

PLANNING AND ZONING COMMISSION MEETING

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

MINUTES - FEBRUARY 6, 2019

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

Members Present

Chairperson Combs	Minerva Milford
Adam Bauske	Sohita Patel
Tom Burnitz	Nancy Trieb
Lon Harner	Denise Wilson
Lenard Henderson	

Members Absent

Myrene Iozzo, Vice Chairman Ring (All Excused).

A quorum was present.

Administrative Personnel Present:

Jim Donahue, Senior Planner; Mo Khan, Associate Planner.

2. APPROVAL OF MINUTES:

Commissioner Henderson moved, seconded by Commissioner Wilson, to approve the January 16, 2019, meeting minutes. Voice Vote: 8 Ayes, 1 Abstain (Milford), 2 Absent (Iozzo, Vice Chairman Ring). Motion Carried.

3. CHAIRMAN'S REPORT

Chairperson Combs stated that the Blackberry Falls master sign plan amendment for the properties at 2353 and 2357 Hassell Road was approved unanimously by the Village Board.

4. OLD BUSINESS

None.

5. NEW BUSINESS - PUBLIC HEARING - REQUEST BY JAMES CROCILLA (OWNER) FOR A VARIATION TO SECTION 9-3-3-C-2-c TO ALLOW CONSTRUCTION OF A FENCE FOR THE PROPERTY LOCATED AT 340 NAVAJO LANE.

Commissioner Henderson moved, seconded by Commissioner Wilson, to open the above hearing. Voice Vote: 9 Ayes, 2 Absent (Iozzo, Vice Chairman Ring). Motion Carried.

Chairperson Combs swore the petitioner in.

James Crocilla presented an overview of the project.

Mo Khan presented an overview of the staff report.

Commissioner Milford had no questions.

Commissioner Bauske asked how close to the sidewalk would be to the fence. Mr. Crocilla stated the existing fence is about 1.5 feet from the sidewalk. Mr. Khan stated a document was added on the dais showing the location of the new fence, which will be 1 foot from the property line, on the owner's property, and not in the right of way.

Commissioner Burnitz had no questions.

Commissioner Wilson asked about the diagram with lines on the side of the house. Mr. Khan stated the code allows a fence to be put up along the lines on the side of the house. The code allows a fence to be put up along that line, so if you extend an imaginary line across the front of the house, you can put a fence up to that line. What the property owner is requesting is a variation to have a fence along the north and west property lines.

Commissioner Henderson had no questions.

Commissioner Trieb asked if the fence will have a gate and where will the gate be. Mr. Crocilla stated there is a gate now next to the garage and that is where the new gate will be. Commissioner Trieb asked if the gate will open out to the sidewalk. Mr. Crocilla stated the gate would open into the yard but could be changed if needed. Commissioner Trieb recommends having the gate open in so it will not obstruct the sidewalk. Mr. Crocilla agreed. Mr. Khan stated if the gate opens up towards the sidewalk, it will not obstruct the sidewalk.

Commissioner Harner asked if the neighbor on Newton Street will be able to pull their car into the street without any obstructions between the sidewalk and the street. Staff said that the fence would not encroach into the sight triangle for either.

Commissioner Patel had no questions.

Chairperson Combs stated that if the neighbor to the north had issues backing out of their garage because the bushes went to the property line, and now the bushes are being taken away, how will an additional 1 foot of space between the new fence and sidewalk make the visibility improve. Mr. Khan stated he has not received any complaints from the homeowner to the north. Mr. Khan stated that the petitioner's fence will not be in the sight triangle for visibility.

Chairperson Combs takes exception to the location of the fence because per the Section 9-3-3-C-2-e-3 of the code, the fence cannot go over the building line in the front of the house as it is on the diagram. Chairperson Combs indicated on a diagram. Mr. Khan stated the dashed line on the plat of survey dictates the location of a home that is built and not for fences or other accessory structures. Chairperson Combs stated the code states "no fence shall be constructed or installed in any front yard closer to any street or roadway than the front building line". Mr. Khan stated that is what the homeowner is proposing.

