

**PLANNING AND ZONING COMMISSION MEETING**

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

**MINUTES - MARCH 1, 2017**

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

**Members Present**

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

**Members Absent**

Greg Ring, Denise Wilson (All Excused).

A quorum was present.

**Administrative Personnel Present:**

Jim Donahue, Senior Planner; Dan Ritter, Assistant Planner; Parth Joshi, Development Services Technician.

**2. APPROVAL OF MINUTES:**

Commissioner Krettl moved, seconded by Commissioner Henderson, to approve February 1, 2017, meeting minutes. Voice Vote: 8 Ayes, 1 Abstain (Boxenbaum), 2 Absent (Ring, Wilson). Motion Carried.

**3. CHAIRMAN'S REPORT**

Chairperson Combs stated the request for a site plan amendment for a building addition and a plat of easement for CMIC at 2860 Forbs Avenue was approved by the Village Board.

**4. OLD BUSINESS**

None.

**5. NEW BUSINESS - PUBLIC MEETING - REQUEST BY SVAP HOFFMAN PLAZA, L.D. (OWNER) AND KIMLEY HORN AND ASSOCIATES (APPLICANT) TO CONSIDER A PRELIMINARY AND FINAL PLAT OF SUBDIVISION FOR HOFFMAN PLAZA LOCATED AT THE NORTHEAST CORNER OF HIGGINS ROAD AND ROSELLE ROAD.**

**PUBLIC MEETING - REQUEST BY SVAP HOFFMAN PLAZA, L.D. (OWNER) AND KIMLEY HORN AND ASSOCIATES (APPLICANT) TO CONSIDER A PRELIMINARY AND FINAL SITE PLAN AMENDMENT FOR SITE REDEVELOPMENT, INCLUDING RETAIL BUILDINGS FOR HOFFMAN PLAZA LOCATED AT THE NORTHEAST CORNER OF HIGGINS ROAD AND ROSELLE ROAD.**

Chairperson Combs swore the petitioners in.

Robert Kenny (Schain Banks)  
Keith Demchinski (Kimley Horn)  
Joseph Mayer (Kimley Horn)  
Sara Disney Haufe (Kimley Horn)  
Lesley Netzer (Kimley Horn)  
Dustin Hicks (Sterling)  
Jarrett Jensen (Jensen & Jensen Architects)  
Khurram Qureshi (Hoffman Plaza)

Robert Kenny presented an overview of the redevelopment of Hoffman Plaza.

Lesley Netzer presented an overview of the project.

Keith Demchinski presented an overview of the landscaping.

Jarrett Jensen presented an overview of the architecture.

Jim Donahue presented an overview of the staff report.

Commissioner Wehofer asked if the Burger King demolition is part of Phase 1. Ms. Netzer stated the Burger King building will be demolished for future development as part of Phase 1.

Commissioner Henderson asked if the building that goes to the west will be demolished. Mr. Jensen stated the appendage that goes to the west is going to be completely demolished, which will leave the face of the building to remain wide open. The new construction will be the face of that existing large box building.

Commissioner Henderson asked if the intention of the site is to be seen from Higgins and Roselle Roads. Mr. Jensen stated they have not been able to lease the former Dania site because of the lack of visibility from the road.

Commissioner Henderson asked when the Burlington store opens with the new frontage, will it not make the rest of the shopping center look old. Mr. Jensen stated the rest of the shopping center looks good and was renovated not too long ago.

Commissioner Henderson asked if the 54" stormwater pipe is fragile. Mr. Donahue stated the pipe is old. Commissioner Henderson asked if the 54" pipe breaks, will there be sinkholes or flooding. Mr. Jensen stated as part of the plat, the owner has the obligation and the Village has the right and ability to come on the property and repair the pipe. There is some deterioration occurring and that is why the owner is working with the Village.

Commissioner Henderson asked when Phase 1 will begin. Mr. Jensen stated they have a contractor under contract. Building plans have been significantly approved, with a couple of revisions that need to be addressed. Mr. Jensen stated if they get approval, they want to pick up the building permits and to begin work.

Commissioner Henderson asked if the facade of the Goodyear building will be upgraded. Mr. Jensen stated the Goodyear building is not being upgraded in this project.

