

**PLANNING AND ZONING COMMISSION MEETING**

**VILLAGE OF HOFFMAN ESTATES**  
**COUNCIL CHAMBERS**  
**1900 HASSELL ROAD**  
**JUNE 16, 2021**

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

**Members Present**

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

**Members Absent**

None.

A quorum was present.

**Administrative Personnel Present:**

Kevin Anderson, Associate Planner; James Donahue, Senior Planner; Daisy Dose, Development Services Technician.

**2. APPROVAL OF MINUTES**

Vice Chairman Ring moved, seconded by Commissioner Henderson, to approve the May 19, 2021, meeting minutes. Voice Vote: 8 Ayes, 3 Abstain. Motion Carried.

**3. CHAIRMAN'S REPORT**

Chairperson Combs stated the site plan amendment for the East Garage Renovations at 2000 Center Drive, Bell Works, was approved by the Village Board of Trustees.

**4. OLD BUSINESS**

None.

**5. NEW BUSINESS - PUBLIC HEARING - REQUEST FOR VARIATION FROM SECTION 9-3-6-K-2 OF THE ZONING CODE TO PERMIT AN ATTACHED GARAGE TO BE 1,224 SQUARE FEET INSTEAD OF THE MAXIMUM PERMITTED 750 SQUARE FEET FOR THE PROPERTY LOCATED AT 5550 AIRDRIE COURT.**

Vice Chairman Ring moved, seconded by Commissioner Henderson, to open the above hearing. Voice Vote: 11 Ayes. Motion Carried.

Chairperson Combs swore the petitioners in.

Michael Doherty (JMD Properties)

Michael Doherty presented an overview of the project.

Kevin Anderson presented an overview of the staff report.

Mr. Anderson stated that the Development Standards for Airdrie Estates requires that certain lots, including this particular lot, is not permitted to have asphalt shingles due to the potential of granular run-off into Walnut Pond. Mr. Anderson stated that the roofing material that will be used is an outstanding item that still needs to be addressed, and compliance with the Development Standards is a condition of approval. Mr. Doherty stated that they will comply with the requirements of the Building Department and Development Standards.

A letter of support from the Airdrie Estates Homeowner's Association was read into the record.

Commissioner Burnitz asked about the view of the garage from the neighboring lot. Mr. Doherty stated that the orientation and grading of Lot 8 would indicate their side yard would be facing the garage doors. There are currently no plans for Lot 8.

Commissioner Patel asked who wrote the Homeowners Association Letter of Support as there are no other homes built. Mr. Doherty stated that the Developer wrote the letter.

Commissioner Harner asked staff if there are any other instances of four car garages in Hoffman Estates. Mr. Anderson stated that if there were any, they were built prior to the code change in 2002 and there have been no variations for a four car garage found. Mr. Anderson stated that a garage size variation was granted in 2017 to approve a three car garage and a variation to permit a two-car detached garage on a property already containing an attached garage was granted in 2020.

Commissioner Trieb asked if the garage is a continuous garage or if it is two separate garages. Mr. Doherty stated that the garage is a continuous garage. Commissioner Trieb asked about the slope of the driveway. Mr. Doherty stated that the driveway will comply with Village code and will be a long sloping driveway.

Commissioner Henderson had no questions.

Commissioner Iozzo had no questions.

Commissioner Wilson had no questions.

Commissioner Bauske asked about street parking. Mr. Doherty stated that since the house will be located on a cul-de-sac, there is limited on-street parking. Commissioner Bauske asked about the dimensions of the two garage doors, and that they show different dimensions. Mr. Doherty stated that the garage door dimensions are different and two cars can fit through both garage doors.

Commissioner Milford had no questions.

Vice Chairman Ring had no questions.