Mr. Donahue stated the building line is generally considered to be what the setback of the home is and that is how staff interprets it when staff reviews accessory structures. Mr. Donahue further stated when talking about fences and accessory structures, staff is talking about the front of the house, not where the line is. Mr. Donahue stated the definition within the code describes what the setback line is.

Mr. Khan stated the variation requested tonight is for the corner side and rear yard setback, not for what can be in the front yard or the front building line. The homeowner is requesting a variation from the corner side and rear yard setback requirements, not from the front.

Chairperson Combs stated the code states "the building line shall be the same as the front, side, and rear yard setback line". So if a house is being constructed, the house cannot be constructed in front of the line and there can be no fence in front of that line. Mr. Donahue stated that is not how the code has been interpreted since he has worked for the Village.

Mr. Khan stated a condition of approval can be added that the permit follows what the code is, but again, the homeowner is not requesting a variation from that code section. Chairperson Combs stated if the petitioner is under the impression that he is totally done with asking for any variances, then he would have to appear before the Planning & Zoning Commission again, which is not fair.

Chairperson Combs would prefer a board-on-board fence and not a solid fence.

Commissioner Henderson moved, seconded by Commissioner Wilson, to close the above hearing. Voice Vote: 9 Ayes, 2 Absent (Iozzo, Vice Chairman Ring). Motion Carried.

MOTION: Commissioner Harner moved (seconded by Commissioner Wilson) to approve a request by James Crocilla (owner) for a variation to Section 9-3-3-C-2-c to allow for a setback distance of 1 foot for a privacy style fence, versus the minimum setback distance of 15 feet required, at the property located at 340 Navajo Lane.

Commissioner Henderson asked about the condition of approval to be added. Chairperson Combs requested to amend the motion to include a condition of approval that the fence cannot go beyond the front building line. Commissioner Wilson stated the petitioner has to follow the code so the Commission should not add a condition of approval. Chairperson Combs stated she wants it indicated in the Finding of Fact that she takes an exception to the definition of building line.

Roll Call Vote:

Aye: Bauske, Burnitz, Harner, Henderson, Milford, Patel, Trieb, Wilson, Chairperson Combs (that her objection is included in the Finding of Fact)

Nay: None

Absent: Iozzo, Vice Chairman Ring

Motion Carried.

Mr. Khan stated that this will go to the Village Board meeting on February 18, 2019.

5. NEW BUSINESS - PUBLIC HEARING - REQUEST BY BENJAMIN LAKE (OWNER) FOR A VARIATION TO SECTION 9-3-6-E TO ALLOW CONSTRUCTION OF A PATIO WITHIN THE REQUIRED CORNER SIDE YARD FOR THE PROPERTY LOCATED AT 805 HEATHER LANE.

Commissioner Henderson moved, seconded by Commissioner Wilson, to open the above hearing. Voice Vote: 9 Ayes, 2 Absent (Iozzo, Vice Chairman Ring). Motion Carried.

Chairperson Combs swore the petitioners in.

Benjamin Lake presented an overview of the project.

Mo Khan presented an overview of the staff report.

Commissioner Patel asked staff why was this patio missed during initial inspection. Mr. Khan stated he is not involved in the day-to-day operation of Code Enforcement. Mr. Khan stated the patio was in one set of plans but not in another, so that might be why it was missed because it was not in both sets of plans.

Commissioner Harner had no questions.

Commissioner Trieb had no questions.

Commissioner Henderson asked if a hanging hammock is planned in the future. Ms. Lake stated only some patio furniture.

Commissioner Wilson had no questions.

Commissioner Burnitz had no questions.

Commissioner Bauske had no questions.

Commissioner Milford had no questions.

Chairperson Combs asked what material was used for the patio. Petitioners stated it was concrete.

Commissioner Wilson moved, seconded by Commissioner Henderson, to close the above hearing. Voice Vote: 9 Ayes, 2 Absent (Iozzo, Vice Chairman Ring). Motion Carried.

