative Assistant



Chairperson's Approval



Date Approved