

**PLANNING AND ZONING COMMISSION MEETING**

**VILLAGE OF HOFFMAN ESTATES**  
**COUNCIL CHAMBERS**  
**1900 HASSELL ROAD**  
**HOFFMAN ESTATES, IL 60169**  
**DECEMBER 2, 2020**

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

**Members Present**

Chairperson Combs	Myrene Iozzo (via Electronic Attendance)
Vice Chairman Ring	Minerva Milford (via Electronic Attendance)
Adam Bauske (via Electronic Attendance)	Sohita Patel (via Electronic Attendance)
Tom Burnitz (via Electronic Attendance)	Nancy Trieb (via Electronic Attendance)
Lon Harner (via Electronic Attendance)	Denise Wilson (via Electronic Attendance)
Lenard Henderson (via Electronic Attendance)	

**Members Absent**

None.

A quorum was present.

**Administrative Personnel Present:**

Jenny Horn, Director of Planning & Transportation; Jim Donahue, Senior Planner; Kevin Anderson, Associate Planner; Daisy Dose, Development Services Technician.

**2. APPROVAL OF MINUTES**

Vice Chairman Ring moved, seconded by Commissioner Harner, to approve the November 18, 2020, meeting minutes.

Roll Call Vote:

Aye: Bauske, Burnitz, Harner, Henderson, Iozzo, Milford, Patel, Wilson, Vice Chairman Ring, Chairperson Combs

Nay: None

Abstain: Trieb

Absent: None

Motion Carried.

**3. CHAIRMAN'S REPORT**

Chairperson Combs stated there is no report. Chairperson Combs apologized to the petitioners for the audio problems at the November 18, meeting.

**4. A. OLD BUSINESS - PUBLIC HEARING - REQUEST BY AMOROK, LLC (APPLICANT) AND ADESA ILLINOIS, LLC (OWNER) TO CONSIDER A REQUEST APPROVAL FOR THE FOLLOWING ON THE PROPERTY LOCATED AT 2550 BEVERLY ROAD: 1) VARIATION FROM THE ZONING CODE SECTION 9-3-3-C-1 TO PERMIT A FENCE TO BE 10 FEET IN HEIGHT INSTEAD OF THE MAXIMUM PERMITTED 7 FEET; 2) VARIATION FROM THE ZONING CODE SECTION 9-3-3-B-1 TO PERMIT AN ELECTRICALLY CHARGED FENCE; AND 3) SITE PLAN AMENDMENT TO PERMIT THE CONSTRUCTION OF A SECOND PERIMETER FENCE.**

Vice Chairman Ring moved, seconded by Commissioner Harner, to re-open the above hearing.

Roll Call Vote:

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

Nay: None

Absent: None

Motion Carried.

Chairperson Combs stated the petitioner is still sworn in from the previous meeting.

Chairperson Combs stated the questions will continue with Commissioner Trieb since the recording was not working at that point.

Commissioner Trieb is concerned about safety with the electric fence and asked how much of an electrical shock is delivered by the fence. Mr. Pate stated the shock would be similar to what a person would receive walking across the carpet in your house and reaching to touch the door handle. That shock is a 10,000-12,000 volt shock. The fence shock would be around 7,000-9,000 volts. Mr. Pate further stated that livestock fences deliver shocks 4-5 times more powerful than an electric fence. Mr. Pate stated the electric devices for the fence are tested to national standards that limit the output of the energizers.

Commissioner Milford had no questions.

Commissioner Wilson had no questions.

Commissioner Burnitz had no questions.

Commissioner Henderson questioned whether the electric fence work like a Taser and then asked does the petitioner need to indemnify the Village in case of accidental death related to the electric fence. Mr. Pate stated Tasers operate at 50,000 volts and fires a barb or hook that hooks a person in the body. A Taser pulses at 19-21 times a second at 50,000 volts. The electric fence pulses once every 1.3 seconds at 7,000-9,000 volts.

Commissioner Henderson asked if anyone has died from one of their electric fences. Mr. Pate stated no.

Commissioner Henderson asked if the current security procedures will be reduced. Mr. Pate stated he cannot answer that question for Adesa. Mr. Anderson stated Adesa did submit their existing security they currently have and intend to keep in place, including security cameras, gate barriers, on-site security guards, and thermal cameras on the property.

