

PLANNING AND ZONING COMMISSION MEETING

VILLAGE OF HOFFMAN ESTATES
COUNCIL CHAMBERS
1900 HASSELL ROAD
HOFFMAN ESTATES, IL 60169
DECEMBER 16, 2020

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

Members Present

Chairperson Combs	Lon Harner (via Electronic Attendance)
Vice Chairman Ring	Lenard Henderson (via Electronic Attendance)
Adam Bauske (via Electronic Attendance)	Minerva Milford (via Electronic Attendance)
Tom Burnitz (via Electronic Attendance)	Nancy Trieb (via Electronic Attendance)

Members Absent

Sohita Patel, Denise Wilson (Excused)
Myrene Iozzo (Unexcused)

A quorum was present.

Administrative Personnel Present:

Jim Donahue, Senior Planner; Daisy Dose, Development Services Technician.

2. APPROVAL OF MINUTES

Vice Chairman Ring moved, seconded by Commissioner Harner, to approve the December 2, 2020, meeting minutes.

Roll Call Vote:

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

Nay: None

Absent: Iozzo, Patel, Wilson

Motion Carried.

3. CHAIRMAN'S REPORT

Chairperson Combs stated the AMAROK variation for a 10 foot fence, electrically charged fence, and a second perimeter fence was approved by the Village Board. The Prairie Ridge Acquisitions for site changes on Lot 6 at Fountain Crossing Subdivision was approved by the Village Board.

4. OLD BUSINESS

None.

5.A. NEW BUSINESS - PUBLIC HEARING - 1) REQUEST BY SVAP HOFFMAN PLAZA, L.P. (OWNER) AND SCOTT EDWARDS ARCHITECTURE (APPLICANT) TO CONSIDER A SPECIAL USE UNDER SECTION 9-8-2-C-9 OF THE ZONING CODE FOR A BANFIELD PET HOSPITAL LOCATED AT 1061 N. ROSELLE ROAD IN THE HOFFMAN PLAZA SHOPPING CENTER, AND 2) REQUEST BY SVAP HOFFMAN PLAZA, L.P. (OWNER) AND SCOTT EDWARDS ARCHITECTURE (APPLICANT) TO CONSIDER A PRELIMINARY AND FINAL SITE PLAN FOR A BANFIELD PET HOSPITAL LOCATED AT 1061 N. ROSELLE ROAD IN THE HOFFMAN PLAZA SHOPPING CENTER.

Vice Chairman Ring moved, seconded by Commissioner Harner, to open the above hearing. Voice Vote: 8 Ayes, 3 Absent (Iozzo, Patel, Wilson). Motion Carried.

Chairperson Combs swore the petitioners in.

Jeff Hammond (Scott Edwards Architecture)
Kevin Cleary (Sterling Organization)
John Wolf (Sterling Organization)
Jake Steele (Manhard Consulting)

Jeff Hammond presented an overview of the project.

Chairperson Combs asked about the color of the awnings. Mr. Hammond stated the awnings will be orange, which is Banfield's standard color. Chairperson Combs asked about the yellow band. Mr. Hammond stated it is the upper stucco band of the building.

Per Chairman Combs' request, Mr. Hammond described each face of the building and which direction they face.

Chairperson Combs asked where will be the dumpster be located. Mr. Hammond stated it will be located on the north side of the lot accessible from the door that comes out the back of the building, facing west. There is a sidewalk that leads around to the end of the building.

Chairperson Combs asked about the dumpster construction material. Mr. Hammond stated masonry that matches the other dumpster on the other freestanding padlock.

Jim Donahue presented an overview of the staff report.

Commissioner Bauske had no questions.

Commissioner Harner asked where will the animals walk outdoors to relieve themselves. Mr. Hammond stated as a policy, Banfield will not walk any animals outdoors. Banfield provides a pet waste station, which is a wall mounted device that has bags and disposal. This is provided at the exterior of the building, as well as in the lobby of the building.

Commissioner Trieb had no questions.

Commissioner Milford had no questions.

Commissioner Burnitz had no questions.

Commissioner Henderson had no questions.

Vice Chairman Ring suggested consideration be given to the position of the signage relative to the landscaping on the west side of the building along Roselle Road to ensure visibility.

Chairperson Combs asked about the security for the drugs on-site. Mr. Hammond stated the drugs are regulated by the government. There are lock safe devices that have two points of contact so no one person can get into those safes.

Chairperson Combs asked if the building will be alarmed. Mr. Hammond stated yes and there will be cameras and a security system installed.

Chairperson Combs asked where is the reception located in the building. Mr. Hammond stated a customer would walk through the double doors. There is a vestibule to prevent potential animal escapes. A customer then walks forward past the vestibule to the reception area where there is seating to the left and right of the vestibule.

Chairperson Combs asked if there will be a peephole on the back door. Mr. Harmon stated yes, there will be a peephole for security. The door has an alarm, with a push bar, on the door. Chairperson Combs asked is there a key entry to return to the building. Mr. Hammond stated yes.

Chairperson Combs asked about the no overnight boarding of animals. Mr. Hammond stated Banfield is a neighborhood clinic for routine visits. If a pet needed surgery, Banfield can perform the surgery, but would not care for the animal overnight. If an animal needed overnight boarding, Banfield would transfer that animal to a 24-hour local facility.

