

PLANNING AND ZONING COMMISSION MEETING

VILLAGE OF HOFFMAN ESTATES

COUNCIL CHAMBERS

1900 HASSELL ROAD

HOFFMAN ESTATES, IL 60169

MINUTES - AUGUST 15, 2018

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

Members Present

Chairperson Combs	Myrene Iozzo
Vice Chairman Caramelli	Sohita Patel
Adam Bauske	Greg Ring
Lon Harner	Nancy Trieb
Lenard Henderson	Denise Wilson (arrived 7:05 p.m.)

Members Absent

Sharron Boxenbaum (Excused)

A quorum was present.

Administrative Personnel Present:

Peter Gugliotta, Director of Planning, Building and Code Enforcement; Jim Donahue, Senior Planner; Parth Joshi, Development Services Technician; Mo Khan, Associate Planner.

2. APPROVAL OF MINUTES:

Commissioner Ring moved, seconded by Commissioner Henderson, to approve the August 1, 2018, meeting minutes. Voice Vote: 7 Ayes, 2 Abstain (Ring, Vice Chairman Caramelli), 2 Absent (Boxenbaum, Wilson). Motion Carried.

3. CHAIRMAN'S REPORT

Chairperson Combs stated the map amendment (rezoning) to the B-2 Business District for 1180 and 1190 Apple Street was remanded back to the Planning and Zoning Commission.

Chairman Combs stated the following were unanimously approved by the Village Board: variation for a corner side yard setback for a six foot high solid fence at 1395 Devonshire Lane, the Aldi preliminary and final site plan amendment and Master Sign plan at 375 West Higgins Road, special use for an Orangetheory Fitness at 2626 Sutton Road, and sign variation for a second ground sign for Siemens at 2501 Barrington Road.

4. OLD BUSINESS

None.

5. NEW BUSINESS - PUBLIC HEARING - REQUEST BY DESCHOUW, BSM LLC (OWNER) AND GIGI'S PLAYHOUSE (APPLICANT) TO CONSIDER A SPECIAL USE UNDER THE ZONING CODE TO PERMIT THE OPERATION OF A GIGI'S PLAYHOUSE NATIONAL ACHIEVEMENT CENTER ON THE PROPERTY LOCATED AT 2350 WEST HIGGINS ROAD (BARRINGTON SQUARE TOWN CENTER).

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

Chairperson Combs swore the petitioner in.

Margaret Dillon (Gigi's Playhouse)

Margaret Dillon presented an overview of the project.

Jim Donahue presented an overview of the staff report.

Commissioner Patel asked if the number of parking spaces need to be expanded. Mr. Donahue stated no and that for another hearing, a traffic study was conducted for all the businesses in Barrington Square Town Center, and adequate parking was found for all businesses.

Commissioner Harner had no questions.

Commissioner Trieb had no questions.

Commissioner Henderson had no questions.

Commissioner Ring had no questions.

Commissioner Iozzo had no questions.

Commissioner Wilson had no questions.

Commissioner Bauske had no questions.

Vice Chairman Caramelli had no questions.

Chairperson Combs had no questions.

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

MOTION: Vice Chairman Caramelli moved (seconded by Commissioner Ring) to approve a request by DeSchouw, BSM LLC (owner) and Gigi's Playhouse (applicant) to consider a special use under the Zoning Code to permit the operation of a Gigi's Playhouse National Achievement Center on the property located at 2350 West Higgins Road (Barrington Square Town Center).

Roll Call Vote:

Aye: Bauske, Harner, Henderson, Iozzo, Patel, Ring, Trieb, Wilson, Vice Chairman Caramelli,
Chairperson Combs

Nay: None

Absent: Boxenbaum

Motion Carried.

Mr. Joshi stated that this will go to the Village Board meeting on August 20, 2018.

5. NEW BUSINESS - PUBLIC HEARING - A) REQUEST BY CARUSO DEVELOPMENT CORP (AGENT FOR THE OWNER) AND INTERWORK ARCHITECTS (APPLICANT) TO CONSIDER A SPECIAL USE UNDER SECTION 9-8-2-C-9 OF THE MUNICIPAL CODE TO PERMIT A BANQUET FACILITY ON THE PROPERTY LOCATED AT 2354 WEST HIGGINS ROAD; B) REQUEST BY CARUSO DEVELOPMENT CORP (AGENT FOR THE OWNER) AND INTERWORK ARCHITECTS (APPLICANT) TO CONSIDER A PRELIMINARY AND FINAL SITE PLAN AMENDMENT FOR FACADE CHANGES AND OUTDOOR SEATING ON THE PROPERTY LOCATED AT 2354 WEST HIGGINS ROAD; C) REQUEST BY CARUSO DEVELOPMENT CORP (AGENT FOR THE OWNER) AND INTERWORK ARCHITECTS (APPLICANT) TO CONSIDER A MASTER SIGN PLAN FOR THE PROPERTY LOCATED AT 2250-2360 WEST HIGGINS ROAD (BARRINGTON SQUARE TOWN CENTER).