MOTION: Commissioner Harner moved (seconded by Commissioner Wilson) to approve a request by Benjamin Lake (owner) for a variation to Section 9-3-6-E to allow for a setback distance of 19 feet for a patio, versus the minimum setback distance of 30 feet required, at the property located at 805 Heather Lane.

Roll Call Vote:

Aye: Bauske, Burnitz, Harner, Henderson, Milford, Patel, Trieb, Wilson, Chairperson Combs

Nay: None

Absent: Iozzo, Vice Chairman Ring

Motion Carried.

Mr. Khan stated that this will go to the Village Board meeting on February 18, 2019.

5. NEW BUSINESS - PUBLIC HEARING - REQUEST BY WUEBKER FITNESS HOFFMAN ESTATES, INC. (APPLICANT) FOR A SPECIAL USE PERMIT TO OPERATE A HEALTH AND FITNESS CLUB FOR THE PROPERTY LOCATED AT 2567 WEST GOLF ROAD (TO BE CONTINUED TO FEBRUARY 20 MEETING).

Commissioner Harner moved, seconded by Commissioner Henderson, to open the above hearing. Voice Vote: 9 Ayes, 2 Absent (Iozzo, Vice Chairman Ring). Motion Carried.

Commissioner Harner moved, seconded by Commissioner Henderson, to continue the above hearing until February 20, 2019. Voice Vote: 9 Ayes, 2 Absent (Iozzo, Vice Chairman Ring). Motion Carried.

5. NEW BUSINESS - PUBLIC MEETING - REQUEST OF CABELA'S WHOLESALE, LLC (OWNER) TO CONSIDER A PRELIMINARY AND FINAL PLAT OF SUBDIVISION AND PRELIMINARY CONCEPT SITE PLAN ON THE PROPERTY LOCATED AT 5225 PRAIRIE STONE PARKWAY.

Chairperson Combs swore the petitioner in.

Ryan Lancour (R.A. Smith)

Ryan Lancour presented an overview of the project.

Jim Donahue presented an overview of the staff report.

Commissioner Wilson had no questions.

Commissioner Burnitz asked if the existing boat storage lot will be moved to another location or will not be used. Mr. Lancour stated at the time that the boat storage lot is sold, there will either be a location on-site for Planning & Zoning Commission approval or there will be remote storage for the boats.

Commissioner Bauske had no questions.

Commissioner Milford asked if any access to Cabela's will be changed. Mr. Lancour stated the total of four driveways (three onto Prairie Stone Parkway and one towards the southwest) will remain.

Commissioner Henderson had no questions.

Commissioner Trieb had no questions.

Commissioner Harner had no questions.

Commissioner Patel had no questions.

Chairperson Combs asked what is Cabela's legal name. Mr. Donahue stated LLC. Mr. Lancour stated the LLC is specific to this location.

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

MOTION A: Commissioner Harner moved (seconded by Commissioner Wilson) to approve a request by Cabela's Wholesale LLC (owner) for a preliminary and final plat of resubdivision of Lot 4A5D2A1A in Prairie Stone located at 5225 Prairie Stone Parkway, with the recommended condition in the staff report.

Roll Call Vote:

Aye: Bauske, Burnitz, Harner, Henderson, Milford, Patel, Trieb, Wilson, Chairperson Combs

Nay: None

Absent: Iozzo, Vice Chairman Ring

Motion Carried.

MOTION B: Commissioner Harner moved (seconded by Commissioner Wilson) to approve a request by Cabela's Wholesale LLC (owner) for preliminary concept site plan amendment for Cabela's located at 5225 Prairie Stone Parkway, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Bauske, Burnitz, Harner, Henderson, Milford, Patel, Trieb, Wilson, Chairperson Combs

Nay: None

Absent: Iozzo, Vice Chairman Ring

Motion Carried.

Mr. Khan stated that this will go to the Village Board meeting on February 18, 2019.

5. NEW BUSINESS - PUBLIC MEETING - REQUEST BY DESCHOUW BSM LLC (OWNER) AND BUONA BEEF (APPLICANT) TO CONSIDER A PRELIMINARY AND FINAL PLAT OF SUBDIVISION, A PRELIMINARY AND FINAL SITE PLAN, AND A MASTER SIGN PLAN AMENDMENT UNDER THE ZONING CODE ON THE PROPERTY LOCATED AT 2352 WEST HIGGINS ROAD.

