

PLANNING AND ZONING COMMISSION MEETING

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

MINUTES - SEPTEMBER 21, 2016

1. CALL TO ORDER: 7:03 P.M.

Members Present

Chairperson Combs	Lon Harner
Myrene Iozzo	Nancy Trieb
Tom Krettlar	Sharron Boxenbaum
Steve Wehofer	Greg Ring

Members Absent

Henderson (Unexcused), Wilson, Vice Chairman Caramelli (Excused).

A quorum was present.

Administrative Personnel Present:

Josh Edwards, Assistant Planner; Dan Ritter, Planning Technician.

2. APPROVAL OF MINUTES:

Commissioner Krettlar moved, seconded by Commissioner Iozzo, to approve July 6, 2016, meeting minutes. Voice Vote: 7 Ayes, 1 Abstain (Harner), 3 Absent (Henderson, Wilson, Vice Chairman Caramelli). Motion Carried.

3. CHAIRMAN'S REPORT

Chairperson Combs stated the Village Board approved the special use for Heroic Fitness and the site plan amendment and special use for the National Archives and Records Administration (NARA) building.

4. OLD BUSINESS

None.

5. NEW BUSINESS - PUBLIC HEARING - REQUEST BY JAMES AND TARA DODARO FOR A FIFTEEN FOOT CORNER SIDE YARD SETBACK VARIATION FROM SECTION 9-3-3-c-2 TO ALLOW A SIX FOOT HIGH SOLID FENCE TO BE ZERO FEET FROM THE EASTERN PROPERTY LINE INSTEAD OF THE MINIMUM REQUIRED FIFTEEN FEET AT 510 FREDERICK LANE.

Commissioner Krettlar moved, seconded by Commissioner Ring, to open the hearing. Voice Vote: 8 Ayes. Motion Carried.

Chairperson Combs swore the petitioner in.

James Dodaro (homeowner)

Mr. Dodaro presented an overview of project.

Dan Ritter presented an overview of the staff report.

Commissioner Boxenbaum asked if the fence will be inside or outside of the bushes. Mr. Dodaro stated the proposed fence will replace the existing fence and the bushes will then be removed. Commissioner Boxenbaum asked how long the homeowner has lived at this address, to which Mr. Dodaro stated two months.

Commissioner Iozzo asked about the style fence. Mr. Dodaro stated the lattice style is preferred.

Commissioner Ring had no questions.

Commissioner Krettler had no questions.

Commissioner Wehofer asked if the fence is approved, will it be installed this year. Mr. Dodaro said yes.

Commissioner Trieb suggested the homeowner keep an eye on the dog in the wintertime if there is an accumulation of packed snow around the fence. Mr. Dodaro agreed.

Commissioner Harner had no questions.

Chairperson Combs had no concerns with the setback variation, however Chairperson Combs does have a problem with solid fences, especially 6 foot fences. Commissioner Combs feels that solid fences detract from the neighborhood and aesthetically it lowers the value of the neighborhood.

Chairperson Combs stated that having a solid fence will not stop a barking dog, and having a solid fence to stop a barking dog is a weak argument. Chairperson Combs feels the homeowner does not meet any of the requirements to ask for a variation.

Commissioner Krettler moved, seconded by Commissioner Iozzo, to close the hearing. Voice Vote: 8 Ayes, 3 Absent. Motion Carried.

MOTION: Commissioner Krettler moved (seconded by Commissioner Ring) to approve a request by James and Tara Dodaro for a fifteen foot corner side yard setback variation from Section 9-3-3-C-2 to allow a six foot high solid fence to be zero feet from the eastern property line instead of the minimum required fifteen feet at 510 Frederick Lane.

Before voting, Commissioner Ring stated the motions calls for a 6 foot high solid fence, yet the homeowner is requesting a lattice at the top of the fence.

Mr. Ritter stated the motion is for a solid fence and the homeowner is proposing for an open lattice. Mr. Ritter stated the proposed fence is considered a solid fence.