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

Chairperson Combs swore the petitioners in.

Bill Griggs (Poplar Creek Bowl)
Richard Gordon (Interwork Architects)
Dan Olson (Grate Sign Company)
Brendon May (KLOA, Inc.)

Bill Griggs presented an overview of the project.

Richard Gordon presented an overview of the facade renovation.

Chairperson Combs asked if there are any facade changes to the sides or back of the building. Mr. Gordon stated no.

Brendon May presented an overview of the parking evaluation for the Barrington Square Town Center.

Dan Olson presented an overview of the signage.

Chairperson Combs asked if all parts of the signs will be illuminated or just the part in red. Mr. Olson stated the faces of each individual letter are internally illuminated.

Jim Donahue presented an overview of the staff report.

Commissioner Bauske asked if the outdoor seating is for the banquet facility and not the bar? Mr. Griggs stated the outdoor seating would be for both the banquet and bar patrons.

Commissioner Wilson asked about smoking at the outdoor seating area. Mr. Donahue stated no smoking is allowed 15 feet from a door, which the petitioner will abide by the state laws.

Commissioner Iozzo asked the capacity of the banquet facility. Mr. Gordon stated 84.

Commissioner Ring stated the plans show 120 seats. Mr. Gordon stated there are revised plans.

Commissioner Ring asked if the black bar on the sign will be a scrolling sign. Mr. Olson stated no. Mr. Olson stated the black bar will be a backdrop for the actual sports grill section. Mr. Olson stated there is no LED, flashing, or messaging.

Commissioner Ring asked about the timeframe for completion. Mr. Gordon stated they will be submitting for a permit early next week and starting early to mid-September.

Commissioner Henderson asked if alcohol will be served in the outdoor area. Mr. Griggs stated yes. Commissioner Henderson asked if they are prepared to monitor the alcohol consumption. Mr. Griggs stated yes.

Commissioner Henderson asked if the EIFS and Mansard on the facade will overlap. Mr. Gordon depicted on picture. Mr. Gordon stated the building materials will be flashed to keep moisture from going to the EIFS or Mansard.

Commissioner Trieb asked if the parking survey takes into effect bad weather and the reduction of the parking areas. Mr. Donahue stated if there is a blizzard, they will have to plow as in the past. Mr. Donahue stated there is more than adequate parking, so if a couple of parking spaces are lost temporarily due to snow, there will be no problem with parking.

Commissioner Harner had no questions.

Commissioner Patel had no questions.

Vice Chairman Caramelli had no questions.

Chairperson Combs stated on the site plan addendum, page 2, says the anticipated number of employees is 45, with 8 per shift, and 2 shifts. These numbers do not work out right. Mr. Griggs stated there are a total of 45 employees on the payroll for the whole center. Mr. Griggs added they have many part-time employees who do not work every day. Chairperson Combs stated the Commission is concerned with these numbers because employees take up parking spaces.

Chairperson Combs stated on page 3 of the traffic, it says will there be any other peak traffic times for this project. The answer is yes. There is a blank on if yes, give the times of day and traffic volume. Chairperson Combs stated that portion has to be completed before the Village Board meeting, as well as under parking, #1 - employees, customer visitors, handicapped total is blank.

Chairperson Combs asked if there will be an employee permanently stationed in the outdoor area to monitor alcohol consumption. Mr. Griggs stated no. Mr. Griggs stated there are staff going in and out bringing food and beverages. Chairperson Combs asked what would prevent a patron sitting outside handing their drink to someone walking by. Mr. Griggs stated that is the same exposure as inside the building. Mr. Donahue stated the outdoor seating functions like other outdoor seating areas in the Village and added there are staff that constantly going inside and outside delivering drinks and food. Mr. Donahue stated Garibaldi's and America's Bar do not have a permanent staff member outside at all times in their outdoor seating area.