Chairperson Combs asked staff about the trees on the lot and if a resident removes a tree, will they have to replace the trees. Mr. Anderson stated that the development does have a tree preservation plan and the petitioner is proposing to preserve every tree outside of the building pad. Chairperson Combs asked about the two trees that the petitioner is removing and is wondering if the trees will be replaced. Mr. Anderson stated that the original development proposal anticipated that the trees on this particular building pad to be removed, and the Petitioner is preserving everything outside of the Building Pad. Mr. Anderson stated that there are some issues that are

ongoing with the development, though the petitioner's responsibility is related just to their lot and not the development. Chairperson Combs asked if the Village has a Letter of Credit from the developer, ensuring that the work will get done. Mr. Anderson stated that the Village does have a Letter of Credit. Chairperson Combs stated that on page two of the variation addendum, item number three should be completed before the Trustee meeting. Mr. Doherty stated that he will complete item number three before the Trustee meeting.

Commissioner Ring moved (seconded by Commissioner Henderson) to close the public hearing. Voice Vote: 11 Ayes.

**MOTION:** Commissioner Ring moved (seconded by Commissioner Henderson) to approve a request for variation from section 9-3-6-K-2 of the Zoning Code to permit an attached garage to be 1,224 square feet instead of the maximum permitted 750 square feet for the property located at 5550 Airdrie Court, with the recommended conditions in the staff report.

Roll Call Vote:

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

Nay: None

Absent: None

Motion Carried.

Chairperson Combs stated that the Finding of Fact should note that the approval only relates to the peculiarities of this specific lot.

Mr. Anderson stated that this will go to the Village Board meeting on June 21, 2021.

**5. NEW BUSINESS - PUBLIC MEETING – REQUEST FOR SITE PLAN AMENDMENT FOR CLUBHOUSE RENOVATIONS FOR THE PROPERTY LOCATED AT 725 BODE CIRCLE (HAVEN HOFFMAN APARTMENTS).**

Chairperson Combs swore the petitioners in.

Robert Sanchez (Tricap Residential)

Jean Dufresne (SPACE Architects and Planners)

Jean Dufresne presented an overview of the project.

Kevin Anderson presented an overview of the staff report

Commissioner Milford asked about the sidewalk. Mr. Dufresne stated that the sidewalk is new and is fully accessible and compliant with ADA. Mr. Dufresne stated that the sidewalk will provide greater access around the site for residents.

Commissioner Bauske asked about the project start. Mr. Sanchez stated that the project is anticipated to start in July to provide their residents access to the pool during the summer months.

Commissioner Wilson had no questions.

Commissioner Iozzo had no questions.

Commissioner Henderson asked when the clubhouse will be open. Mr. Sanchez stated that the clubhouse will be accessible 24 hours by key fob, but the leasing office and staff room will be locked outside of business hours. Commissioner Henderson asked if there will be any party rooms that residents can reserve. Mr. Dufrense stated that the space will have a lounge that cannot be rented out. Commissioner Henderson asked if the space will allow residents to host parties with alcohol. Mr. Sanchez stated that is not the intention and their main focus is to create a space that can be used as a co-working space.

Commissioner Trieb had no questions.

Commissioner Harner had no questions.

Commissioner Patel had no questions.

Commissioner Burnitz had no questions.

Vice Chairman Ring had no questions.

Chairperson Combs asked if the petitioner agrees with the conditions set forth by staff. Mr. Dufrense stated that they agree to the conditions. Chairperson Combs asked if the bathrooms will be used by the people using the pools. Mr. Dufrense stated that the bathrooms will be used by the pool and the fitness center. Chairperson Combs asked if the bathrooms have baby changing tables and if the baby changing tables are in both bathrooms. Mr. Dufrense stated that both bathrooms will have baby changing areas per code requirement. Chairperson Combs suggested that the petitioner considers a family bathroom that is not gender-specific. Mr. Dufrense stated that is something they can consider in the future. Mr. Dufrense stated that since this is in a residential community, people can also utilize their own apartment bathrooms.

MOTION: Commissioner Ring moved (seconded by Commissioner Henderson) to approve a request for site plan amendment for clubhouse renovations for the property located at 725 Bode Circle (Haven Hoffman Apartments), with the recommended conditions in the staff report.

Roll Call Vote:

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

Nay: None

Absent: None

Motion Carried.

Mr. Anderson stated that this will go to the Village Board meeting on June 21, 2021.