Commissioner Henderson asked if the site has security dogs. Mr. Anderson stated dogs were not included in Adesa's security plan.

Vice Chairman Ring had no questions.

Chairperson Combs asked if a person touches the electric fence, can they let go immediately or do they have to wait until the volts stop. Mr. Pate stated if you take a cover off an outlet and put your hand on it, you would get a continuous current going through your body that contracts your muscles and you lock onto it. There is nothing you can do because it is an involuntary action to the electrical current that goes through it. Mr. Pate stated the fence electrical current will hit you and then stop. You then have 1.3 seconds until it pulses again. So there will never be enough power to go through someone's body to make them grip the fence.

Chairperson Combs asked why the fence has to be 10 feet high to be electrified and have a barbed wire. Mr. Pate does not like barbed wire because the barbed wire can set off false alarms on the fence, so he would prefer not to have barbed wire. A 10 foot high fence is industry height and standard and want to have at least 2 feet taller than the perimeter fence because you do not want someone to stand on the perimeter fence with 100-200 millimeter separation and step over and drop-in.

Mr. Anderson presented an overview of the staff report.

Chairperson Combs asked about the different address for the Adesa property. Mr. Anderson stated the primary building for Adesa says 2785 Beverly Road, which is the correct address. The 2550 address is a holdover from the county records and is assigned to the Village's water tank adjacent to the site. Both the Assessor's Office and Cook County Records of Deeds offices incorrectly list 2550 as the address of record for the Adesa property with that PIN #. In reviewing the existing conditions of approval and the conditions of approval after the construction of the Adesa facility, it appears there were four new addresses assigned to the property. Staff will amend all the documents to reflect the 2785 address.

Chairperson Combs suggested adding a condition of approval stating that all Village documents reflect the correct address of 2785 Beverly Road. Mr. Anderson agreed, and the petitioner is aware that there needs to be revisions to their paperwork and the petitioner will work with staff to accomplish this.

Chairperson Combs asked the petitioner if he agrees with the conditions of approval, to which Mr. Pate stated yes.

Vice Chairman Ring moved, seconded by Commissioner Harner, to close the above hearing.

Roll Call Vote:

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

Nay: None

Absent: None

Motion Carried.

**MOTION:** Vice Chairman Ring moved (seconded by Commissioner Harner) to approve a request by AMAROK, LLC (applicant) and Adesa Illinois, LLC (owner) to consider a request approval for the following on the property located at 2785 Beverly Road:

1. Variation from the Zoning Code Section 9-3-3-C-1 to permit a fence to be 10 feet in height instead of the maximum permitted 7 feet;
2. Variation from the Zoning Code Section 9-3-3-B-1 to permit an electrically charged fence; and
3. Site plan amendment to permit the construction of a second perimeter fence.

With the recommended conditions in the staff report, and in addition, all documents are to be updated reflecting the current reflected address of 2785 Beverly Road from the previous, as printed.

Roll Call Vote:

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

Nay: None

Absent: None

Motion Carried.

Mr. Anderson stated this will go to the Village Board meeting on December 7, 2020.

**4.B. OLD BUSINESS - PUBLIC MEETING - 1) APPROVAL OF A REQUEST BY PRAIRIE RIDGE ACQUISITIONS LLC (APPLICANT) AND FOUNTAIN CROSSING DEVELOPMENT LLC (OWNER) FOR A PRELIMINARY AND FINAL SITE PLAN INCLUDING A PLAT OF EASEMENT FOR AN INDUSTRIAL BUILDING LOCATED AT 2625 N. BARRINGTON ROAD (FOUNTAIN CROSSING SUBDIVISION; 2) APPROVAL OF A REQUEST BY PRAIRIE RIDGE ACQUISITIONS LLC (APPLICANT) AND MEIJER STORES LP (OWNER) FOR A PRELIMINARY AND FINAL SITE PLAN AMENDMENT FOR SITE CHANGES ON LOT 6 (FOUNTAIN CROSSING SUBDIVISION).**

Chairperson Combs swore the petitioners in.

Pete Harmon (Prairie Ridge Acquisitions LLC)  
Brian Pawlik (Prairie Ridge Acquisitions LLC)  
Ryan Blocker (Jacob & Hefner Associates, Inc. )  
Matt Levitt (Meijer Stores LP)  
Kelly Harris (Harris Architects)  
Eric Russell (KLOA)

Pete Harmon presented an overview of the project.