Chairperson Combs asked if there are cameras and will someone be monitoring the cameras. Mr. Griggs stated there are cameras and are monitored at two areas.

Chairperson Combs asked if there will be any baby changing facilities in the two bathrooms in the banquet facility. Mr. Griggs stated yes.

Chairperson Combs asked if the petitioner agrees with the conditions of approval in the staff report. Mr. Griggs stated yes.

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

MOTION A: Vice Chairman Caramelli moved (seconded by Commissioner Ring) to approve a request by Caruso Development Corp (agent for the owner) and Interwork Architects (applicant) to consider a special use under Section 9-8-2-C-9 of the Municipal Code to permit a banquet facility on the property located at 2354 West Higgins Road, with the recommended condition in the staff report.

Roll Call Vote:

Aye: Bauske, Harner, Henderson, Iozzo, Patel, Ring, Trieb, Wilson, Vice Chairman Caramelli, Chairperson Combs

Nay: None

Absent: Boxenbaum

Motion Carried.

MOTION B: Vice Chairman Caramelli moved (seconded by Commissioner Ring) to approve a request by Caruso Development Corp (agent for the owner) and Interwork Architects (applicant) to consider a preliminary and final site plan amendment for facade changes and outdoor seating on the property located at 2354 West Higgins Road, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Bauske, Harner, Henderson, Iozzo, Patel, Ring, Trieb, Wilson, Vice Chairman Caramelli, Chairperson Combs

Nay: None

Absent: Boxenbaum

Motion Carried.

MOTION C: Vice Chairman Caramelli moved (seconded by Commissioner Ring) to approve a request by Caruso Development Corp (agent for the owner) and Interwork Architects (applicant) to consider a Master Sign Plan for the property located at 2250-2360 West Higgins Road (Barrington Square Town Center).

Roll Call Vote:

Aye: Bauske, Harner, Henderson, Iozzo, Patel, Ring, Trieb, Wilson, Vice Chairman Caramelli, Chairperson Combs

Nay: None

Absent: Boxenbaum

Motion Carried.

Mr. Joshi stated that this will go to the Village Board meeting on August 20, 2018.

5. NEW BUSINESS - PUBLIC HEARING - REQUEST BY HOFFMAN ESTATES ACQUISITIONS LLC AND SOMERSET DEVELOPMENT LLC (CONTRACT PURCHASERS/CO-APPLICANTS), UNDER AUTHORITY OF U.S. BANK N.A., SUCCESSOR TRUSTEE FOR SERIES 2006-TOP21 BY C-III ASSET MANAGEMENT LLC, ITS SPECIAL SERVICER (OWNER) TO CONSIDER VARIATIONS TO MUNICIPAL CODE SECTIONS 9-8-3.A.2.b. (LOCATION) AND 9-8-3.C.5.a.4. (HEIGHT), AND A MAP AMENDMENT (REZONING) FROM O-4 OFFICE CAMPUS DISTRICT TO C-MU COMMERCIAL-MIXED USE ZONING DISTRICT WITH THE MIXED-USE DEVELOPMENT OPTION FOR A MIXED USE PROJECT ON APPROXIMATELY 150 ACRES ON THE SOUTH SIDE OF LAKEWOOD BOULEVARD BETWEEN EAGLE WAY AND HUNTINGTON BOULEVARD, AND ON THE NORTH SIDE OF CENTRAL ROAD (2000 CENTER DRIVE, 2001 LAKEWOOD BOULEVARD, 2501 EAGLE WAY).

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

Chairperson Combs swore the petitioners in.

Larry Woodard (Miller Canfield)
Raphael Zucker (Somerset Development)
Ken Gold (Somerset Development)

Larry Woodard presented an overview of the project.

Raphael Zucker presented an overview of the Somerset development.

Ken Gold presented an overview of the site plan.

Chairperson Combs asked the petitioner to address the building height issue. Mr. Woodard stated at this point, they do not intend to change anything that is not already there. The request for the variance is for the existing building height is to ensure once the re-zoning is approved, that it does not become nonconforming.

Peter Gugliotta presented an overview of the staff memo.

Commissioner Ring stated the project is approximately a 5-6 year timeframe for development of the overall property. Commissioner Ring roughly estimated there would be 1,500 residents and asked how many would be school age children. Mr. Zucker stated in the apartments, there will be few, if any, school age children. Commissioner Ring summarized that the amount of school age children impacting the school system might be low in quantity and the amount of income going into a school district from a tax basis would be significant relevant to every resident paying into the school district.

