

PLANNING AND ZONING COMMISSION MEETING

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

MINUTES – APRIL 15, 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	Denise Wilson (arrived 7:02 p.m.)

Members Absent

Sharron Boxenbaum (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 April 1, 2015, meeting minutes. Voice Vote: 9 Ayes, 1 Abstain (Wilson), 1 Absent (Boxenbaum). Motion Carried.

3. CHAIRMAN'S REPORT

Chairperson Combs stated Adesa, 520 Olive Street, and Royal Foot Spa were approved by the Village Board. The Burger King Master Sign Plan Amendment was remanded to the Planning & Zoning Commission. Mr. Donahue stated that Burger King withdrew the Master Sign Plan Amendment that was presented to the Planning & Zoning Commission. If the petitioner returns to the Planning & Zoning Commission, it will be a different proposal.

4. OLD BUSINESS

None.

5. NEW BUSINESS - PUBLIC HEARING - REQUEST OF STONE VENTURES, INC (OWNER) TO CONSIDER A MASTER SIGN PLAN UNDER THE ZONING CODE ON THE PROPERTY LOCATED AT 2598 W. HIGGINS ROAD, COMMONLY KNOWN AS BP GAS STATION.

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

Chairperson Combs swore the petitioner in.

Ken Becvar (Integrity Sign Company) on behalf of the owner

Mr. Becvar presented an overview of the project.

Mr. Ritter presented an overview of the staff report.

Commissioner Lawrence asked if the security cameras will remain on the building. Mr. Becvar stated the security cameras will stay.

Commissioner Trieb asked about the car wash signage. Mr. Ritter stated there is an existing entrance sign over the car wash that is permitted by the Zoning Code as an instructional sign.

Commissioner Henderson asked when this project will be started. Mr. Becvar stated probably within 3-4 weeks after permit approval.

Commissioner Henderson asked if there will be any changes to the electronic main sign. Mr. Becvar stated no changes.

Commissioner Wehofer had no questions.

Commissioner Krettler asked staff if the low quality menu sign was being eliminated. Mr. Ritter stated there are four advertising posters on the side of the retail building, the petitioner proposed to keep two. Now the petitioner has stated they will not keep any of the advertising posters and staff has no other issues with the proposal.

Commissioner Ring had no questions.

Commissioner Iozzo had no questions.

Commissioner Wilson had no questions.

Vice Chairman Caramelli had no questions.

Chairperson Combs asked if all the signs will be LED. Mr. Becvar stated yes.

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

MOTION: Vice Chairman Caramelli (seconded by Commissioner Krettler), to approve a request by Stone Ventures, Inc d/b/a BP Gas Station (Owner) for a Master Sign Plan in accordance with Section 9-3-8-M-13 of the Zoning Code for the property at 2598 W. Higgins Road, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Henderson, Iozzo, Kretzler, Lawrence, Ring, Trieb, Wehofer, Wilson, Vice Chairman Caramelli,
Chairperson Combs

Nay: None

Absent: Boxenbaum

Motion Carried.

The Chairperson advised that this will go to a Village Board meeting on April 20, 2015.

5. NEW BUSINESS - PUBLIC HEARING - REQUEST OF JOSEPH CARUSO, AGENT FOR OWNER DE SCHOUW B.V. (OWNER AND APPLICANT) AND MCDONALD'S USA, LLC (APPLICANT) TO CONSIDER A MASTER SIGN PLAN AMENDMENT, PRELIMINARY AND FINAL SITE PLANS, PLAT OF RESUBDIVISION AND PRELIMINARY CONCEPT PLAN ON THE PROPERTY LOCATED AT 2300-2360 WEST HIGGINS ROAD (BARRINGTON SQUARE TOWN CENTER).

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

Chairperson Combs swore the petitioners in.

Dan Olson (Watermark Engineering)

Bruce Huvad (Cohen, Salk & Huvad, P.C.) on behalf of the ownership of Barrington Square Town Center

Joseph Caruso (Caruso Development)

Jim Olguin (Goldstine, Skrodzski Russian, Namic and Hoff)

Bruce Huvad, presented an overview of the project.

Mr. Olson presented an overview of the landscaping, signage, and overall shopping center improvements of the project.

Mr. Olguin introduced Al Daniels (construction manager for McDonald's), Tim Vogel (real estate manager for McDonald's), and David Bear (owner and operator of the existing McDonald's). Mr. Olguin presented an overview of the McDonald's improvements.

Mr. Olson presented an overview of the site plan and signage.

Mr. Donahue presented an overview of the staff report.

Commissioner Wehofer had no questions.

Commissioner Henderson asked if there will be an increase in foot traffic. Mr. Olguin stated the site plan anticipates increased foot traffic.

Commissioner Henderson asked staff if foot traffic increases around noon time, will that be a problem with Buona Beef being located in close proximity. Mr. Donahue stated no. The site is designed to have pedestrian connectivity.

Commissioner Trieb asked is the building design is currently used elsewhere in the area. Mr. Olguin stated the overall site plan layout is consistent with all the new McDonald's that have been constructed.

Commissioner Trieb asked is there bicycle traffic at the restaurant.

Chairperson Combs swore David Bear in.

Mr. Bear stated there are bicycle racks at restaurants with significant bicycle traffic and the bicycle racks are located so as to not interfere with the traffic for the drive-thrus. Mr. Bear stated they do not serve bicycle traffic through the drive-thrus.

Commissioner Lawrence asked if the monument sign also has a video board. Mr. Olguin stated there is an electronic message center just underneath the McDonald's logo.