Commissioner Henderson asked if the applicant owns the Goodyear site. Mr. Jensen stated yes, and Goodyear is a tenant.

Commissioner Henderson asked about the parking lot configuration in relation to the other side of the shopping center. Mr. Donahue stated the proposal for this side of the shopping center is what the Village prefers to be built.

Commissioner Trieb stated the length of this project is planned for March 2017 through April 2018 on the application. Mr. Jensen stated the construction of the Burlington building and the site work would be completed by October 2017. Burlington is requiring to be opened before Thanksgiving 2017. Because of this, the construction schedule is March through October 2017.

Commissioner Trieb asked if the demolition of the Burger King site will be concurrent with the work at the Burlington building. Mr. Jensen stated Burlington should be looking for a certificate of occupancy in late September/early October. Sixty days before that date, if they have not come up with another tenant for the Burger King building, then a demolition plan will be submitted for the Burger King building.

Commissioner Harner asked because of the trash compactor, will there be garbage recycling. Mr. Hicks stated there is a garbage corral on the south side of the east elevation, and there is a trash compactor on the north side of the east elevation. Mr. Jensen stated, in working with Burlington and their competitors, usually Burlington will use a compactor for trash and a separate small container for cardboard recycling.

Chairperson Combs asked Mr. Jensen to indicate on the drawings the garbage corral. Ms. Netzer stated the corral is at the south edge of the Burlington tenant space. Ms. Netzer stated the compactor is at the north edge of the Burlington tenant space.

Commissioner Harner complimented the petitioner for the plans to redevelop this parcel to produce more aesthetically pleasing pedestrian-friendly lifestyle center for the Village. Commissioner Harner stated a sidewalk will be provided from Roselle Road to the Burlington building, and suggested a place to sit, such as a bench, would be very much pedestrian-friendly. Mr. Kenny stated that is a condition they would be happy to add.

Commissioner Harner asked if there are any plans for another building in the shopping center to have a drive-thru. Mr. Kenny stated they have shared conceptual plans at this time, for outlots 3 and 4 to demonstrate to staff how buildings may lay out there.

Commissioner Harner asked the petitioner why LEED certification is not anticipated. Mr. Kenny stated the project barely meets economic performance. Mr. Kenny stated on a brand new construction project, you can get enough credits for economic benefit. Mr. Kenny stated if Burlington were to require LEED certification, their rent would probably be \$3.00-\$4.00 more per square foot.

Commissioner Krettler had no questions.

Commissioner Iozzo had no questions.

Commissioner Boxenbaum asked to be shown on the diagram the path of the sidewalk. Ms. Netzer indicated on the diagram.

Commissioner Boxenbaum asked if the Burlington store will occupy the same space as Dania. Mr. Hicks stated Dania was approximately 30,000 square feet, and Burlington is 50,000 square feet, so Burlington is moving into a southerly direction.

Commissioner Boxenbaum asked if Burlington dictates how the building facade will look. Mr. Hicks stated to some degree. There is a prototypical look Burlington wants, which is reflected in the elevations. The owner of the property can tell Burlington that the facade needs to be tweaked to match the rest of the shopping center.

Commissioner Boxenbaum asked where the closest Burlington exists. Chairperson Combs stated Arlington Heights and Stratford Square.

Commissioner Boxenbaum asked if the tenants vacated the portion that is to be demolished. Mr. Hicks stated yes.

Commissioner Boxenbaum asked will there be shopping cart corrals in the parking lot. Mr. Hicks stated Burlington requested them, but the shopping center owner was not able to provide the corrals. Commissioner Boxenbaum asked the petitioner to reconsider the shopping cart corrals. Mr. Donahue stated it was the Village's understanding that without the shopping cart corrals, the shopping carts do not leave the store.

Commissioner Boxenbaum asked if Burlington sells furniture that cars would have to pull up to the store to load into a car. Mr. Hicks stated there are some home goods, but not furniture.

Vice Chairman Caramelli asked the petitioner if they agree to Village staff's recommended conditions of approval discussed. Mr. Hicks stated yes, they reviewed the staff report and are in agreement with all the conditions of approval.

