

**PLANNING AND ZONING COMMISSION MEETING**

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

**MINUTES - DECEMBER 20, 2017**

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

**Members Present**

Chairperson Combs	Lon Harner
Vice Chairman Caramelli	Nancy Trieb
Adam Bauske	Sohita Patel
Sharron Boxenbaum	Denise Wilson

**Members Absent**

Lenard Henderson, Myrene Iozzo, Greg Ring (All Excused).

A quorum was present.

**Administrative Personnel Present:**

Dan Ritter, Assistant Planner, Parth Joshi, Development Services Technician.

**2. APPROVAL OF MINUTES:**

Commissioner Boxenbaum moved, seconded by Commissioner Bauske, to approve the November 15, 2017, meeting minutes. Voice Vote: 4 Ayes, 4 Abstain (Boxenbaum, Trieb, Vice Chairman Caramelli, Patel), 3 Absent (Henderson, Iozzo, Ring). Motion Carried.

**3. CHAIRMAN'S REPORT**

Chairperson Combs introduced the new Planning & Zoning Commission member, Sohita Patel. The special use for a gas station near the southwest corner of Illinois Route 59 and Hoffman Boulevard, and a plat of consolidation and a site plan amendment to construct a single-family home and a variation for the construction of a 848 square foot attached garage instead of the 750 maximum square feet allowed by code at 1694 and 1700 Pondview Drive in Devonshire Woods Estates were approved by the Village Board.

**4. OLD BUSINESS**

None.

**5. NEW BUSINESS - PUBLIC HEARING - REQUEST BY LGP REALTY HOLDINGS, LLC D/B/A MARATHON GAS (OWNER) TO CONSIDER A SPECIAL USE UNDER THE ZONING CODE TO PERMIT A GAS STATION ON THE PROPERTY LOCATED AT 798 N. BARRINGTON ROAD.**

Commissioner Boxenbaum moved, seconded by Commissioner Bauske, to open the above hearing. Voice Vote: 8 Ayes, 3 Absent (Henderson, Iozzo, Ring). Motion Carried.

Chairperson Combs swore the petitioners in.

Yaro Fedotov (Cross American/LGP)  
Nicole Daniel (Dinsmore & Shohl LLP)

Nicole Daniel presented an overview of the project.

Parth Joshi presented an overview of the staff report.

Commissioner Harner had no questions.

Commissioner Trieb asked about replacing the landscaping and how the process works. Mr. Joshi described the process and said that the petitioner has submitted a landscape proposal/scope and staff will be in constant communication regarding the deadline for installing the landscaping.

Commissioner Wilson had no questions.

Commissioner Boxenbaum had no questions.

Commissioner Bauske had no questions.

Vice Chairman Caramelli had no questions.

Chairperson Combs asked about the previous variations about the sign variations and why those variations were not included in the motion. Mr. Ritter stated the variations carry over with the property and special uses are concerned with land/business owner.

Commissioner Boxenbaum moved, seconded by Commissioner Bauske, to close the hearing. Voice Vote: 8 Ayes, 3 Absent (Henderson, Iozzo, Ring). Motion Carried.

MOTION: Commissioner Harner moved (seconded by Vice Chairman Caramelli) to approve a request by LGP Realty Holdings, LLC d/b/a Marathon Gas (owner) to consider a special use under the Zoning Code Section 9-8-1-C-1 to permit a gas station on the property located at 798 N. Barrington Road, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Bauske, Boxenbaum, Harner, Trieb, Wilson, Vice Chairman Caramelli, Chairperson Combs

Nay: None

Abstain: Patel

Absent: Henderson, Iozzo, Ring

Motion Carried.

Mr. Joshi stated that this will go to the Village Board meeting on January 8, 2018.

**5. PUBLIC HEARING - REQUEST BY BRIGHT HOPE INTERNATIONAL (OWNER) TO CONSIDER AN AMENDMENT TO A SPECIAL USE UNDER THE ZONING CODE AND SITE PLAN APPROVAL FOR A MULTI-PURPOSE ASSEMBLY AND OFFICE USE ON THE PROPERTY LOCATED AT 2060-2080 STONINGTON AVENUE.**

Commissioner Boxenbaum moved, seconded by Commissioner Bauske, to open the above hearing. Voice Vote: 8 Ayes, 3 Absent (Henderson, Iozzo, Ring). Motion Carried.

