

PLANNING AND ZONING COMMISSION MEETING

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

MINUTES - JUNE 17, 2015

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

Members Present

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

Members Absent

Diane Lawrence, Greg Ring, Denise Wilson (All Excused).

A quorum was present.

Administrative Personnel Present:

Jim Donahue, Senior Planner; Dan Ritter, Development Services Technician; Joe Weesner, Senior Traffic Engineer.

2. APPROVAL OF MINUTES:

Commissioner Krettler moved, seconded by Commissioner Boxenbaum, to approve June 3, 2015, meeting minutes. Voice Vote: 8 Ayes, 3 Abstain (Lawrence, Ring, Wilson). Motion Carried.

3. CHAIRMAN'S REPORT

Chairperson Combs stated the fence at 1405 Michael Court was approved with two no votes. The KSD site plan amendment for the Montessori School and Muller's Woodfield Acura were unanimously approved by the Village Board.

4. OLD BUSINESS

None.

5. NEW BUSINESS - PUBLIC HEARING - REQUEST BY HYLAND DAIRY FARM LLC (OWNER) AND M/I HOMES OF CHICAGO LLC (CONTRACT PURCHASER) TO CONSIDER A FINAL PLAT OF SUBDIVISION FOR UNIT 1, A FINAL SITE PLAN OVERALL AND VARIATIONS TO THE ZONING CODE FOR THE DEVELOPMENT OF AN 81 LOT SINGLE-FAMILY SUBDIVISION LOCATED AT THE NORTHWEST CORNER OF ALGONQUIN ROAD AND ELA ROAD.

Commissioner Krettlar moved, seconded by Commissioner Henderson, to open the hearing. Voice Vote: 8 Ayes, 3 Absent (Lawrence, Ring, Wilson). Motion Carried.

Chairperson Combs swore the petitioners in.

Greg Collins (M/I Homes, Inc.)
Luay Aboona (KLOA, Inc.)
Eric Mancke (Manhard Consulting, Ltd.)

Greg Collins presented an overview of the project.

Jim Donahue presented an overview of the staff report.

Commissioner Boxenbaum asked how many units Phase 2 will have. Mr. Collins stated 40 units.

Commissioner Boxenbaum asked why the Park District did not want a sidewalk around the pond. Mr. Collins stated he was not given a direct answer. But possibly could be access or the grades are not the best.

Commissioner Boxenbaum asked about the farmhouse possibly becoming a museum. Mr. Donahue stated currently, it is up in the air as to what is to become of the farmhouse, and will be decided by the Village Board as to the outcome of the farmhouse.

Commissioner Boxenbaum asked when Phase 2 will start. Mr. Collins stated Phase 1 will be this year, and Phase 2 will start tentatively in 2016, depending on their demand.

Commissioner Boxenbaum asked if there is a gated entrance. Mr. Collins stated no.

Commissioner Boxenbaum asked if there are sidewalks on the north side of Algonquin along the subdivision. Mr. Collins stated yes.

Commissioner Boxenbaum asked about Outlot A. Mr. Donahue stated Outlot A is the Park District and Outlot B is the farmhouse. Mr. Collins stated M/I Homes will be installing the park in Outlot A, which is similar to other neighborhood parks.

Commissioner Iozzo asked what school district will Bergman Pointe be in. Mr. Collins stated Palatine School District.

Commissioner Krettlar asked if tandem garages are requested. Mr. Collins stated yes, around 50/50.

Commissioner Krettlar asked staff about the retention area. Mr. Donahue stated the petitioner will have to grade the area, and as part of the engineering there will be drains coming to the retention area.

Commissioner Krettlar asked staff is anyone living in the farmhouse. Mr. Donahue stated yes, the farmer.

Commissioner Wehofer asked did Cook County say why they did not want the crosswalk. Mr. Collins stated no, and a lot of times, Cook County likes crosswalks at intersections that are controlled with lights, signal heads, etc.

Commissioner Wehofer asked how many resident comments were received. Mr. Donahue stated one person called and wanted to know what was happening and one person came in and looked at the plans.

Commissioner Henderson asked when the start date anticipated. Mr. Collins stated a handful of weeks. They will be closing on the property shortly and if all goes well, this will go before the Village Board on July 6, and after that date, will be close to start moving dirt.