Chairperson Combs swore the petitioners in.

John Sigalos (The Buona Companies)

Dan Olson (Watermark Engineering)

Tim Hague (Keystone Ventures)

Joseph Caruso (Caruso Development Corporation)

Jon Hague (Hague Architecture)

John Sigalos presented an overview of the Buona Beef Companies updating their existing buildings

Dan Olson presented an overview of the site plan, landscape plan, and civil engineering components

Jon Hague presented an overview of the architecture

Chairperson Combs requested the overview of the signage

John Sigalos stated other than the building signage is to re-use the existing structure of the existing Buona pylon sign with new graphics inserted. Chairperson Combs asked where will the sign be located. Mr. Sigalos stated the sign will be located in the southwest corner of the site, which is the existing location of the current sign.

Jim Donahue presented an overview of the staff report.

Commissioner Henderson asked about the wall signs. Mr. Donahue stated there can be multiple signs. Previously what was allowed for standalone tenants was they could have 200 square foot, one sign per all four elevations which was already allowed. Instead of having the 200 square foot dedicated to one sign, they are breaking that up into smaller signs.

Commissioner Henderson asked when will this project start. Mr. Sigalos stated once approved, permits will be submitted, and the general construction for the project is about four months. There will be an overlap of 1-1.5 months when the building is completed and the old building will be demolished.

Commissioner Henderson asked staff if the work will be monitored. Mr. Donahue stated inspectors are on-site monitoring the construction.

Commissioner Henderson asked about the master sign plan. Mr. Donahue stated there is a master sign plan amendment today is for the entire property and not just for Buona Beef.

Chairperson Combs added are the changes in tonight's master sign plan amendment going to make any of the existing signs not in compliance. Mr. Donahue stated no.

Commissioner Trieb stated an existing fire hydrant on the side of the building will be removed and a new fire hydrant installed towards the front of the building. Because of this, will there always be water available for the fire department to use. Mr. Donahue stated yes. The old fire hydrant will not be removed until the new fire hydrant is installed.

Commissioner Harner on the landscape plan, on the west side of Buona Beef, there are two big trees noted. In between those two trees is grass. Is there a reason for this. Mr. Hague stated it is done to try to break up the masses of landscaping, and something else could go in there.

Commissioner Harner commented that it would be nice to have more trees in the shopping center.

Commissioner Patel asked how does all the construction equipment flow affect cars entering the shopping center. Mr. Sigalos stated there will be a 6' high chain link fence around the construction site and a temporary chain link fence to the north of the site in the parking which will be for a field office trailer, construction tradesmen parking area, and materials that are delivered/dropped-off. There will be a covered walkway coming from the public parking area to the north that will come into the existing building. The existing main entrance on the south side of the existing building would be open. The entrance on the northwest corner of the existing building will be adjacent to the temporary chain link fence around the construction site. That area will have a covered walkway to protect the patrons entering the restaurant.

Chairperson Combs asked where will be baby changing areas be in the new building. Mr. Hague stated the women's and men's bathrooms will have baby changing areas on the wall in a stall.

Chairperson Combs commented that there are not enough stalls for women and there is no place for queuing.

Chairperson Combs commented that there is a vacant lot on the southeast corner of Higgins & Governor that has never been developed, so in thinking about screening the HVAC, the maximum height of a future building there should be taken into consideration.

Chairperson Combs would like the snow to be removed off the site, so as not to impede parking spaces and maneuvering on the site. Mr. Donahue stated the Buona Beef has been at this site since the 1990s, and there has been no issue of snow removal.

Chairperson Combs commented that snow removal on the sidewalks is needed.

Chairperson Combs asked where the deliveries will be made. Mr. Sigalos stated deliveries occur off hours, but there is a loading zone in front of the trash.

Chairperson Combs requested a peephole for safety reasons for employees. Mr. Sigalos stated there is a window.