Chairperson Combs swore the petitioners in.

Lawrence Freedman (Ash, Anos, Freedman & Logan)  
C. H. Dyer (Bright Hope)  
Jim Semradek (Pastor, Waterfront Community Church)

Lawrence Freedman presented an overview of the project.

Dan Ritter presented an overview of the staff memo.

Commissioner Trieb asked should the petitioner go ahead with the sale, do they have to come back to the Commission. Mr. Ritter stated the petitioner will need to return to the Planning & Zoning Commission as soon as there is a new user/owner for the site.

Commissioner Harner had no questions.

Commissioner Wilson had no questions.

Commissioner Boxenbaum had no questions.

Commissioner Bauske had no questions.

Vice Chairman Caramelli had no questions.

Chairperson Combs had no questions. Chairperson Combs asked the petitioner if they agree with the conditions of approval in the staff memo, to which Mr. Freedman stated yes.

Commissioner Boxenbaum moved, seconded by Commissioner Bauske, to close the hearing. Voice Vote: 8 Ayes, 3 Absent (Henderson, Iozzo, Ring). Motion Carried.

**MOTION:** Commissioner Harner moved (seconded by Vice Chairman Caramelli) to approve a request by Bright Hope International (owner) to consider an amendment to Special Use Ordinance 4499-2015 under the Zoning Code Section 9-9-1-C-2-I and site plan approval for a multipurpose assembly and office use on the property located at 2060-2080 Stonington Avenue, with the recommended conditions in the staff report. The motion was amended by Commissioner Harner to amend the Zoning Code Section 9-9-1-C-2-I.

Roll Call Vote:

Aye: Bauske, Boxenbaum, Harner, Trieb, Wilson, Vice Chairman Caramelli, Chairperson Combs

Nay: None

Abstain: Patel

Absent: Henderson, Iozzo, Ring

Motion Carried.

Mr. Joshi stated that this will go to the Village Board meeting on January 8, 2018.

**5. PUBLIC HEARING - REQUEST BY GARY TAYLOR (OWNER) FOR A MASTER SIGN PLAN DATED DECEMBER 6, 2017, IN ACCORDANCE WITH THE ZONING CODE FOR THE PROPERTY AT 2570 HASSELL ROAD, COMMONLY REFERRED TO AS THE ASSEMBLY BAR & CAFÉ.**

Commissioner Boxenbaum moved, seconded by Commissioner Bauske, to open the above hearing. Voice Vote: 8 Ayes, 3 Absent (Henderson, Iozzo, Ring). Motion Carried.

Chairperson Combs swore the petitioners in.

Gary Taylor (The Assembly Bar & Café)

Jean Taylor (The Assembly Bar & Café)

Jean and Gary Taylor presented an overview of the project.

Dan Ritter presented an overview of the staff report.

Chairperson Combs stated the petitioner referred to a 4 foot fence on top of the retaining wall along Barrington Road. Is this fence in the plans? Mr. Ritter stated there is a 3 foot fence proposed on top of the retaining wall by IDOT.

Chairperson Combs asked what other locations could the sign be installed and will the sign take away parking spaces. Mr. Ritter stated the entrance off of Hassell Road has a small end island on both sides that the sign may be installed in. Further down Barrington Road, there is a grass end island as well. Anywhere else where the sign is going to be installed may need to install an island or lose a parking space.

Chairperson Combs wants the Commissioners to address the location of the sign, the overall size of the sign and LED message center, the height, and the use of a pole versus some other type of base. Chairperson Combs stated the petitioner is proposing signage that staff does not agree with.

Commissioner Wilson asked staff if the Park District sign at Vogeley Park is on a pole. Mr. Ritter stated that is a monument sign with a brick base. Mr. Ritter stated most of the public message centers are big, and the Village has looked at public taxing bodies differently because they are message center signs that the community uses for events and general public notices. Mr. Ritter stated the Vogeley sign is approximately 250-300 square feet per side, which is the biggest in the Village.