Commissioner Iozzo had no questions.

Commissioner Wilson had no questions.

Commission Bauske had no questions.

Commissioner Henderson asked staff as the residential units are occupied, does the Village have input as to what uses are allowed in C-MU. Mr. Gugliotta stated the C-MU district allows a mix of uses within the district, but it contains the same elements in other zoning districts. Detached single-family units are not permitted in the C-MU district.

Commissioner Trieb asked if the families entering the Metroburbs in New Jersey met expectations. Mr. Zucker stated it has met their expectations and that 99.9% of the community is happy with what they have done, including the school district. Mr. Zucker also stated the municipal county library is in Metro Works.

Commissioner Harner had no questions.

Commissioner Patel had no questions.

Vice Chairman Caramelli had no questions.

Chairperson Combs asked does the petitioner approve the conditions of approval in the staff memo. Mr. Woodard stated yes.

Chairperson Combs stated this hearing is a re-zoning hearing, so please limit questions or comments to that issue.

Rose Moy, 4465 Bayside Circle, Hoffman Estates. Ms. Moy asked if the petitioner is going to build on the lake area on the property. Mr. Zucker stated no. Ms. Moy asked where is the housing going to be built. Mr. Zucker stated a sketch was shown, but will be subject to site plan approval. Mr. Zucker stated they are attempting to hide some of the existing parking garage with additional housing and behind between the building and Lakewood Boulevard to one side of the building. Ms. Moy asked prices for the housing. Chairperson Combs stated that information would come under site plan approval.

Bernadine Rosenthal, 8 Old Coach Drive, South Barrington. Ms. Rosenthal asked if there will be senior housing. Chairperson Combs stated senior housing was not in the concept plan and the Commission is now hearing re-zoning only.

Jon Anderson, 40 Lakeside Drive, South Barrington. Mr. Anderson asked what is the petitioner's expectations for rental levels and lease time. Chairperson Combs stated this hearing is just for mixed-use zoning approval and the petitioner has not submitted a site plan yet. Mr. Anderson asked how the vibrancy will be created and the security. Chairperson Combs stated those issues will be at the site plan approval process.

Penny Kazmier, 8 Westcott, South Barrington. Ms. Kazmier is representing School District 220. Ms. Kazmier looks forward to working with the developer and the Village as the development moves forward with the impact on the schools. Ms. Kazmier stated School District 220 estimates that the development will generate between 100-125 students. These students will increase the district's operating expenses by about \$2 million. Ms. Kazmier stated the school district will receive a one time impact of about \$360,000 and increase property taxes. Ms. Kazmier asked if there will be any tax incentives. Chairperson Combs stated that is not before the Commission today. Ms. Kazmier has requested a seat at the table if any incentive would be contemplated prior to public consideration.

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

MOTION: Vice Chairman Caramelli (seconded by Commissioner Ring) to approve a request by Hoffman Estates Acquisitions LLC and Somerset Development LLC (contract purchasers/co-applicants), under authority of U.S. Bank N.A., Successor Trustee for Series 2006-TOP21 by C-III Asset Management LLC, its Special Servicer (owner) to consider variations to Municipal Code Sections 9-8-3.A.2.b. (location) and 9-8-3.C.5.a.4. (height), and a map amendment (rezoning) from O-4 Office Campus District to C-MU Commercial-Mixed Use Zoning District with the Mixed-Use Development Option for a mixed use project on approximately 150 acres on the south side of Lakewood Boulevard between Eagle Way and Huntington Boulevard, and on the north side of Central Road (2000 Center Drive, 2001 Lakewood Boulevard, 2501 Eagle Way), with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Bauske, Harner, Henderson, Iozzo, Patel, Ring, Trieb, Wilson, Vice Chairman Caramelli, Chairperson Combs

Nay: None

Absent: Boxenbaum

Motion Carried.

Mr. Joshi stated that this will go to the Village Board meeting on August 20, 2018.

6. STAFF REPORT

Mr. Joshi stated the next meeting is September 5.

7. MOTION TO ADJOURN

Commissioner Ring moved, seconded by Commissioner Henderson, to adjourn the meeting at 8:32 p.m.
Voice Vote: 10 Ayes, 1 Absent (Boxenbaum). Motion Carried.

Minutes prepared by Kathy Redelmann, Development Services Administrative Assistant


Chairperson's Approval

9-5-18
Date Approved

Vice chair