Chairperson Combs stated the application shows two shifts with 12 people per shift, but total employees of 45. Mr. Sigalos stated some is the flow of time between the employees, some work partial days, and others work full days.

Chairperson Combs stated there is no answer on page 3 of the application which states "The project plan submittal should include a turning template to show all routes to be used for making deliveries to and from the site. This plan included question mark yes and no, but there is no answer. Mr. Sigalos stated they will provide the answer.

Chairperson Combs stated on page 6 of the master sign plan amendment, there is a typo on #2 (menu board signs shall be are allowed).

Commissioner Wilson had no questions.

Commissioner Burnitz asked if the new building will be the same size as the existing building. Mr. Sigalos stated the new building is 4,080 square foot. The existing building is in excess of 5,000 square feet. Mr. Caruso stated this is the last phase of redevelopment of the shopping center and part of the concept was that the driveway north of the former Burger King lot is to be realigned with the driveway and enlarging the existing lot by almost 40%.

Commissioner Burnitz has concerns that with the 14 cars in the drive-thru, during the busy time period, backup is almost blocking the one entrance. The petitioner said with dual drive-thru lanes, traffic flow should improve

Commissioner Bauske asked when the project starts, will the main driveway be re-routed to give room to work. Mr. Sigalos stated yes.

Commissioner Milford had no questions.

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

MOTION A: Commissioner Harner moved (seconded by Commissioner Wilson) to approve a request by DeSchouw BSM LLC (owner) of a preliminary and final plat of resubdivision of Barrington Square Resubdivision No. 3 located at 2250-2360 West Higgins Road, with the recommended condition in the staff report.

Roll Call Vote:

Aye: Bauske, Burnitz, Harner, Henderson, Milford, Patel, Trieb, Wilson, Chairperson Combs

Nay: None

Absent: Iozzo, Vice Chairman Ring

Motion Carried.

MOTION B: Commissioner Harner moved (seconded by Commissioner Wilson) to approve a request by DeSchouw BSM LLC (owner) of a preliminary and final site plan amendment for parking lot and site changes at 2250-2360 West Higgins Road (Barrington Square Town Center), with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Bauske, Burnitz, Harner, Henderson, Milford, Patel, Trieb, Wilson, Chairperson Combs

Nay: None

Absent: Iozzo, Vice Chairman Ring

Motion Carried.

MOTION C: Commissioner Harner moved (seconded by Commissioner Wilson) to approve a request by DeSchouw BSM LLC (owner) and Buona Beef (applicant) of a preliminary and final site plan for a restaurant on the newly proposed Lot 4 in Barrington Square Resubdivision No. 3 located at 2250-2360 West Higgins Road, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Bauske, Burnitz, Harner, Henderson, Milford, Patel, Trieb, Wilson, Chairperson Combs

Nay: None

Absent: Iozzo, Vice Chairman Ring

Motion Carried.

MOTION D: Commissioner Harner moved (seconded by Commissioner Wilson) to approve a request by DeSchouw BSM LLC (owner) of a master sign plan amendment for the property located at 2250-2360 West Higgins Road in Barrington Square Town Center.

Roll Call Vote:

Aye: Bauske, Burnitz, Harner, Henderson, Milford, Patel, Trieb, Wilson, Chairperson Combs

Nay: None

Absent: Iozzo, Vice Chairman Ring

Motion Carried.

Mr. Khan stated that this will go to the Village Board meeting on February 18, 2019.

6. STAFF REPORT

Mr. Khan stated there is nothing on the agenda for February 20. The health and fitness club at 2567 West Golf Road, which was continued to February 20, will be moved to the next meeting on March 6.

7. MOTION TO ADJOURN

Commissioner Wilson moved, seconded by Commissioner Harner, to adjourn the meeting at 8:29 p.m. Voice Vote: 9 Ayes, 2 Absent (Iozzo, Vice Chairman Ring). Motion Carried.

Minutes prepared by Kathy Redelmann, Development Services Administrative Assistant.



Chairperson's Approval

3/20/19
Date Approved