Commissioner Wilson does not have a problem with the height of the sign. Mr. Ritter stated with this sign, it is already 9 feet in the hole, so to keep in line with other signs in the area, the height of the sign would be 29 feet. Mr. Ritter stated staff believes the proposed 40 foot tall sign will be 11 feet higher than any other sign on Barrington Road.

Commissioner Wilson asked where the sign is proposed to be installed. Mr. Ritter stated an alternative location is an end island near the actual entrance where the sign could be placed and may need a setback variation from Hassell Road.

Commissioner Wilson asked the petitioner about installing the sign in the end island near the actual entrance. Mr. Taylor handed out an updated drawing and stated he did not believe it was possible because of utilities.

Commissioner Wilson asked about the extension of the ComEd easement. Mr. Ritter stated staff has not seen an easement at the Hassell Road entrance to the site. Chairperson Combs stated the petitioner said the ComEd easement goes up to the building entrance. Mr. Ritter stated staff has not seen an easement on the south side of the property. The easement is on the west side of the property that runs along Barrington Road.

Mr. Ritter stated the plat of easement does not show an easement, however, you can put a sign in a utility easement. There are ground signs in utility easements in other parts of the Village and probably the signs along Barrington Road are over a utility easement. If a sign is installed over an easement, you just need a signoff from the utility companies in the easement.

Ms. Taylor stated beside the easement along the west and south sides of the property, there is an additional five year temporary construction easement from a utility company. This easement is 15 feet, with an additional 5 feet.

Commissioner Wilson suggested these easements/temporary easements should be worked out first.

Commissioner Wilson stated with the new information presented, she does not really know about the location. Commissioner Wilson is not concerned with the size of the wording on the sign. Commissioner Wilson stated with the height of the size, a pole would probably work the best.

Commissioner Boxenbaum asked if the concrete wall along Barrington Road is permanent. Mr. Ritter stated yes.

Commissioner Boxenbaum asked is there a safety concern with the sign overhanging a drive aisle. Mr. Ritter stated not if it is designed correctly. Mr. Ritter stated the Village has a building code process that will review the installation of the sign. Mr. Ritter stated the Village has no safety issues, but the sign needs to be over the height needed for emergency vehicles to get through, which is met with a 30 foot tall sign.

Commissioner Boxenbaum asked how was the decision made on the square footage of the sign. Ms. Taylor stated from the previous sign and the new sign is 2 square feet bigger.

Commissioner Boxenbaum asked if the sign will be only verbiage or pictures of food. Mr. Taylor stated there will be verbiage also. The digital board opens up the possibilities to convey to customers. The digital board will not be flashy or any moving parts and will only be used by their business.

Commissioner Boxenbaum asked if the sign can be installed on the building. Mr. Taylor stated they have not explored that possibility. Mr. Ritter stated roof signs are prohibited by the Zoning Code.

Commissioner Boxenbaum asked if the sign will be illuminated 24 hours. Mr. Taylor stated yes.

Commissioner Boxenbaum has no problems with the height of the sign, has concerns about the size and LED of the sign, and if there is no safety issues has no concerns of the location of the sign.

Chairperson Combs asked how tall is the building to the top of the HVAC. Mr. Taylor did not know. Chairperson Combs stated she would like the height of the building with the HVAC because we know what we see now of the building, so we would get a better idea whether the sign should be 30 feet versus 40 feet.

Commissioner Boxenbaum asked if the neighboring business had any negative comments about the sign. Mr. Taylor stated no and Morizzo Funeral Home has expressed support with the design.

Commissioner Boxenbaum stated the height of the sign is okay and is justifiable, is not sure on the size of the sign and is not in favor of large LED signs, and is delaying her opinion on whether to have a pole or monument base and where the sign is to be located.

Commissioner Bauske asked how will the sign pole be protected from cars hitting it in the parking lot. Mr. Taylor stated curbing is proposed and staff has discouraged the use of bollards. Mr. Ritter stated installing bollards around the pole means that sign should not be there in the first place, but typically a curb is enough to stop a car. Commissioner Bauske recommended a brick base or planter would look better and increase protection of the sign.

Commissioner Bauske agrees with an LED sign but would like the LED part smaller and the name of the Assembly bigger.