Commissioner Henderson asked about plans for the farmhouse. Mr. Donahue stated the farmhouse is being preserved in a sense that it is staying there until such time as the Village Board decides what to do with the farmhouse. There is a condition of approval that the petitioner will put up a cash deposit that will cover the cost of either demolishing the farmhouse and returning the site to grass or extending utilities because the farmhouse does not currently have proper utilities.

Commissioner Henderson asked if Lot E will be where the snow is stored. Mr. Donahue stated the Village plows the streets. Mr. Donahue stated Bergman Pointe is a residential subdivision and as the streets are plowed, the snow will go on the side of the roads. Mr. Collins stated Lot E is the detention pond and is not in a location conducive to removal of snow with a plow.

Commissioner Henderson asked about the lot sizes. Mr. Collins stated the lots sizes to the north are larger than in previous plans. Mr. Donahue stated the lots in Inverness are larger, but this is consistent with the lots to the east and west in Hoffman Estates. Mr. Donahue stated the minimum lot, per Village code, is 9,250 square feet. The minimum lot size is 9,750 in this subdivision.

Commissioner Henderson stated that the bylaws are developed before people move in. What if they have an issue with the bylaws. Mr. Collins stated then they would not buy a home. Mr. Collins stated a prospective buyer is presented with the bylaws and HOA budget. Commissioner Henderson had a question if an individual owner might have to pay utilities for the common area in the bylaws, and asked if a prospective buyer would be told that up front. Mr. Collins stated any electric, irrigation, etc. would have a separate meter and would be billed to the HOA.

Commissioner Trieb asked if some of the trees in the back lot section will be within an easement. Mr. Donahue stated depending on which section of the subdivision. Some trees will be in an easement and some trees will be in outlots. Commissioner Trieb asked the trees that are in an easement, will the owner be responsible for maintaining the trees or removing a tree if a tree is in their property line. Mr. Collins stated yes. Commissioner Trieb asked if the above is specified in a contractual agreement. Mr. Collins stated it is in the HOA document.

Commissioner Trieb asked staff if the farmhouse is not economically viable to become a museum, will the farmhouse be sold as an individual lot or be brought back into the subdivision. Mr. Donahue stated the Village Board will decide what will happen to the farmhouse and the property. The Village will decide if the property will be deeded to a third party or kept by the Village.

Vice Chairman Caramelli asked will there be a separate left turn lane into the subdivision on northbound Ela Road. Mr. Collins stated yes. Vice Chairman Caramelli asked will there be a right turn lane from southbound on Ela Road to westbound Algonquin Road. Mr. Collins stated no.

Vice Chairman Caramelli asked will there be a separate left turn lane into the subdivision going eastbound on Algonquin Road at Forest View Drive. Mr. Collins stated yes.

Vice Chairman Caramelli asked if a resident coming out of the subdivision onto Algonquin Road can make a left. Mr. Collins stated no, per IDOT.

Vice Chairman Caramelli asked if Outlots A and E will be maintained by the Hoffman Estates Park District. Mr. Collins stated yes. Mr. Collins stated Outlots A and E are in the Palatine Park District jurisdiction, so an intergovernmental agreement has been signed by all parties. Upon the first occupancy, it triggers the de-annexation from the Palatine Park District and annexation into the Hoffman Estates Park District.

Vice Chairman Caramelli asked what benefit is being provided to the Hoffman Estates Park District with Outlot A. Mr. Collins stated they are building the park.

Chairperson Combs asked about the construction sign on Algonquin Road, and that it will not interfere with the view of the few houses to the west. Mr. Donahue stated the Village looks for that with each sign permit with setbacks and line of vision.

Chairperson Combs stated on the Statement of Awareness, there is nothing relating to the Library District. Mr. Donahue stated that is a document created by staff. Chairperson Combs requested the Library District be put on the form, to which Mr. Donahue agreed.

Chairperson Combs also suggested to put on the form regarding the rules and regulations in an association and to clarify what is meant to maintaining the landscape easement. The language should clearly state that the owner would be expected to replace the landscaping as well as to maintain it. Mr. Donahue stated that is in the HOA document and the plat language references that. Mr. Collins stated that clarification can be added in the HOA document.

Chairperson Combs asked if Outlot A will be fenced. Mr. Collins stated there is a fence plan from the Park District, and yes there is a fence around the park.

Chairperson Combs asked the petitioner if he agrees with all the conditions of approval, to which the petitioner stated he does.

Commissioner Boxenbaum asked how many cars can stack into the left turn lane going eastbound on Algonquin Road. Mr. Collins stated 8 or 9.