Chairperson Combs asked if the Commission is approving signage. Mr. Donahue stated no. Chairperson Combs stated that normally a statement is added in the conditions of approval saying the Commission is not approving signage by this approval. Mr. Donahue stated the petitioner did not deviate from the sign code, so the signage has to meet code.

Chairperson Combs asked is there is an existing enclosure to the garbage. Mr. Donahue stated the petitioner is replacing the garbage enclosure and re-doing the whole back of the building. Chairperson Combs stated there was no diagram as to what the garbage enclosure was going to look like. Mr. Hicks stated there is a full set of building drawings, and Mr. Jensen stated building floor plans, contained within the building permit set, which the Village has and is under permit review, reflect the actual details of the new trash enclosure wall, screen wall, and compactor area. Mr. Donahue stated the trash enclosure is masonry and brick.

Chairperson Combs asked where is the trash for the retail building 2. Mr. Hicks stated that enclosure is in the back that Burlington will be using for recycling as well. It is a large enclosure with multiple containers and one or two of those containers will be for the endcap retail tenants.

Chairperson Combs asked if the exterior doors in the rear have peepholes. Mr. Hicks stated those details are not specifically called out. For Burlington, prototypical requirements have to be met and there are certain door hardware requirements that Burlington wants to meet their security program. Mr. Jensen stated the doors located on the east wall are primarily, except for one, for the corridor going to the shops emergency exit doors. Chairperson Combs asked that there be some type of visibility to the outside of the door in the rear. Mr. Jensen stated they are following code and agreed to look into this.

Chairperson Combs asked about the fence to go around the detention pond. Mr. Donahue stated the petitioner is replacing the existing fence, which is chain link. Chairperson Combs requested that this be clarified in the conditions of approval.

Chairperson Combs asked if there are stop signs that feed into the main access road. Ms. Netzer stated a stop sign has not been proposed. Ms. Haufe stated from field visits, it is currently a three-way stop, where entering traffic flow freely and there are stops on the three other aisles.

Chairperson Combs requested adding the bench in the Finding of Fact. Mr. Donahue agreed. Mr. Donahue stated condition #6 will read "existing fence around the north detention pond is in poor condition and shall be replaced with the same type as part of the pond work".

Commissioner Henderson asked if the stop sign issue will remain as is. Ms. Haufe stated correct.

Ana Van de Linde, 1020 Apple Street, was sworn in by Chairperson Combs. Ms. Van de Linde is concerned about the noise from the trash compactor and deliveries, and asked when are the delivery times for Burlington. Ms. Van de Linde stated the Jewel store was grandfathered and has the right to deliver all night, and there are trucks running their engine at three or four o'clock in the morning. Ms. Van de Linde stated according to the Burlington plans, deliveries occur at the end of their garden, and asked if there are restrictions on delivery times. Chairperson Combs stated the deliveries will be from 6:00 a.m. to 10:00 p.m. Chairperson Combs stated further that there are three deliveries per week. Mr. Donahue stated staff is not aware of any issues that has been brought to staff's attention. Ms. Van de Linde stated they have complained to the Village about the noise levels, the Village told them to call the Police to make a complaint about noise, the Police came to the house and went over to the building and said they did not hear anything, but then the Police came to the house and said because of sound resonance, they could hear the difference.

Chairperson Combs stated for the Jewel on Palatine Road there were restrictions on the timing of deliveries and the delivery truck had to turn off the trucks. Mr. Donahue stated it is unusual for the Village to have conditions of approval on delivery times on commercial properties.

Commissioner Boxenbaum asked if landscaping or fencing would help. Mr. Donahue stated there is a fence already and there is not enough room to put in additional landscaping.

Chairperson Combs asked if the delivery times can be changed. Mr. Hicks stated their lease with Burlington does not allow the shopping center owner to limit when they receive deliveries. Mr. Hicks stated he can ask Burlington if they will be willing for delivery limitations. Mr. Hicks stated Burlington stated they try to have truck deliveries between 6:00 a.m. and 8:00 a.m. If there is seasonal overflow, a truck may come later in the day, but would never stock the store after 10:00 p.m. because the employees have already gone home. Mr. Hicks stated a truck may arrive before 6:00 a.m., but will not unload because the employees are not there to unload the truck at 6:00 a.m. Chairperson Combs suggested that the Village requires that once a truck arrives, the engine is turned off. Mr. Hicks stated they can suggest that to Burlington.

