

**PLANNING AND ZONING COMMISSION MEETING**

**VILLAGE OF HOFFMAN ESTATES**

**COUNCIL CHAMBERS**

**1900 HASSELL ROAD**

**HOFFMAN ESTATES, IL 60169**

**MINUTES - AUGUST 19, 2015**

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

**Members Present**

Chairperson Combs

Vice Chairman Caramelli

Myrene Iozzo

Denise Wilson

Diane Lawrence

Tom Krettler

Nancy Trieb

Lenard Henderson

Greg Ring

Steve Wehofer

**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 August 5, 2015, meeting minutes. Voice Vote: 9 Ayes, 1 Absent (Boxenbaum), 1 Abstain (Wehofer). Motion Carried.

**3. CHAIRMAN'S REPORT**

Chairperson Combs stated the Greenspoint Master Sign Plan and the Barrington Square Town Center Medical Office Building were unanimously approved by the Village Board.

**4. OLD BUSINESS**

None.

**5. NEW BUSINESS - PUBLIC HEARING - REQUEST OF BBCN BANK (OWNER) AND MCDONALD'S USA, LLC (APPLICANT) TO CONSIDER A MASTER SIGN PLAN, PRELIMINARY AND FINAL SITE PLAN, AND PRELIMINARY AND FINAL PLAT OF SUBDIVISION ON THE PROPERTY LOCATED AT 1070 N. ROSELLE ROAD.**

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

Chairperson Combs swore the petitioners in.

James Olguin (Goldstine, Skrodzki, Russian, Nence and Hoff, Ltd.)  
Dan Olson (Watermark Engineering)

James Olguin presented an overview of the project.

Dan Olson presented an overview of the site plan/changes to the site, landscaping, lighting, signage, and materials to be used for the building.

Jim Donahue presented an overview of the staff memo.

Commissioner Wehofer asked if this McDonald's is in addition to other McDonald's in the area or will replace other McDonald's in the area. Mr. Olguin stated at this point, there is no determination.

Commissioner Henderson asked staff if the Wendy's and McDonald's will be under construction at the same time. Mr. Donahue stated Wendy's construction has tentatively been pushed back to 2016.

Commissioner Henderson asked about the traffic statistics for when the Wendy's and McDonald's will be opened. Mr. Donahue stated staff looked at existing conditions and what the overall shopping center can accommodate, and there should not be an issue.

Commissioner Henderson asked about snow removal. Mr. Olguin stated there are additional locations where snow can be located. Some of the parking spaces may be used for snow removal, however, there is sufficient parking where loss of parking spaces will not be an issue.

Commissioner Henderson asked if there will be a playground in the McDonald's. Mr. Olguin stated there is no playground.

Commissioner Trieb asked how the dual lane drive-thru works. Mr. Olguin stated if you are in the outer lane, there is a merge point to merge back into the pickup line.

Commissioner Lawrence asked about the standalone sign when you enter Golf Center from Roselle Road. Mr. Donahue stated that is the shopping center sign and will be taken down as part of the traffic signal improvements. The replacement design and location has not yet been determined.

Commissioner Lawrence asked if this McDonald's will be open 24 hours. Mr. Olguin stated they are requesting a 24 hour operation, which when open may not initially be open 24 hours. Mr. Olguin stated that decision is made based on the demand at the site.

Commissioner Lawrence asked if there will be outside seating. Mr. Olguin stated no outside seating is proposed.

Commissioner Lawrence asked when construction will begin. Mr. Olguin stated once the weather breaks in 2016.

Commissioner Krettler asked if there are any problems with the dual lane drive-thru. Mr. Olguin stated at some locations, there might be traffic conflicts, but McDonald's does put a lot of effort into the dual drive-thru lanes and is a safe and efficient design.

Commissioner Krettler asked if there is a reason why there is no playground or outdoor seating. Mr. Olguin stated there are internal analysis done if there is sufficient children in the area to determine whether a playground is included. Sometimes the size of the site dictates whether outdoor seating can be included.

Commissioner Ring asked about anticipation of car stacking during the lunch hour. Mr. Olguin stated the capacity of the dual drive-thru lanes.

