

**PLANNING AND ZONING COMMISSION MEETING**

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

**MINUTES - DECEMBER 2, 2015**

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

**Members Present**

Chairperson Combs	Tom Krettler
Vice Chairman Caramelli	Lenard Henderson
Myrene Iozzo	Nancy Trieb
Steve Wehofer	Denise Wilson
Greg Ring	

**Members Absent**

Sharron Boxenbaum, Diane Lawrence (All Excused).

A quorum was present.

**Administrative Personnel Present:**

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

**2. APPROVAL OF MINUTES:**

Commissioner Krettler moved, seconded by Commissioner Henderson, to approve September 30, 2015, meeting minutes. Voice Vote: 8 Ayes, 2 Absent (Boxenbaum, Lawrence), 1 Abstain (Wehofer). Motion Carried.

**3. CHAIRMAN'S REPORT**

Chairperson Combs stated the Master Sign Plan for Duluth Trading was approved by the Village Board.

**4. OLD BUSINESS**

None.

**5. NEW BUSINESS - PUBLIC HEARING - REQUEST OF STONEGATE PROPERTIES, INC. (OWNER) TO CONSIDER A VARIATION UNDER THE ZONING CODE TO PERMIT A SECOND MENU BOARD SIGN ON THE PROPERTY LOCATED AT 2071 N. BARRINGTON ROAD.**

Commissioner Krettler moved, seconded by Commissioner Henderson, to open the hearing. Voice Vote: 9 Ayes, 2 Absent (Boxenbaum, Lawrence). Motion Carried.

Chairperson Combs swore the petitioners in.

Steven Tucker (Site Enhancement Services)

Mr. Tucker presented an overview of the project.

Mr. Ritter presented an overview of the staff report.

Commissioner Trieb asked if the speaker is integrated into the unit. Mr. Tucker stated you will speak into the unit and the digital ordering screen will be on the upper right hand side.

Commissioner Trieb asked if the second menu board protrudes further than the existing menu board. Mr. Tucker stated the second menu board is set back farther than the existing menu board and is parallel to the building.

Commissioner Henderson asked if the second menu board is the first to be installed by Starbucks. Mr. Tucker stated no, there is one in Oak Lawn and in Wisconsin. Commissioner Henderson asked when the new type menu board was initially installed by Starbucks. Mr. Tucker stated in the past six months and there has been no complaints.

Commissioner Wehofer asked if the second menu board is considered a hazard, what happens. Mr. Ritter stated that Village staff determines if the second menu board is considered a hazard.

Commissioner Krettler asked if a person is ordering from the new menu board, can the person still see the existing menu board ahead to see what items are available. Mr. Tucker stated yes. Mr. Tucker stated the new menu board will list out items each item ordered to be sure the order is correct.

Commissioner Krettler asked if menu boards are ever mounted to the wall. Mr. Tucker stated that would be an option, but the landlord prefers a freestanding sign away from the building.

Commissioner Ring had no questions.

Commissioner Iozzo had no questions.

Commissioner Wilson had no questions.

Vice Chairman Caramelli commented that he has been at a Taco Bell in Wisconsin with a similar menu board that allows the customer to view the menu items on the bigger board and is supportive of the idea.

Chairperson Combs asked staff condition #1 states unless approved separately by whom. Mr. Ritter stated approval is required either through a permit or Village Board process. Bollards have been approved at dumpster enclosures or propane on-site. Sometimes bollards are needed or supported at a staff level. Mr. Ritter stated he will verify the wording.

Commissioner Krettler moved, seconded by Commissioner Henderson, to close the hearing. Voice Vote: 9 Ayes, 2 Absent (Boxenbaum, Lawrence). Motion Carried.

MOTION: Vice Chairman Caramelli moved (seconded by Commissioner Krettlar), to approve a request by Stonegate Properties, Inc. (owner) to consider a variation under Section 9-3-8-M-10-e-(1) of the Zoning Code to permit a second menu board with a maximum surface area of 20 square feet to be located on the property located at 2071 N. Barrington Road, with the recommended conditions in the staff report.

Roll Call Vote:

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

Nay: None

Absent: Boxenbaum, Lawrence

Motion Carried.

Mr. Ritter advised that this will go to a Village Board meeting on December 7, 2015.

**5. NEW BUSINESS - PUBLIC HEARING - REQUEST OF PLOTE CONSTRUCTION, INC. (OWNER) TO CONSIDER A SITE PLAN AMENDMENT AND SPECIAL USE UNDER THE ZONING CODE TO PERMIT THE OPERATION OF A MATERIAL PROCESSING AND RECYCLING FACILITY ON THE PROPERTY LOCATED AT 2560 BEVERLY ROAD.**

Commissioner Krettlar moved, seconded by Commissioner Henderson, to open the hearing. Voice Vote: 9 Ayes, 2 Absent (Boxenbaum, Lawrence). Motion Carried.

Chairperson Combs swore the petitioners in.

Ryan Trottier (Plote)

David Pinter (Midwest Material Management)

Mr. Trottier presented an overview of the project.

Mr. Pinter presented an overview of the material processing and recycling facility.

Mr. Edwards presented an overview of the staff report.

Commissioner Wilson had no questions.

Commissioner Iozzo had no questions.

Commissioner Ring asked about the access from Higgins Road. Mr. Pinter stated Adesa is building the road almost up to the western limits of their land. At some point in time, Plote's property along the southern end of Prairie Stone Parkway, west of Life Changers Church might develop. Commissioner Ring asked about the north/south truck route will continue to be and Mr. Pinter stated yes.