Roll Call Vote:

Aye: Boxenbaum, Iozzo, Krettler, Trieb, Wehofer

Nay: Harner, Ring, Chairperson Combs

Absent: Henderson, Wilson, Vice Chairman Caramelli

Motion Carried.

Mr. Ritter stated that this will go to a Village Board meeting on October 10, 2016.

5. NEW BUSINESS - PUBLIC MEETING - REQUEST OF HUNTINGTON HOFFMAN, LLC (OWNER) FOR A PRELIMINARY CONCEPT SITE PLAN FOR A DUNKIN DONUTS/BASKIN ROBBINS RESTAURANT WITH DRIVE-THRU LOCATED AT THE FRONT OF THE HUNTINGTON PLAZA SHOPPING CENTER LOCATED AT 1600-1650 WEST ALGONQUIN ROAD.

Chairperson Combs swore the petitioners in.

Jim Duerr (Dunkin Donuts)

Steve Kolber (Kolber Design)

Mr. Kolber presented an overview of the project.

Joshua Edwards presented an overview of the staff report.

Chairperson Combs stated staff received an email from Cynthia Bush stating her opposition to the plan, which reads as follows: "The local shopping center currently supports the family runned businesses of Dairy Queen and Peterson's Bakery. The big box duo of Dunkin Donuts/Baskin Robbins will have a direct negative impact on the survival of these two family businesses. The placement of the proposed business will also be open 24 hours with a drive-thru. As a resident of the area, access to Algonquin Road via Versailles and/or Huntington several times a day, a drive-thru will present much more traffic in this area. The parking lot is not designed to handle more traffic and will make it riskier for those of us who enjoy walking to Dairy Queen during the summer. Twenty-four hour businesses also are more likely to increase crime in the area. I would like to point out that fast food business are unusually vulnerable to robbery during the late night hours and overnight hours. We do not need this in our neighborhood."

Mr. Edwards stated the dentist's office in the shopping center came to the Village Hall to view the plans and inquired about the proposal, but did not submit anything in writing.

Commissioner Wehofer asked if this is approved by the Village Board, will this project move forward. Mr. Kolber stated yes and is ready to move forward quickly.

Mr. Edwards stated the petitioner began civil engineer drawings and to the final stage with some components of the project, and because of all the revisions, staff recommended approval of just a conceptual level review. The petitioner also requested the project be reviewed on the conceptual level before further time and money is spent on developing engineering drawings.

Commissioner Wehofer asked about courtesy reviews that go before the Planning, Building and Zoning Committee/Village Board. Mr. Edwards stated a courtesy review is very informal, there is nothing legally granted to the petitioner, rather just verbal feedback on a proposal.

Commissioner Trieb stated the Planning & Zoning Commission application had no numbers and asked if the application will be filled out at the final level review. Mr. Edwards stated the application will be filled in at the final level review.

Commissioner Harner had no questions.

Commissioner Krettler asked if the drive-thru and business will be open 24-hours. Mr. Duerr stated at this point, just the drive-thru will be open 24-hours. Normally, staff is scaled down to a skeleton staff overnight, the front door is locked, and just the drive-thru is used.

Commissioner Krettler asked what time would the store be closed. Mr. Duerr stated 10:00 p.m. and open at 5:00 a.m.

Commissioner Ring asked staff if this project does move forward, will the trash enclosure be of masonry material and would the "fiber cement clapboard" would this fall under the masonry category. Mr. Edwards stated "fiber cement clapboard" is a durable material that may be acceptable. Mr. Edwards stated staff will be further reviewing the building design and dumpster enclosure before final level, so staff will be looking for more masonry material. Mr. Edwards stated the Subdivision Code allows wood or masonry trash enclosures, but in most commercial projects, staff requires masonry that matches the building.

Commissioner Iozzo had no questions.

Commissioner Boxenbaum asked how a car would enter the site from Algonquin Road. Mr. Kolber depicted on a diagram.

Commissioner Boxenbaum asked if lunch/dinner is served. Mr. Duerr stated sandwiches and flatbreads are served. However, most of the business is coffee, donuts, and other liquids, not so much sandwiches.