Pete Harmon presented an overview of the photometric diagram.

Chairperson Combs asked is the dock doors going to be lit at night. Mr. Harmon stated yes, there will be wall mounted fixtures.

Mr. Harmon presented a palate of the landscaping. There is no detailed landscaping plan for the foundation or the project in the packet.

Ryan Blocker presented an overview of the landscaping.

Mr. Donahue stated the plant material that is being replaced is going to meet what is required by Village code now. The plant material that surrounds the entire site was planted in the early 2000s.

Chairperson Combs asked how trucks will enter/exit the site. Mr. Harmon stated primarily off of Lakewood Boulevard, heading north on the new road. Chairperson Combs asked if the trucks are prohibited from going to Barrington Road. Mr. Harmon stated no. Mr. Harmon stated to get from the Tollway to the property, a truck would use Barrington Road to Lakewood Boulevard.

Chairperson Combs has concerns about trucks using the street north of Apple Villa and entering Barrington Road at that point. Brian Pawlik stated they are designing the road along the eastern property with the access. That entrance is designed with truck movements, left ins/left outs, right ins/right outs to accommodate vehicle movements. The northwest entrance is currently not designed for truck movements.

Vice Chairman Ring stated that the northern access was not to be utilized by truck access, egress or otherwise, which was discussed earlier during the approval process for this site to become a zoned property. Mr. Donahue indicated that there may have been discussion on this matter at the rezoning hearing last year, but the rezoning was not conditioned upon the prohibition of truck access at the northern access.

Mr. Donahue presented an overview of the staff report.

Vice Chairman Ring stated on page 2 of the staff report, under Vehicular Access and Parking, it states that access for Lot 7b includes utilizing the existing curb cuts along Barrington Road and Lakewood Boulevard. Truck traffic would enter the site via a curb cut north of the strip center buildings on Barrington Road (which is part of the petitioner's lot). Vice Chairman Ring asked will trucks be using this access road. Mr. Donahue stated the existing curb cut can be utilized but it is not designed for truck traffic. Vice Chairman Ring wants to be sure that semi-truck traffic is controlled strictly through the Lakewood Boulevard access area.

Mr. Harmon stated, as long as they do not have to deal with IDOT, they can put a sign that says no semi-truck access in that area.

Mr. Russell stated a sign saying no semi-trailer access can also be posted on the northwest corner of the property so semi-trailers do not turn west and try and use that north drive to exit the property to Barrington Road. Signage would reinforce regulations and any information can be passed along to the trucking companies ahead of time, which works well also.

Mr. Donahue stated Bill Dunteman submitted correspondence, whose family owns 24 acres north of the subject property. The concerns are:

1. Lighting. Staff said all fixtures are flat and directed downward so that light does not extend further out than needed or produce glare.
2. The rear of the building, the north side facing the Dunteman property, does not have only light poles and only fixtures on the building that will light the immediate area.
3. The accompanying photometric plans shows light levels dropping to zero on the property lines.

4. Loading docks and waste receptacles screening - the entire site is surrounded by a landscape berm that was installed in the early 2000s. This berm has mature trees and offers screening in access of the code requirements and will most likely remain in place, except for the removals and replacements and those basically face the east side.

5. As part of this development, some grading and tree removal will occur, but the trees are being replaced.

6. Utility access and use. Although a letter correctly indicates that the site is located within a service boundary of the Metropolitan Water Reclamation District, the Dunteman property is located within the Village of South Barrington. As such, access to Hoffman Estates utilities is not allowed or required. The overall Fountain Crossing Subdivision was not specifically designed to accommodate the Dunteman property and is located outside the Village. If the property were to disconnect from South Barrington in the future and petition for annexation to the Village of Hoffman Estates, the Village could then look at scenarios for utility extensions which would be at the expense of the property owner so he can then connect. The most likely scenario for a future connection would not involve physical changes to the current proposed industrial site plan. The Lot 7b plan does not preclude a utility extension in the future.

7. South Barrington Boundary Agreement. Currently there is a Boundary Agreement between South Barrington and Hoffman Estates that establishes the north lot line of the subject property, which is the south lot line of the Dunteman property. As a legal boundary between the two communities, Hoffman Estates cannot provide new utility access to the properties within the corporate limit of South Barrington.