Commissioner Lawrence asked about the impact to the current retailers in the shopping center. Mr. Olguin stated usually a McDonald's is beneficial to the shopping center owner and existing tenants. Mr. Caruso stated \$6 million was spent in shopping center improvements. This particular phase is probably the least intrusive of all the improvements done.

Commissioner Wilson had no questions.

Commissioner Iozzo had no questions.

Commissioner Ring asked does the Master Sign Plan provide for future expansions for a similar sign on Hassell Road. Mr. Donahue stated the Master Sign Plan is written specifically for what is being proposed. If the petitioner wants to build another sign at a later date, then the Master Sign Plan will have to be amended.

Commissioner Ring asked about future pedestrian sidewalk access. Mr. Donahue stated the Higgins Road sidewalk to the McDonald's site was looked at in initial discussions. Higgins Road's elevation is higher and there is a big grade difference. In order for the sidewalk to be ADA compliant, there will need to be at least one switchback, so it would not be user friendly.

Mr. Caruso stated a sidewalk was considered, however, when redevelopment of the former McDonald's lot occurs, that there will be a sidewalk connecting the two lots.

Commissioner Krettlter asked does the two drive-thru lanes then merge into one lane. Mr. Bear stated yes.

Commissioner Krettlter asked is there a pull over area for a driver to wait for their order. Mr. Olguin stated yes.

Vice Chairman Caramelli had no questions.

Chairperson Combs asked where is the HVAC located. Mr. Olson stated the mechanicals will be located on the roof, and the HVAC will be shielded.

Chairperson Combs asked about snow removal. Mr. Olson stated there is an open area on the west side.

Chairperson Combs asked if the exit door out of the restaurant is where the walkway is that goes south. Mr. Olson stated a customer will access the building from the west and south sides of the building.

Chairperson Combs suggested that during the winter, someone maintain the sidewalk along Higgins Road, because people do ride bicycles, even in winter.

Chairperson Combs asked where the dumpsters are located. Mr. Olson stated there is a trash corral located at the southeastern portion of the site, which is made out of the same material as the McDonald's building.

Chairperson Combs asked when the trash pickup occurs. Mr. Bear stated that is based on the trash company's route. Mr. Bear stated he tries to keep the trash company away during the lunch hour.

Chairperson Combs asked staff if the McDonald's sign would cause issues with the Burger King sign proposed. Mr. Donahue stated no, they are not similar situations or proposals.

Chairperson Combs asked if there is a condition of approval relating to landscaping in IDOT's right of way on Higgins Road. Mr. Donahue stated there is a condition of approval that states Caruso Development is in charge of all maintenance, which is condition C on the top of page 8.

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

MOTION A: Vice Chairman Caramelli (seconded by Commissioner Krettlar), to approve a request by Caruso Development Corporation (agent for owner) of a preliminary and final plat of resubdivision of Barrington Square Resubdivision No. 2 located at 2250-2360 West Higgins Road, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Henderson, Iozzo, Krettlar, Lawrence, Ring, Trieb, Wehofer, Wilson, Vice Chairman Caramelli, Chairperson Combs

Nay: None

Absent: Boxenbaum

Motion Carried.

MOTION B: Vice Chairman Caramelli (seconded by Commissioner Krettlar), to approve a request by Caruso Development Corporation (agent for owner) of a preliminary and final site plan amendment for parking lot and site changes at 2250-2360 West Higgins Road (Barrington Square Town Center), with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Henderson, Iozzo, Krettlar, Lawrence, Ring, Trieb, Wehofer, Wilson, Vice Chairman Caramelli, Chairperson Combs

Nay: None

Absent: Boxenbaum

Motion Carried.

MOTION C: Vice Chairman Caramelli (seconded by Commissioner Krettler), to approve a request by Caruso Development Corporation (agent for owner) and McDonald's USA, LLC (applicant) of a preliminary and final site plan for a restaurant on the newly proposed Lot 2 in Barrington Square Resubdivision No. 2 located at 2250-2360 West Higgins Road, with the recommended conditions in the staff report.

Roll Call Vote:

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

Nay: None

Absent: Boxenbaum

Motion Carried.

MOTION D: Vice Chairman Caramelli (seconded by Commissioner Krettler), to approve a request by Caruso Development Corporation (agent for owner) of a Master Sign Plan Amendment for the property located at 2250-2360 West Higgins Road (Barrington Square Town Center), with the recommended condition in the staff report.

Roll Call Vote:

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

Nay: None

Absent: Boxenbaum

Motion Carried.

MOTION E: Vice Chairman Caramelli (seconded by Commissioner Krettler), to approve a request by Caruso Development Corporation (agent for owner) of a preliminary concept plan for a retail building on the newly proposed Lot 4 in Barrington Square Resubdivision No. 2 located at 2250-2360 West Higgins Road), with the recommended conditions in the staff report.

Roll Call Vote:

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

Nay: None

Absent: Boxenbaum

Motion Carried.

The Chairperson advised that this will go to a Village Board meeting on April 20, 2015.

6. STAFF REPORT

Mr. Ritter stated there will be a couple of items on the May 6, meeting.

7. MOTION TO ADJOURN

Commissioner Krettler moved, seconded by Commissioner Henderson, to adjourn the meeting at 8:11 p.m. Voice Vote: 10 Ayes, 1 Absent (Boxenbaum). Motion Carried.

Minutes prepared by Kathy Redelmann, Development Services Administrative Assistant



Chairperson's Approval



Date Approved