Commissioner Boxenbaum asked if the Dunkin Donuts/Baskin Robbins share the same store space. Mr. Duerr stated the ice cream is over to the side and the same person who may fill your order for coffee/donut would also serve your ice cream.

Commissioner Boxenbaum asked if donuts are served in the drive-thru. Mr. Duerr stated yes, there are also muffins and bagels.

Commissioner Boxenbaum asked about the courtesy review before the Planning, Building and Zoning Committee last year. Mr. Edwards stated the Committee reviewed the traffic and circulation in the parking lot.

Commissioner Boxenbaum asked if this business would be the only 24-hour business in the Huntington Plaza Shopping Centers. Mr. Edwards stated there are bar/restaurants open until 2:00 a.m. and 3:00 a.m. The Mobil gas station has restriction of hours because of the neighborhood.

Commissioner Boxenbaum asked about the wall by the seating area between the traffic going through the drive-thru. Mr. Kolber stated there will be heavy landscaping between the outdoor seating area and the drive-thru.

Chairperson Combs has concerns about (1) vacating a permanent green space, (2) the position of the building is going to block the view of the traffic on Algonquin Road from any of the stores in the shopping center, (3) traffic on Algonquin Road in the morning and evening is extremely heavy and traffic heading eastbound will be using Huntington Boulevard and entering through the drive aisle by the daycare and the bank and that is the way they will have to exit to continue going eastbound on Algonquin Road, which means they will have to cross traffic, cross the turn lane, and it will queue up, and (4) going westbound on Algonquin and turning in by the bank, and that exit by the bank is a very tight turn.

Chairperson Combs had concerns with the car headlights in the drive-thru going into the eyes of the traffic on Algonquin Road, and suggested heaving landscaping in this area to block the headlight glare.

Commissioner Krettler asked if the Dunkin Donuts is not open 24-hours, would this project still happen. Mr. Duerr stated the business would like to start being open 24-hours and see if there is business overnight to justify being open 24-hours.

Commissioner Ring on sheet SP1, would like confirmation that there is heavy landscaping to block all lighting from Algonquin Road. The plans include conceptual landscaping showing shrubs along the drive-thru.

MOTION: Commissioner Krettler moved (seconded by Commissioner Iozzo) to approve a request by Huntington Hoffman, LLC (owner) for a preliminary concept site plan for a Dunkin Donuts/Baskin Robbins restaurant with drive-thru located at the front of the Huntington Plaza Shopping Center located at 1600-1650 West Algonquin Road, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Boxenbaum, Iozzo, Krettler, Harner, Ring, Trieb, Wehofer

Nay: Chairperson Combs

Absent: Henderson, Wilson, Vice Chairman Caramelli

Motion Carried.

Mr. Edwards advised that this will go to a Village Board meeting on October 10, 2016.

5. NEW BUSINESS - PUBLIC HEARING - REQUEST OF GRACE MANAGEMENT ENTERPRISES V, LLC (OWNER) TO CONSIDER A SITE PLAN, A SPECIAL USE AMENDMENT FOR AN ANIMAL HOSPITAL/VETERINARY CLINIC, A FINAL PLAT OF SUBDIVISION, AND A VARIATION UNDER THE ZONING CODE FOR A FENCE ON THE PROPERTIES LOCATED AT 2370 AND 2400 WEST HIGGINS ROAD.

Commissioner Krettler moved, seconded by Commissioner Trieb, to open the hearing. Voice Vote: 8 Ayes, 3 Absent (Henderson, Wilson, Vice Chairman Caramelli). Motion Carried.

Chairperson Combs swore the petitioners in.

Jerry Majewski (Attorney)

Dr. Dan Markwalder (Owner of Grace Management, which is the owner of Barrington Square Animal Hospital)

Steve Gregory (Landscape Architect)

Bill Zalewski (Civil Engineer)

Jason Sanderson (President of RWE Management, who is the designer and builder)

Mr. Majewski presented an overview of the project.

Dr. Markwalder presented an overview of the full service animal care facility and the benefits.

Mr. Sanderson presented an overview of the site plan, landscape plan, engineering, site lighting, and variation requests.

Mr. Edwards presented an overview of the staff report.

