

PLANNING AND ZONING COMMISSION MEETING

VILLAGE OF HOFFMAN ESTATES
COUNCIL CHAMBERS
1900 HASSELL ROAD
HOFFMAN ESTATES, IL 60169
SEPTEMBER 15, 2021

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

Members Present

Chairperson Combs	Lon Harner
Vice Chairman Ring	Minerva Milford
Adam Bauske	Nancy Trieb
Lenard Henderson	

Members Absent

Tom Burnitz, Myrene Iozzo, Denise Wilson (all excused).

A quorum was present.

Administrative Personnel Present:

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

2. APPROVAL OF MINUTES

Vice Chairman Ring stated there is a correction to page 3. It states Vice Chairman Ring Wilson. Vice Chairman Ring requested Wilson to be removed. Vice Chairman Ring moved, seconded by Commissioner Henderson, to approve the September 1, 2021, meeting minutes, as corrected.

Voice Vote: 6 Ayes, 1 Abstain (Henderson) 3 Absent (Burnitz, Iozzo, Wilson). Motion Carried.

3. CHAIRMAN'S REPORT

Chairperson Combs stated the special use and site plan amendment for an expansion of an Emergency Department at St. Alexius Medical Center; and the preliminary and final site plan amendment for site redevelopment, preliminary and final plat of subdivision, and Master Sign Plan for the BP Gas Station at 2598 W. Higgins Road were approved by the Village Board.

4. OLD BUSINESS

None.

5. NEW BUSINESS - PUBLIC HEARING - REQUEST FOR A SITE PLAN AMENDMENT AND SPECIAL USE FOR THE STONEGATE CONFERENCE AND BANQUET CENTRE PROPERTY LOCATED AT 2401 W. HIGGINS ROAD.

Vice Chairman Ring moved, seconded by Commissioner Henderson to open the above hearing.

Voice Vote: 7 Ayes, 3 Absent (Burnitz, Iozzo, Wilson). Motion Carried.

Chairperson Combs swore the petitioners in.

Shilpa Purohit (Purohit Architects)
Syed Mustafa Ali (Stonegate Conference and Banquet Centre)
Syed Moiz Ali (Stonegate Conference and Banquet Centre)

Shilpa Purohit presented an overview of the project.

Kevin Anderson presented an overview of the staff report.

Commissioner Harner asked who is responsible for maintaining the pond between Stonegate and Moretti's. Mr. Anderson stated the pond is governed by an owner's association for the subdivision. Besides Moretti's, there are other restaurants within the subdivision who are part owners of that pond, who are required to maintain the pond. Commissioner Harner asked if there are any efforts at this time to do anything with the pond. Mr. Anderson stated he provided contact information for the other private property owners, as the pond maintenance is a private association matter. Mr. Anderson stated he is not aware of any current code violations. Chairperson Combs stated with the previous owners, there was a condition of approval that Stonegate take care of the pond, and nothing has been done with the pond. Mr. Anderson stated he will review this further.

Mr. Ali stated he met with a contact at Moretti's to discuss ownership responsibilities but they have not reached an understanding yet with maintenance. Mr. Ali noted they have cut grass around the pond and attempted to improve the appearance without the assistance of the other owners. He does not believe the other owners are aware of their responsibilities.

Ms. Horn stated that the Village will have Code Enforcement Inspectors verify that the pond does not have any code issues. If there are code violations, the Village can require whoever is responsible for maintaining the pond to make those improvements.

Mr. Ali stated in the spring, they intend to complete additional maintenance to the pond and install a fountain.

Commissioner Henderson had no questions.

Commissioner Trieb asked if the flyer that was included in the Commission's packet will be handed out to perspective customers using the facility. Mr. Anderson stated the flyer was preliminary marketing material.

Commissioner Trieb asked if the capacity will exceed the capacity limit condition. Ms. Purohit stated the capacity is 1,100 people and will agree to not exceed that capacity.

Commissioner Bauske asked when Stonegate will anticipate holding its first event. Mr. Ali stated there will be a grand opening party planned for mid to late December 2021.

Commissioner Milford asked what will the liquor hours of operation be. Mr. Ali stated this facility will have the same hours as their other facility in Addison, which is 7:00PM to 12:00 midnight. Ms. Purohit stated if the Village has any special requests for the liquor license, the petitioner stated they will abide by that. Mr. Anderson stated the liquor license would come with stipulations on permissible hours of operation.

Vice Chairman Ring stated in the application, Ms. Purohit's name is missing that needs to be completed on page 2.

Vice Chairman Ring stated there are a number of items that need to be filled out on the application before this item goes to the Village Board.

Chairperson Combs stated that page 2 of the staff memo notes that there are 20 full time employees, but the petitioner has stated they have 25 full time employees. Mr. Anderson stated the 5 additional full time employees are the management team.

Chairperson Combs stated staff report states the number of parking spaces is 368, but the plans state 355. Mr. Anderson stated if there is a discrepancy, the 368 parking spaces would be correct. Vice Chairman Ring requested the petitioner and staff to revise the number of parking spaces so the correct count is represented. Chairperson Combs requested that all corrections be made before the item goes to the Village Board.

Chairperson Combs asked when the building repairs are expected to be completed. Mr. Anderson stated the building repairs would be required for occupancy and that the petitioner stated they should be open by mid to late December 2021.

Vice Chairman Ring asked when the building addition will begin construction. Ms. Purohit stated they are anticipating starting the building addition in spring of 2022.