Chairperson Combs stated the special use does allow for boarding, grooming, or overnight stay, but this facility will not have those amenities, and asked should there be a condition of approval stating this. Mr. Donahue stated Village code allows for that, but the petitioner is not providing that.

Chairperson Combs stated that the additional condition of approval would state that Banfield would not provide any grooming, long term kenneling, boarding, daycare, or overnight stays.

Vice Chairman Ring stated he favors the additional condition of approval.

Chairperson Combs asked for input from the Commissioners as to whether or not to add the condition of approval.

Commissioner Harner favors adding the condition of approval.

Commissioner Henderson favors adding the condition of approval.

Chairperson Combs stated she would like to add the condition of approval.

Vice Chairman Ring moved, seconded by Commissioner Harner, to close the above hearing. Voice Vote: 8 Ayes, 3 Absent (Iozzo, Patel, Wilson). Motion Carried.

MOTION: Vice Chairman Ring moved (seconded by Commissioner Henderson) to approve a request by SVAP Hoffman Plaza, L.P. (owner) and Scott Edwards Architecture (applicant) to consider a special use under Section 9-8-2-C-9 of the Zoning Code for a Banfield Pet Hospital located at 1061 N. Roselle Road in the Hoffman Plaza Shopping Center, as well as a request by SVAP Hoffman Plaza L.P. (owner) and Scott Edwards Architecture (applicant) to consider a preliminary and final site plan for a Banfield Pet Hospital located at 1061 N. Roselle Road in the Hoffman Plaza Shopping Center, with the recommended conditions in the staff report, and an additional condition of approval stating "no grooming, long term kenneling, boarding, daycare, or overnight stays will occur at this facility."

Roll Call Vote:

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

Nay: None

Absent: Iozzo, Patel, Wilson

Motion Carried.

Mr. Donahue stated that this will go to the Village Board meeting on December 21, 2020.

5.B. NEW BUSINESS - PUBLIC MEETING - REQUEST BY AJZ-MERCEDES HOFFMAN ESTATES, LLC (OWNER) AND ZEIGLER AUTO GROUP (APPLICANT) FOR A SITE PLAN AMENDMENT FOR THE PROPERTIES LOCATED AT 1051 W. HIGGINS ROAD AND 1000 W. GOLF ROAD.

Chairperson Combs swore the petitioners in.

Daniel Scheid (Zeigler Auto Group)

Kevin Gohacki (Joseph A. Schudt & Assoc.)

Daniel Scheid presented an overview of the project.

Kevin Gohacki presented an overview of the design and engineering layout

Chairperson Combs requested the petitioner recap the landscaping. Mr. Scheid presented an overview of the landscaping.

Chairperson Combs asked how car deliveries are made. Mr. Scheid stated all deliveries are made in the core of the lot.

Jim Donahue presented an overview of the staff report.

Commissioner Henderson had no questions.

Commissioner Burnitz had no questions.

Commissioner Milford had no questions.

Commissioner Trieb asked about security of the vehicles. Mr. Scheid stated there is fencing and gates that they can close off on Golf Road being used now. There will be a gate that will allow entry into the Land Rover site but not into the inventory section. There is also a new camera system, but not in the Land Rover facility.

Commissioner Harner had no questions.

Commissioner Bauske asked if the displayed commercial vehicles will be moved from the east side of the lot to the west side of the lot. Mr. Scheid stated yes. The former Land Rover tracks will be demolished and taken out, which will make way to display the commercial vehicles.

Vice Chairman Ring asked if the car wash is still in operation. Mr. Scheid stated the car wash is completely shut down during COVID.

Chairperson Combs stated on the site plan addendum submittal, the anticipated hours of operation says 7 to 9. You need to add AM and PM.

Chairperson Combs stated under total number of parking spaces to be provided shows 7 handicap spaces. Why would handicap spaces be needed for the storage. Mr. Scheid stated the handicap spaces are for the retail section of the lot. Chairperson Combs asked for a better breakdown of the numbers so they add up to the total stated.

Chairperson Combs asked if there will be deliveries three times a day. Mr. Scheid stated yes.

Chairperson Combs asked the petitioner if he agrees with the conditions of approval. Mr. Scheid stated yes.

MOTION: Vice Chairman Ring moved (seconded by Commissioner Henderson) to approve a request by AJZ-Mercedes Hoffman Estates, LLC (owner) and Zeigler Auto Group (applicant) for a site plan amendment for the properties located at 1051 W. Higgins Road and 1000 W. Golf Road, with the recommended conditions in the staff report.

Roll Call Vote:

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

Nay: None

Absent: Iozzo, Patel, Wilson

Motion Carried.

Mr. Donahue stated that this will go to the Village Board meeting on December 21, 2020.

6. STAFF REPORT

Ms. Dose stated the January 6, 2021, meeting is canceled. The next meeting is scheduled for January 20, for Simply Stereo special use.

7. MOTION TO ADJOURN

Vice Chairman Ring moved, seconded by Commissioner Milford, to adjourn the meeting at 8:02 p.m.

Roll Call Vote:

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

Nay: None

Absent: Iozzo, Patel, Wilson

Motion Carried.

Minutes prepared by Kathy Redelmann, Development Services Administrative Assistant.



Chairperson's Approval



Date Approved