Chairperson Combs requested the Commissioners, when it is their turn for questions, if they agree to the request by staff regarding staff's denial of variations.

Commissioner Boxenbaum asked how many staff members are present during the day. Dr. Markwalder stated 10-12 staff members. Commissioner Boxenbaum asked how many parking spaces are there. Dr. Markwalder stated 37, plus 2 handicap. Dr. Markwalder stated the 30 parking spaces includes staff parking.

Commissioner Boxenbaum asked about overnight boarding. Dr. Markwalder stated the overnight boarding in the back of the building will be for healthy animals. There is an area in the hospital dedicated for sick animals.

Commissioner Boxenbaum asked about the entrances to the buildings. Dr. Markwalder stated there is a separate entrance for the grooming/daycare and there is a separate entrance for the hospital.

Commissioner Boxenbaum asked how many doctors are on duty. Dr. Markwalder stated currently there are two doctors on duty. One doctor will typically be in surgery in the morning and the other doctor will be seeing clients in the afternoon. With the size of this facility, they plan to add a doctor on duty.

Commissioner Boxenbaum asked about the parking. Mr. Edwards it is not as much a parking quantity issue as a landscape setback issue. The Subdivision Code requires a 10 foot landscape perimeter to buffer both the views to a property and from a property to the adjacent properties. Mr. Sanderson stated they would be happy to landscape in front of the lift station.

Commissioner Iozzo agrees to staff's recommendations on the waivers.

Commissioner Ring has no problem with the corner setback waiver in the rear of the building. Commissioner Ring has no problem with the parking waiver.

Commissioner Krettler asked if the client is allowed to go in the back to see their dog. Mr. Sanderson stated clients are allowed access. Mr. Sanderson stated the boarding will luxury boarding.

Commissioner Krettler asked staff if the building will have to be sprinklered. Mr. Edwards stated every building over 1,000 square feet must be sprinklered.

Commissioner Krettler asked about the overnight intern. Mr. Sanderson stated they plan to have senior veterinary students that are required to do a 6-10 week externship.

Commissioner Krettler is in favor of the petitioner's request for waivers.

Commissioner Wehofer requested staff to reiterate what the petitioner is requested in terms of a variance and what staff requests.

Commissioner Wehofer agrees with the waivers.

Commissioner Trieb asked about the number of animals using the back enclosed area at one given time. Mr. Sanderson stated 10-15 dogs. Commissioner Trieb asked how does the artificial turf get cleaned. Mr. Sanderson stated as part of their landscape, there will be an irrigation system. There will be sprinkler heads in the turf area, so the dog urine will be watered to dilute it. Mr. Sanderson stated the synthetic turf sits on top of 8-10 inches of stone, which will provide drainage.

Commissioner Trieb asked how high the retaining wall will be at the outer edge of the parking. Mr. Zalewski stated the retaining wall will vary in height. Starting at the south end, it will be about 12 inches high. When the wall reaches the detention basin, the wall will be deeper as the pond will be walled in.

Commissioner Trieb agrees with the 8 foot PVC fence. Commissioner Trieb agrees with the petitioner's waivers.

Commissioner Harner agrees with the building waivers and agrees with the 6 foot waiver on the parking.

Commissioner Harner asked about the trees to be removed. Mr. Edwards stated the tree preservation plan is a survey of all the trees on the property, which the species are rated, and a rating of the health of the trees. Mr. Edwards stated nearly all the trees are a lower quality species. Mr. Edwards stated the trees to be planted will be high quality trees, with a mix of shade and ornamental trees, and shrubs and grasses.

Commissioner Harner asked staff how true are the number of trees and landscaping on the landscape plan. Mr. Edwards stated the landscape plan is firm and sometimes the species will be changed during the construction phase.

Chairperson Combs asked if there will be a peephole in the rear doors. Mr. Sanderson stated the exterior doors will have narrow windows.

Chairperson Combs stated the petitioner needs to complete the tax section on the application before the Village Board meeting.

Chairperson Combs stated the numbering of the conditions will have to be renumbered before the Village Board meeting.