Commissioner Krettler asked if the HOA fees are monthly or an annual assessment. Mr. Collins stated monthly and maybe quarterly.

Bill Palarz, 3515 Treaty Lane, was sworn in by Chairperson Combs. Mr. Palarz asked about access to Outlot A, access from the subdivision to Thomas Jefferson grade school, and drainage issues. Mr. Collins stated access to the park is via a pedestrian access between Lots 34 and 35. There is no parking nor curb cuts on Ela or Algonquin Roads. The Park District does not want this park to be a regional facility where people can drive to. There is no public access to the northwest, because there is private property adjacent to both the north and west. Regarding the drainage and not knowing Mr. Palarz' individual lot and whether the drainage is a swale on his property, that is an issue. If it is a flow coming from off-site, there is rear yard drainage that is capturing Bergman Pointe drainage. Mr. Collins guessed that Mr. Palarz' situation will be improved provided his swale was designed appropriately before.

Commissioner Boxenbaum asked if parking on the streets are on one side or two sides. Mr. Donahue stated parking is allowed only on one side.

Angela Gagnon, 740 W. Algonquin Road, was sworn in by Chairperson Combs. Ms. Gagnon had concerns regarding the revisions to the plan for the traffic exiting onto Algonquin Road, sewer issues behind her property, no utility encroachment onto her easement, children in the subdivision cutting through yards to get to the school, trees should be uniform in the parkway all the way to Winston, and a 100 foot willow tree on her property encroaching onto the property line and feels the petitioner should talk to her about the tree.

Mr. Collins stated the right turn movement would not change anyone coming out of the subdivision any differently than before. As far as to where to access the subdivision, it was IDOT's decision. Regarding tree buffers, one species is not done because of diseases to a particular tree species. Regarding drainage, sometimes swales do fill up with water and that is how they are designed. Regarding the willow tree, the petitioner will look into it. Mr. Collins also stated they will look into the utility easements. Mr. Donahue stated when Phase 2 is developed, there will be rear yard utility easements dedicated as part of the plat on the M/I's property.

Jerry Lullo, 2109 Greenock, Inverness, was sworn in by Chairman Combs. Mr. Lullo stated there are 20-30 evergreen trees on the north side with an overhang and hopes the trees are not destroyed. Mr. Lullo asked if there has been any advertising for Bergman Pointe. Mr. Collins stated there is an online presence, as well as a sign at the southeast corner of Ela and Algonquin Roads. As of now, there is a list of around 300 people who say they are interested. In the next month and a half, there will be sneak peek event, and will have several marketing events to get people excited and introduce the new community, as well as information.

Anne Clark, 2105 Greenock, Inverness, was sworn in by Chairman Combs. Ms. Clark complimented M/I in using the variety of trees and shrubs. On the north, there is one section that is 2-3 feet higher than the farmer's field. What is being done to be sure that property does not erode into the new subdivision. Mr. Collins stated by law, existing grade has to be met along the surrounding properties. Mr. Collins stated there are no walls planned for the north property line. In this instance, there would be a swale between the properties.

Commissioner Krettler moved, seconded by Commissioner Henderson, to close the hearing. Voice Vote: 8 Ayes, 3 Absent (Lawrence, Ring, Wilson). Motion Carried.

MOTION: Vice Chairman Caramelli (seconded by Commissioner Krettler), to approve a request by Highland Dairy Farm LLC (owner) and M/I Homes of Chicago LLC (contract purchaser) to consider a final plat of subdivision for Unit 1, a final site plan overall and variations to the Zoning Code for the development of an 81 lot single-family subdivision located at the northwest corner of Algonquin Road and Ela Road, with the recommended conditions in the staff report and a memorandum that supersedes condition #11 dated June 17, 2015.

Roll Call Vote:

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

Nay: Lawrence, Ring, Wilson

Motion Carried.

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

6. STAFF REPORT

Mr. Ritter stated the July 1, meeting will include Main Event, and Cross Kicks Fitness for a special use.

7. MOTION TO ADJOURN

Commissioner Krettler moved, seconded by Commissioner Henderson, to adjourn the meeting at 8:13 p.m.
Voice Vote: 8 Ayes, 3 Absent (Lawrence, Ring, Wilson). Motion Carried.

Minutes prepared by Kathy Redelmann, Development Services Administrative Assistant



Chairperson's Approval



Date Approved