Chairperson Combs suggested to Ms. Van de Linde to call Jim Norris, Village Manager, and he can assist you with what direction to proceed on the noise.

Ms. Van de Linde asked about the construction times. Mr. Donahue stated per Village code, the hours are 7:00 a.m. to 7:00 p.m., Monday through Friday; and 8:00 a.m. to 6:00 p.m., Saturday and Sunday. Ms. Van de Linde asked about the hours for delivery of construction materials. Mr. Donahue stated those are the hours for construction. Mr. Hicks stated their contractor is local (based out of Schaumburg), and is familiar with the construction timeframes. The contractor construction hours were reviewed and the contractor will abide by the construction hours, which would include taking deliveries of construction materials, so deliveries would occur during construction hours.

Ms. Van de Linde asked what provisions have been made about the increased traffic on Apple Street. Chairperson Combs stated the Village cannot control the amount of traffic that uses Apple Street. Ms. Van de Linde asked about the stop sign on Apple and Higgins. Mr. Donahue stated there is an existing frontage road that serves the site. Mr. Donahue stated there are stop signs there already.

Khurram Qureshi, 1100 Apple Street was sworn in by Chairperson Combs. Mr. Qureshi had concern about the detention pond and the chain link fence that will be replaced. Mr. Qureshi also had a concern about the dilapidated fence at the back of the residential properties. Mr. Donahue stated that is an existing wooden fence that runs along the back of Hoffman Plaza. Chairperson Combs stated there are plans in place for landscaping, as well as a new fence. Staff or the developer can show you the plans. Mr. Qureshi had concerns about the entry and exit points for the Jewel delivery trucks.

Chairperson Combs suggested to Mr. Qureshi to attend a Village Board meeting and voice your concerns.

MOTION A: Vice Chairman Caramelli moved (seconded by Commissioner Krettler) to approve a request by SVAP Hoffman Plaza, L.D. (owner) and Kimley Horn and Associates (applicant) to consider a preliminary and final plat of subdivision for Hoffman Plaza located at the northeast corner of Higgins Road and Roselle Road, with the recommended condition in the staff report, and to reflect any added recommended conditions that were discussed earlier in the discussion.

Roll Call Vote:

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

Nay: None

Absent: Ring, Wilson

Motion Carried.

MOTION B: Vice Chairman Caramelli moved (seconded by Commissioner Krettler) to approve a request by SVAP Hoffman Plaza, L.D. (owner) and Kimley Horn and Associates (applicant) to consider a preliminary and final site plan amendment for site redevelopment, including retail buildings for Hoffman Plaza located at the northeast corner of Higgins Road and Roselle Road, with the recommended conditions in the staff report, and to reflect any added recommended conditions that were discussed earlier in the discussion.

Roll Call Vote:

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

Nay: None

Absent: Ring, Wilson

Motion Carried.

Mr. Ritter stated that this will go to a Village Board meeting on March 6, 2017.

## **6. STAFF REPORT**

Review of 2017 Zoning Map. Mr. Ritter stated there is a voice vote before this item goes to the Planning, Building and Zoning Committee and the Village Board. Per state code, the Village Board has to reaffirm and approve the zoning map.

MOTION: Vice Chairman Caramelli moved (seconded by Commissioner Krettler), to approve the 2017 zoning map. Voice Vote: 9 Ayes, 2 Absent (Ring, Wilson). Motion Carried.

March 15, will be the next Commission meeting.

Mr. Ritter introduced Parth Joshi as the new Development Services Technician.

## **7. MOTION TO ADJOURN**

Commissioner Krettler moved, seconded by Commissioner Henderson, to adjourn the meeting at 8:32 p.m. Voice Vote: 9 Ayes, 2 Absent (Ring, Wilson). Motion Carried.

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

  
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Chairperson's Approval

  
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Date Approved