

PLANNING AND ZONING COMMISSION MEETING

VILLAGE OF HOFFMAN ESTATES
COUNCIL CHAMBERS
1900 HASSELL ROAD
MAY 19, 2021

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

Members Present

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

Members Absent

Myrene Iozzo, Minerva Milford, Vice Chairman Ring (All Excused).

A quorum was present.

Administrative Personnel Present:

Jennifer Horn, Director of Planning and Transportation, Kevin Anderson, Associate Planner; Daisy Dose, Development Services Technician.

2. APPROVAL OF MINUTES

Commissioner Henderson moved, seconded by Commissioner Wilson, to approve the May 5, 2021, meeting minutes. Voice Vote: 6 Ayes, 2 Abstain, 3 Absent (Iozzo, Milford, Vice Chairman Ring). Motion Carried.

3. CHAIRMAN'S REPORT

Chairperson Combs stated the variation for a deck at 4401 Trailside Court; variation for a detached garage at 295 Hawthorn Lane; and preliminary and final plat of subdivision and preliminary and final site plan, including a variation, for the Microsoft Data Center at 2190-2200 Lakewood Boulevard were approved by the Village Board. The variation for a shed at 1155 N. Darlington Circle was denied by the Village Board.

4. OLD BUSINESS

None.

5. NEW BUSINESS - PUBLIC MEETING - REQUEST FOR SITE PLAN AMENDMENT APPROVAL FOR BELL WORKS EAST GARAGE RENOVATIONS FOR THE PROPERTY LOCATED AT 2000 CENTER DRIVE.

Chairperson Combs swore the petitioners in.

Ken Gold (Somerset Development)
Matthew Duggan (Wight & Company)

Matthew Duggan presented an overview of the project.

Kevin Anderson presented an overview of the staff report.

Commissioner Henderson asked about the lighting. Mr. Duggan stated the current design shows a bollard lighting alongside the new walkway. The handrails had a lit underside to provide lighting on the surface, however, the lighting did not provide lighting above the height of the bollard. At the present, the plan is to go with a pedestrian scale pole light on either side of the pathway that would provide the vertical illumination on the 5 foot level.

Commissioner Henderson questioned the angle of the ramp. Mr. Duggan stated the angle of the ramp meets the ADA slope guidelines. The ramp is required to get from the parking level to the street level. Commissioner Henderson asked staff about the ramp, to which Mr. Anderson stated staff reviewed the ramp for ADA compliance and it is in compliance.

Commissioner Burnitz asked about the possibility of more handicap parking spaces on the main floor so the ramps will not have to be used. Mr. Duggan stated all the handicap parking spaces are on the main floor and the elevation of the garage is slightly higher than street level which is why the ramp is required.

Commissioner Wilson had no questions.

Commissioner Trieb had no questions.

Commissioner Patel had no questions.

Commissioner Harner asked about adding an elevator for the second floor parking. Mr. Duggan stated the ADA parking will be on the main level, and as the tenancy grows, the need for a second floor parking will have to be evaluated.

Commissioner Bauske asked about the electrical room. Mr. Duggan stated the electrical room only had two active panels which were for lighting inside the garages. The electrical panels have already been relocated within the parking structure and the panels are much smaller than what was previously needed.

Chairperson Combs asked if the handicap parking spaces underneath the building will be removed. Mr. Duggan stated those handicap parking spaces are staying.

Chairperson Combs encourages an elevator to the second floor of the parking garage mainly because a person does not have to be handicapped to require an elevator. A person may have problems with stairs or have a hand cart with heavy contents.

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

MOTION: Commissioner Harner moved (seconded by Commissioner Henderson) to approve a request for site plan amendment approval for Bell Works east garage renovations for the property located at 2000 Center Drive, with the recommended conditions in the staff report.

Roll Call Vote:

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

Nay: None

Absent: Iozzo, Milford, Vice Chairman Ring

Motion Carried.

Mr. Anderson stated that this will go to the Village Board meeting on May 24, 2021.

6. STAFF REPORT

Mr. Anderson stated the June 2 meeting is canceled. There will be a June 16 meeting.

7. MOTION TO ADJOURN

Commissioner Wilson moved, seconded by Commissioner Henderson, to adjourn the meeting at 7:21 p.m.
Voice Vote: 8 Ayes, 3 Absent (Iozzo, Milford, Vice Chairman Ring).

Minutes prepared by Kathy Redelmann, Development Services Administrative Assistant.



Chairperson's Approval



Date Approved