Commissioner Krettlar asked about the landscape waste materials. Mr. Pinter stated the landscape waste is brought to Midwest Material and they take it for free, which is processed, and transported to Rockford for the Village at no cost.

Commissioner Krettler asked about other recycling materials. Mr. Pinter stated Groot picks up curbside landscape materials and brings it to Midwest Management. Also, the material from the Village's Public Works crews goes in with the material from Groot, Waste Management, and Republic. That material is processed and it all goes to Rockford together.

Commissioner Krettler asked what is included in "recycled tree materials" besides the tree. Mr. Pinter stated if a tree is removed it goes to Midwest Management for recycling. If there is large wood material, it is not ground along with the grass and leaves and taken to the landfill. The large wood materials is processed separately and it becomes a bark mulch.

Commissioner Krettler asked what is OCC. Mr. Pinter stated old cardboard.

Commissioner Krettler asked if Midwest Management handles any hazardous waste. Mr. Pinter stated there is no food or hazardous waste or solvents. When material is being dumped, there is an employee who does a floor inspection of the load. If there anything that should not be there, it is returned to the truck.

Commissioner Wehofer had no questions.

Commissioner Henderson asked if Midwest Management ever received a body. Mr. Pinter stated no.

Commissioner Trieb asked about any future expansion. Mr. Pinter stated if Adesa options the property where Midwest Management is currently located, Midwest Management will move their facility south 100 yards.

Vice Chairman Caramelli asked when material is removed from the site, which road are accessed. Mr. Pinter stated Higgins Road. Vice Chairman Caramelli asked if Beverly Material is a tenant of Plote. Mr. Trottier stated Beverly Material that Plote owns and processes aggregates.

Vice Chairman Caramelli asked if there have been any complaints about mud/stone eastbound on Higgins Road. Mr. Trottier stated the first complaint in 15 years came about 2-3 weeks ago. Plote was notified by Mr. Gugliotta that the Village received a complaint via the Village's website about dust. Mr. Trottier have spray bars on a lot of their equipment to control dust. During a temperature freeze, the spray bars were busted which caused excessive dust. Also on the same day, their water truck broke down. This water truck goes through the site and puts water down on the haul roads to control dust. Plote also hires a third party that has sweepers that go down Higgins Road to clean the street.

Vice Chairman Caramelli stated that he has seen that trucks will use the shoulder on Higgins Road going eastbound to gain momentum and then pull into traffic. Vice Chairman Caramelli stated because the trucks are not properly locking the tailgates or tarping the loads, there are small rocks and that type of material that is constantly being dumped onto the road. Vice Chairman Caramelli recommended a sweeper clean the street at least once a day, perhaps around lunchtime. Mr. Trottier stated he will bring this concern to the person running their mining division.

Chairperson Combs asked the petitioners if they agree with the conditions of approval in the staff report, and they said yes.

Commissioner Krettler moved, seconded by Commissioner Henderson, to close the hearing. Voice Vote: 9 Ayes, 2 Absent (Boxenbaum, Lawrence). Motion Carried.

MOTION: Vice Chairman Caramelli moved (seconded by Commissioner Krettler), to approve a request by Plote Construction, Inc. (owner) to consider an extension and expansion of a special use under Section-9-4-1-C-10 of the Zoning Code to permit the operation of a material processing and recycling facility (Midwest Material Management) on the property located at 2560 Beverly Road, with the recommended conditions in the staff report.

Roll Call Vote:

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

Nay: None

Absent: Boxenbaum, Lawrence

Motion Carried.

Mr. Ritter advised that this will go to a Village Board meeting on December 7, 2015.

#### **5. PUBLIC MEETING - REQUEST OF THE VILLAGE OF HOFFMAN ESTATES TO CONSIDER TEXT AMENDMENTS TO CHAPTER 10 OF THE MUNICIPAL CODE (SUBDIVISION CODE).**

Mr. Donahue stated there are a couple of items that staff is recommending to amend in the Subdivision Code. They are regarding bike rack requirements, accessibility requirements on private property (truncated domes), and approval timelines.

Commissioner Henderson asked if a timeline is missed, will the next timeline be 12 months out. Mr. Donahue stated this change has nothing to do with the building process. It is securing permits and approvals.

Chairperson Combs stated the use of "designated bicycle facilities" is a strange phrase. Mr. Donahue stated that is language from complete streets, which the Village adopted a few years ago.

MOTION: Vice Chairman Caramelli moved (seconded by Commissioner Krettler), to approve a request by the Village of Hoffman Estates to consider a text amendment to the Subdivision Code (Chapter 10) of the Municipal Code.

Roll Call Vote:

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

Nay: None

Absent: Boxenbaum, Lawrence

Motion Carried.

Mr. Ritter advised that this will go to a Village Board meeting on December 7, 2015.

#### **6. STAFF REPORT**

Mr. Ritter stated the December 16, meeting includes a variation and site plan proposal for 1300 West Higgins Road (former Marathon gas station).

**7. MOTION TO ADJOURN**

Commissioner Krettlar moved, seconded by Commissioner Henderson, to adjourn the meeting at 7:57 p.m.  
Voice Vote: 9 Ayes, 2 Absent (Boxenbaum, Lawrence). Motion Carried.

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

  
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Chairperson's Approval

12/16/15  
Date Approved