Commissioner Ring asked if additional handicap parking spaces can be added along the Roselle Road side of the building. Mr. Olguin stated the handicap parking spaces along the building is typical of other McDonald's sites. Mr. Olson stated on the east side of the building, there is not enough width to install parking stalls.

Commissioner Iozzo asked is this McDonald's is smaller or larger than the McDonald's on Higgins Road. Mr. Olson stated the building is the same size.

Commissioner Wilson had no questions.

Vice Chairman Caramelli had no questions.

Chairperson Combs asked if the ingress and egress to the site will have stop signs. Mr. Donahue stated there are stop signs internal to McDonald's. Mr. Donahue stated staff looked at the internal stop sign, as well as the additional of the traffic signal. These will regulate the flow of traffic better than it currently does.

Chairperson Combs asked how high is the landscaping at the ingress and egress points. Mr. Olson stated the landscaping proposed in this area are low growing perennials and a few low growing shrubs. Chairperson Combs recommended that the shrubs be trimmed.

Chairperson Combs asked if there will be a trash receptacle at the ingress/egress intersection. Mr. Olson stated there is none on the plan. Chairperson Combs encouraged that a trash receptacle not be located at this intersection.

Chairperson Combs asked if there will be signage on the blacktop. Mr. Olson stated there will be directional arrows and no signs on the blacktop.

Chairperson Combs asked if there will be bicycle racks. Mr. Olson stated a bicycle rack will be located on a concrete pad off the accessible sidewalk that will have five spaces for bicycles.

Chairperson Lawrence asked if there has been any feedback from the other businesses. Mr. Olguin stated there have been discussions with the representative for the shopping center owner, and there has been no objections to the site plan. The Walgreens south of the site also has no objections to the site plan.

Pat Barch, 550 Briarcliff Lane, Hoffman Estates, was sworn in. Ms. Barch stated the former Myoda building was the corporate headquarters for Hoffman Homes, who built homes in Hoffman Estates until 1971. Ms. Barch is sad that the building will be torn down.

Ms. Barch asked who is responsible for tearing the building down. Mr. Olguin stated McDonald's hires a contractor who would perform the demolition.

Ms. Barch also has concerns about the four way stop sign in the shopping center drive aisles.

Vice Chairman Caramelli suggested having a plaque that is installed on the outside portion of the building that would detail the specifics of what that building used to be. Commissioner Wehofer suggested photos of the former site be displayed inside of the building.

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 BBCN Bank (owner) and McDonald's USA, LLC (applicant) of a preliminary and final plat of subdivision of McDonald's Roselle Road Subdivision located at 1070 N. Roselle Road, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Henderson, Iozzo, Ring, Krettlar, Trieb, Lawrence, Wilson, Wehofer, 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 BBCN Bank (owner) and McDonald's USA, LLC (applicant) of a preliminary and final site plan for a restaurant to be located at 1070 N. Roselle Road, with the recommended conditions in the staff report.

Roll Call Vote:

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

Nay: None

Absent: Boxenbaum

Motion Carried.

MOTION C: Vice Chairman Caramelli (seconded by Commissioner Krettlar), to approve a request by BBCN Bank (owner) and McDonald's USA, LLC (applicant) of a Master Sign Plan for the property located at 1070 N. Roselle Road, with the recommended conditions in the staff report.

Roll Call Vote:

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

Nay: None

Absent: Boxenbaum

Motion Carried.

The Chairperson advised that this will go to a Village Board meeting on September 8, 2015.

**6. STAFF REPORT**

Mr. Ritter stated the September 2, meeting will include a Master Sign Plan for India House Plaza to add an LED message center to their existing sign, and possibly some Subdivision Code updates.

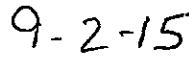
Chairperson Combs asked someone to cover for her for the September 2, meeting. Vice Chairman Caramelli stated he will.

**7. MOTION TO ADJOURN**

Commissioner Krettlar moved, seconded by Commissioner Henderson, to adjourn the meeting at 8:05 p.m. Voice Vote: 10 Ayes, 1 Absent (Boxenbaum). Motion Carried.

*Minutes prepared by Kathy Redelmann, Development Services Administrative Assistant*

  
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Chairperson's Approval

  
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Date Approved