Commissioner Bauske asked if flag tests were done besides at 40 feet. Mr. Taylor stated it was looked at 30 feet and 40 feet. Commissioner Bauske suggested the height variance be taken a look at and suggested 35 feet.

Commissioner Bauske stated the location of the sign is okay and his biggest concern is safety with the location.

Commissioner Trieb stated the logo is proportionally smaller to the rest of scale of the sign and suggests the name of the Assembly is at the top of the sign and larger.

Commissioner Trieb agrees with a compromise between the old and new sign, and bringing the new sign down to 35 feet. Having a more traditional post with the sign centered on the post is preferred. Commissioner Trieb is not concerned about the location of the sign because people driving by will glance by. The size of the sign and LED message center do not have to be as big as proposed.

Commissioner Harner stated the location is fine and moving the sign to Hassell Road is not preferred. Commissioner Harner stated he does not feel the sign can be centered on the pole given where the pole will be installed. Regarding the size of the sign, the size of the sign will be small compared to the signs in the Village in the future. The Park District, Village, and Sears Centre Arena have big signs. Commissioner Harner is not in favor of LED signs. Commissioner Harner stated at this time, it is hard to identify the height of the sign.

Commissioner Patel stated the sign location will have more visibility from Barrington Road, the sign height needs to be checked again and would be okay with 35 feet, the size of the sign and LED message center might be too distracting in driving by and is not sure on the size of the sign, but is okay with the LED.

Vice Chairman Caramelli asked if the green Assembly sign is still up. Mr. Taylor stated no.

Vice Chairman Caramelli stated the proposed sign is too big, the location is fine, and aesthetically needs to be revamped.

Chairperson Combs stated the location of the sign on Barrington Road would be difficult to see with the entrance for the Assembly on Hassell Road. The concern for the proposal for the sign location is there is so much going on at that point (cars turning north on Barrington Road and an immediate entrance to the Tollway or cars merging left to go north onto Barrington Road). The LED sign may be a safety issue at this location.

Chairperson Combs stated the 30 foot height of the sign is enough, and LED signs are detrimental to birds and animals.

Chairperson Combs stated anything but a pole for the sign is going to fit on the site and the proposed sign should be smaller. Mr. Ritter stated the petitioners previously designed a pole cover (page 6 of the staff report) that would fit in the proposed location.

Chairperson Combs asked the Commission if we vote the vote will be based on the petitioner's plan exactly as stated, or do we ask the petitioner to reconsider the Commission's comments and come back to the Commission.

Ms. Taylor stated they will make some changes and come back at the next meeting. Mr. Ritter stated the petitioner will need to resubmit their plans and staff will need to prepare a staff report, so the absolute earliest date would be January 17,

Chairperson Combs asked the petitioner to have someone measure from the top of the HVAC to the ground. Mr. Ritter stated staff has the architectural blueprints so staff can measure the top of the building to the ground, and will have an estimate on the height of the HVAC units.

Chairperson Combs asked if the HVAC units will be screened. Mr. Ritter stated if the petitioner does any site plan changes on the site, then the HVAC units are typically required to be screened, but not with signage requests.

Commissioner Boxenbaum moved, seconded by Commissioner Bauske, to continue this hearing until January 17, 2018. Voice Vote: 8 Ayes, 3 Absent (Henderson, Iozzo, Ring). Motion Carried.

**5. A) REQUEST OF TOLLWAY, LLC (OWNER) AND STONEGATE PROPERTIES, INC. (APPLICANT) TO CONSIDER REZONING THE PROPERTY AT THE TERMINUS OF PEMBROKE AVENUE, COMMONLY REFERRED TO AS 2205-2295 PEMBROKE AVENUE FROM B2 COMMUNITY BUSINESS DISTRICT TO M1 MANUFACTURING DISTRICT, AND B) REQUEST OF TOLLWAY, LLC (OWNER), STONEGATE PROPERTIES, INC. (APPLICANT) AND THE HOFFMAN ESTATES PARK DISTRICT (APPLICANT) TO CONSIDER A SPECIAL USE AND VARIATION TO PERMIT FOUR BILLBOARD SIGNS TO BE FLAG-SHAPED AND CANTILEVERED OVER THE ADJACENT NICOR PROPERTY TO THE NORTH AT THE PROPERTY LOCATED AT THE TERMINUS OF PEMBROKE AVENUE, COMMONLY REFERRED TO AS 2205-2295 PEMBROKE AVENUE.**

Commissioner Boxenbaum moved, seconded by Commissioner Bauske, to open the above hearing. Voice Vote: 8 Ayes, 3 Absent (Henderson, Iozzo, Ring). Motion Carried.