**5. NEW BUSINESS - PUBLIC MEETING – (1) REQUEST FOR PRELIMINARY AND FINAL SITE PLAN FOR A POPEYES LOCATED AT 65 E. GOLF ROAD AND, (2) REQUEST FOR A MASTER SIGN PLAN IN ACCORDANCE WITH SECTION 9-3-8-M-13 OF THE ZONING CODE FOR A POPEYES LOCATED AT 65 E. GOLF ROAD.**

Vice Chairman Ring moved, seconded by Commissioner Henderson, to open the above hearing. Voice Vote: 11 Ayes. Motion Carried.

Chairperson Combs swore the petitioners in.

Aby Mohammed (ABYGOLF Inc)

Ryan Swanson (ARC Design Resources, Inc)

Ryan Swanson presented an overview of the project.

James Donahue presented an overview of the staff report.

Commissioner Henderson asked how many tables are inside. Mr. Mohammed stated that they can sit 42 people inside with 15 tables.

Commissioner Trieb had no questions.

Commissioner Harner had no questions.

Commissioner Patel asked if the two lane drive-thru will affect the parking area. Mr. Swanson stated that the two lane drive-thru starts as one lane that diverges into two separate lanes to order. Mr. Swanson stated that there will be adequate room to drive around the building and parking areas. Mr. Mohammed stated that the two-car drive thru lane helps efficiency during peak times.

Commissioner Burnitz asked if the handicapped parking is sufficient on the site. Mr. Donahue stated that one spot for 24 spaces is compliant to code. Commissioner Burnitz asked if a sidewalk can be considered between the Hoffman Village shopping center and the proposed Popeye's site. Mr. Donahue stated that would be considered an off-site improvement and is currently being considered by the Village, utilizing TIF funding.

Commissioner Iozzo had no questions

Commissioner Wilson had no questions.

Commissioner Bauske had no questions.

Commissioner Milford had no questions.

Vice Chairman Ring asked if the building style is a corporate prototype. Mr. Mohammed stated that both buildings do not deviate from the corporate prototype. Vice Chairman Ring asked staff how the fire department will be able to access the site. Mr. Donahue stated that the fire department will service the site via the access drive. Vice Chairman Ring stated that the traffic for the car wash is frequently stacked up on Golf Road. Vice Chairman Ring asked staff why the north exit from the site is restricted to northbound only when the existing access road goes both north and southbound. Mr. Donahue stated that the north side exit is designed to prevent people from entering the site directly from the access drive off Golf Road. The concern is that a backup can occur onto Golf Road if this was allowed.

Chairperson Combs asked if the petitioner agrees with the conditions of approval. Mr. Mohammed stated that he agrees. Chairperson Combs stated that the site plan addendum states that construction will start on March 1, 2021 and asked about the updated anticipated date. Mr. Mohammed stated that there were delays due to COVID-19 and IDOT. Mr. Mohammed stated that he would like to start construction as soon as possible, contingent on Village permits and IDOT permits. Mr. Donahue stated that there is currently an agreement with the petitioner requiring that they close on the property within a specific timeframe.

Commissioner Ring moved (seconded by Commissioner Henderson) to close the public hearing. Voice Vote: 11 Ayes.

**MOTION 1:** Commissioner Ring moved (seconded by Commissioner Patel) to approve a request for a Preliminary and Final Site Plan for a Popeyes located at 65 E. Golf Road, with the recommended conditions in the staff report.

Roll Call Vote:

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

Nay: None

Absent: None

Motion Carried.

**MOTION 2:** Commissioner Ring moved (seconded by Commissioner Henderson) to approve a request for a Master Sign Plan in accordance with Section 9-3-8-M-13 of the Zoning Code for a Popeyes located at 65 E. Golf Road, with the recommended condition in the staff report.

Roll Call Vote:

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

Nay: None

Absent: None

Motion Carried.

Mr. Donahue stated that this will go to the Village Board meeting on June 21, 2021.

**6. STAFF REPORT**

Mr. Donahue stated that there is no meeting on July 7, 2021.

**7. MOTION TO ADJOURN**

Commissioner Ring moved, seconded by Commissioner Henderson, to adjourn the meeting at 8:06 p.m. Voice Vote: 11 Ayes.

*Minutes prepared by Daisy Dose, Development Services Technician.*

  
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Chairperson's Approval

  
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Date Approved