Commissioner Henderson likes the idea of the no semi-trailer access signs being posed and to be included as a condition of approval.

Commissioner Burnitz is the access road from Lakewood Boulevard going to be lit. Mr. Harmon stated yes.

Commissioner Burnitz asked for future retail or other development to the south would be able to utilize the new access road off of Lakewood Boulevard to access their loading docks. Mr. Harmon stated yes.

Commissioner Wilson had no questions.

Commissioner Milford had no questions.

Commissioner Trieb had no questions.

Commissioner Patel had no questions.

Commissioner Iozzo had no questions.

Commissioner Harner asked has all legal rights been obtained for the access road from Lakewood Boulevard. Mr. Harmon stated they have agreed with Meijer. Mr. Levitt stated discussions have progressed and anticipates signing something shortly.

Commissioner Bauske had no questions.

Vice Chairman Ring suggested the semi-trailer signage be added as a condition of approval. Mr. Donahue stated he will add signage, as appropriate, subject to review by the Village's Transportation Division.

Chairperson Combs asked will the sprinkler system be activated before the building is rented or sold. Mr. Harmon stated yes.

Chairperson Combs stated the plans show three entrances on Barrington Road. She thought there were only two active entrances. Mr. Harmon stated there are three that exist today.

Vice Chairman Ring asked if there is any landscape considered to buffer the building on the west and south sides of the building. Mr. Blocker stated the small green area on the diagram just west of the truck court is being heavily planted with evergreens and screening, as requested by Village staff.

Chairperson Combs asked the Commissioners if they agree with adding restrictions regarding the use of the north entrance for semi-trailers. Commissioner Wilson questioned about adding the restriction because what if tenants in the strip mall are using that north entrance for trucks. Commissioner Wilson asked if the petitioner owns the north entrance street all the way to Barrington Road. Mr. Harmon stated yes.

Chairperson Combs asked the petitioner if he agrees with the conditions of approval in the staff report, including the additional condition of approval. Mr. Harmon stated yes.

William Dunteman, 51 E. Mundhank Road. Mr. Dunteman's property is directly north of the proposed warehouse. Mr. Dunteman is okay with the landscape plan, but is concerned about the warehouse being a speculative building, so there is a question as to who the tenants will be, hours of operation, or daily traffic of trucks. Mr. Dunteman noted that there was an agreement with the previously land owner that indicated sanitary sewer service would be provided to his property. He understands that would not be possible due to the fact that his property is in the Village of South Barrington.

MOTION 1: Vice Chairman Ring moved (seconded by Commissioner Harner) to approve a request by Prairie Ridge Acquisitions LLC (applicant) and Fountain Crossing Development LLC (owner) for a preliminary and final site plan including a plat of easement for an industrial building located at 2625 N. Barrington Road (Fountain Crossing Subdivision), with the recommended conditions in the staff report, and in addition, signage added at the northwest corner of Lot 7B to restrict semi access direct to Barrington Road. In addition, there will be signage off of Barrington Road at the northwestern access point to restrict semi access traveling to the warehouse from Barrington Road.

Roll Call Vote:

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

Nay: None

Absent: None

Motion Carried.

**MOTION 2:** Vice Chairman Ring moved (seconded by Commissioner Henderson) to approve a request by Prairie Ridge Acquisitions LLC (applicant) and Meijer Stores LP (owner) for a preliminary and final site plan amendment for site changes on Lot 6 (Fountain Crossing Subdivision), with the recommended conditions in the staff report.

Roll Call Vote:

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

Nay: None

Absent: None

Motion Carried.

Mr. Anderson stated this will go to the Village Board meeting on December 7, 2020.

## **6. STAFF REPORT**

Mr. Donahue stated the next meeting is December 16, that includes Banfield Animal Clinic on Roselle Road in front of the Burlington store, and parking lot changes for Ziegler who bought the Mercedes and Land Rover dealerships.

## **7. MOTION TO ADJOURN**

Vice Chairman Ring moved, seconded by Commissioner Harner, to adjourn the meeting at 8:24 p.m.

Roll Call Vote:

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

Nay: None

Absent: None

Motion Carried.

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

  
Chairperson's Approval

  
Date Approved