Chairperson Combs swore the petitioners in.

Doug Altenberger (Stonegate Properties, Inc.)  
Craig Talsma (Hoffman Estates Park District)

Doug Altenberger and Craig Talsma presented an overview of the request.

Dan Ritter presented an overview of the staff report.

Commissioner Trieb had no questions.

Commissioner Harner asked is there any chance these might be changed to LED billboards. Mr. Ritter stated the special use is based on non-LED message center and cannot be changed without a new request.

Commissioner Patel had no questions.

Commissioner Wilson had no questions.

Commissioner Boxenbaum had no questions.

Commissioner Bauske had no questions.

Vice Chairman Caramelli had no questions.

Chairperson Combs stated usually the bank only wants to see long term leases to support financing. Mr. Altenberger stated this is what they have been asked to do by the bank.

Chairperson Combs stated, and the Village has done before, is to just have special use for shorter periods of time. Mr. Talsma stated they originally wanted a 15 year extension but adding 5 more years aligned this expiration with IDOT's in 2042. Chairperson Combs has a concern that if the property is sold, the Village has no control for the 25 year period. Mr. Ritter stated staff has no comments on the timeframe.

Chairperson Combs asked the petitioner if they are okay with the recommended conditions of approval in the staff report. Mr. Altenberger and Mr. Talsma stated yes they were.

Mr. Ritter stated if Nicor says the billboard signs are not allowed and cancels that lease, there are conditions of approval that the petitioner does not have to appear before the Commission but the petitioner has to move the billboards fully onto their property.

Chairperson Combs stated she was voting no on the special use extension because she thought it was too long and should be kept at 15 year maximum increments.

Commissioner Boxenbaum moved, seconded by Commissioner Bauske, to close the hearing. Voice Vote: 8 Ayes, 3 Absent (Henderson, Iozzo, Ring). Motion Carried.



MOTION A: Commissioner Harner moved (seconded by Vice Chairman Caramelli) to approve a request by Tollway, LLC (owner) and Stonegate Properties, Inc. (applicant) to consider rezoning the property at the terminus of Pembroke Avenue, commonly referred to as 2205-2295 Pembroke Avenue from B2 Community Business District to M1 Manufacturing District.

Roll Call Vote:

Aye: Bauske, Boxenbaum, Harner, Trieb, Wilson, Vice Chairman Caramelli, Chairperson Combs

Nay: None

Abstain: Patel

Absent: Henderson, Iozzo, Ring

Motion Carried.

MOTION B: Commissioner Harner moved (seconded by Vice Chairman Caramelli) to approve a request by Tollway, LLC (owner), Stonegate Properties, Inc. (applicant) and the Hoffman Estates Park District (applicant) to consider a special use and variation to permit four billboard signs to be flag-shaped and cantilevered over the adjacent Nicor property to the north at the property located at the terminus of Pembroke Avenue, commonly referred to as 2205-2295 Pembroke Avenue, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Bauske, Boxenbaum, Harner, Trieb, Wilson, Vice Chairman Caramelli

Nay: Chairperson Combs (noted due to the length of the term)

Abstain: Patel

Absent: Henderson, Iozzo, Ring

Motion Carried.

Mr. Joshi stated that this will go to the Village Board meeting on January 8, 2018.

## 6. STAFF REPORT

Mr. Joshi stated the next meeting will be January 3, with a special use for a church and a special use for a daycare center (Sears).

## 7. MOTION TO ADJOURN

Vice Chairman Caramelli moved, seconded by Commissioner Boxenbaum, to adjourn the meeting at 9:34 p.m. Voice Vote: 8 Ayes, 3 Absent (Henderson, Iozzo, Ring). Motion Carried.

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

  
Chairperson's Approval

  
Date Approved