Commissioner Boxenbaum is in favor of the petitioner's variations.

Chairperson Combs stated the Commission agrees with the petitioner on the waivers, except the Commission requests more landscaping for the one waiver.

Mr. Edwards stated conditions 4.a. and 4.b. will be eliminated and instead be waivers to allow those encroachments. There would be added waivers because 4.a. is for the building addition (recommending the plans be revised) and under the Subdivision Code waivers list would be added a waiver from Section 10-4-4 to allow a building encroachment of the building addition into the setback. The same would be for 4.b. Staff recommended revising the parking lot to meet the setback. Instead 4.b. would be a waiver to allow the encroachment into the setback.

Chairperson Combs asked about the extra landscaping. Mr. Edwards stated that will be added. Mr. Edwards stated the motion would be to eliminate the first 4.a. regarding the plan revision for the building addition and then what should number 5 Subdivision Code landscaping waivers, add 5.c. for a waiver from Section 10-4-4 to allow a building addition encroachment of 3.14 feet into the required 10 foot wide landscaping setback, as shown on the petitioner's plans. Then 4.b. will be deleted, and that will be a waiver from Subdivision Code Section 10-4-4 to allow the parking lot to encroach 3.68 feet into the required 10 foot landscape perimeter on the east side of the property, per the petitioner's plans, with the addition of additional landscaping in the landscaping setback. Staff would not recommend including anything for the off-site.

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

MOTION 1: Commissioner Krettler moved (seconded by Commissioner Ring) to approve a request by Grace Management Enterprises V, LLC (owner) to consider a preliminary and final plat of subdivision to consolidate the parcels located at 2370 West Higgins Road and 2400 West Higgins Road, with the recommended condition in the staff report.

Roll Call Vote:

Aye: Boxenbaum, Iozzo, Krettler, Harner, Ring, Trieb, Wehofer, Chairperson Combs

Nay: None

Absent: Henderson, Wilson, Vice Chairman Caramelli

Motion Carried.

MOTION 2: Commissioner Krettler moved (seconded by Commissioner Ring) to approve a request by Grace Management Enterprises V, LLC (owner) to consider a site plan for a building and parking lot expansion and a special use amendment under Zoning Code Section 9-8-2-C-9 for an animal hospital/veterinary clinic, including dog daycare, overnight boarding, grooming, and animal hospital staff residential quarters at 2370 West Higgins Road and 2400 West Higgins Road, with the recommended conditions in the staff report, as modified per Planning & Zoning Commission consensus.

Roll Call Vote:

Aye: Boxenbaum, Iozzo, Krettler, Harner, Ring, Trieb, Wehofer, Chairperson Combs

Nay: None

Absent: Henderson, Wilson, Vice Chairman Caramelli

Motion Carried.

MOTION 3: Commissioner Krettlar moved (seconded by Commissioner Ring) to approve a request by Grace Management Enterprises V, LLC (owner) to consider a variation from Section 9-3-3-C-1 of the Zoning Code to permit a perimeter fence to be eight feet in height along a portion of the east property line in accordance with the plans submitted with this request instead of a maximum permitted six feet in height at 2370 West Higgins Road, with the recommended conditions in the staff report, as modified per Planning & Zoning Commission consensus.

Roll Call Vote:

Aye: Boxenbaum, Iozzo, Krettlar, Harner, Ring, Trieb, Wehofer, Chairperson Combs

Nay: None

Absent: Henderson, Wilson, Vice Chairman Caramelli

Motion Carried.

Mr. Edwards advised that this will go to a Village Board meeting on October 10, 2016.

6. STAFF REPORT

Mr. Ritter stated the meeting for October 5, is canceled. The next meeting is scheduled for October 19.

7. MOTION TO ADJOURN

Commissioner Krettlar moved, seconded by Commissioner Ring, to adjourn the meeting at 10:13 p.m. Voice Vote: 8 Ayes, 3 Absent (Henderson, Wilson, Vice Chairman Caramelli). Motion Carried.

Minutes prepared by Kathy Redelmann, Development Services Administrative Assistant



Chairperson's Approval



Date Approved