Vice Chairman Ring asked if the concrete patio is being repaired. Ms. Purohit stated yes.

Chairperson Combs requested that the application paperwork be checked before an item goes to the Commission for correctness. Mr. Anderson stated the petitioner's project narrative that was attached was intended to address some of the items that may be missing.

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

Vice Chairman Ring moved, seconded by Commissioner Henderson, to close the above hearing.
Voice Vote: 7 Ayes, 3 Absent (Burnitz, Henderson, Iozzo, Wilson). Motion Carried.

MOTION: Vice Chairman Ring moved (seconded by Commissioner Henderson) to approve a request for a site plan amendment and special use for the Stonegate Conference and Banquet Centre property located at 2401 W. Higgins Road, with the recommended conditions in the staff report.

Vice Chairman Ring stated that the application form must be completed in time for the Village Board packet.

Roll Call Vote:

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

Nay: None

Absent: Burnitz, Iozzo, Wilson

Motion Carried.

Ms. Dose stated that this will go to the Village Board meeting on September 20, 2021.

5. NEW BUSINESS - PUBLIC HEARING - REQUEST FOR A SITE PLAN AMENDMENT AND GRANTING OF A PLAT OF EASEMENT FOR THE HUNTINGTON PLAZA PROPERTY LOCATED AT 1600-1650 W. ALGONQUIN ROAD, AND REQUEST FOR A MASTER SIGN PLAN FOR DUNKIN' AT HUNTINGTON PLAZA LOCATED AT 1600-1650 W. ALGONQUIN ROAD.

Vice Chairman Ring moved, seconded by Commissioner Henderson to open the above hearing.
Voice Vote: 7 Ayes, 3 Absent (Burnitz, Iozzo, Wilson). Motion Carried.

Chairperson Combs swore the petitioners in.

Eric Carlson (ECA Architects)
Asif Nathani (Dunkin')

Eric Carlson presented an overview of the project.

Commissioner Combs stated that a Dunkin' Donuts and Burger King that were previously proposed on the same site were voted against. Mr. Anderson stated in 2015, Dunkin' Donuts came for preliminary approvals, received approvals, but never pursued it further. Chairperson Combs stated the Dunkin' Donuts was actually voted down. Mr. Anderson stated he will review the old file. Mr. Anderson stated the difference between the 2015 proposal and this proposal is this proposal is a drive-thru only.

Kevin Anderson presented an overview of the staff report.

Commissioner Milford asked the total number of signs on the building. Mr. Anderson stated 4 attached wall signs and 1 freestanding sign.

Commissioner Bauske asked if any sign will have an electronic video message board. Mr. Carlson stated that the signs will be standard illuminated wall signs with no video boards.

Commissioner Trieb had no questions.

Commissioner Henderson had no questions.

Commissioner Harner stated since this Dunkin' is a drive-thru only, what would happen if someone wanted to drive-thru with a bicycle. Mr. Carlson stated there is a pickup window on the left side for pedestrian and bicycle traffic.

Vice Chairman Ring asked if there was a consideration for bicycle racks. Mr. Anderson stated there is a bicycle rack on the plans.

Chairperson Combs stated she is opposed to this project. Huntington Plaza is a strip center that backs up to a residential properties, Algonquin Road is higher in elevation than the strip center. Dunkin', being 17 feet tall, will block the view from Algonquin Road to the stores in the strip center.

Chairperson Combs stated the drive aisle to the west of the proposed Dunkin' is very narrow and it is the only exit for the bank. The increased traffic that Dunkin' will cause on that drive aisle will be dangerous. Chairperson Combs stated that the increased traffic will be pushed to the front of the daycare center that is in Huntington Plaza. Chairperson Combs stated that with the queuing on Algonquin Road at the light, exiting directly on the road would be difficult.

Chairperson Combs stated that the deliveries at 4:00AM may be a disturbance for nearby residents.

Chairperson Combs asked how many employees Dunkin' are to be expected per shift. Mr. Carlson stated there will be 4 employees in the morning, and then as the peak time eases, there will be 2 full time employees. Chairperson Combs requested page 3 of the application to be corrected to show this prior to going to the Village Board.

Chairperson Combs stated the section for noise generators on page 4 of the application does not represent the two order boards which are noise generators.

Chairperson Combs stated this Dunkin' is inappropriate for the area, and there is already a bakery in the area.

Mr. Carlson stated that this Dunkin' is focused more on beverages rather than donuts. Mr. Carlson stated that they will be eliminating one thru access point on the south western side of the shopping center. Mr. Carlson noted that customers will be routed through the site and would primarily use the eastern Algonquin Road entrance.

Commissioner Milford asked if it is typical for a Dunkin' to be open until 11:00PM. Mr. Nathani stated Dunkin' is typically open 24 hours. Most of the stores close early due to COVID.

Chairperson Combs stated she would have a problem with the noise from the menu board if this site is to be open for 24 hours. Mr. Carlson stated that the noise generated from the menu board within 3 feet is 65 decibels. They have conducted noise studies on Warrenville Road/Winfield Road, similar roads to Algonquin road, and the decibel level generated by the road noise is 70 decibels. Mr. Carlson stated the menu boards are facing west and away from any residential.

Mr. Nathani stated deliveries are managed on a daily basis because the donuts are delivered, they are no longer made in house. Most of the noise from delivery trucks is when the trucks backup, and he does not see any delivery trucks backing up on this site. Mr. Nathani stated they have 11 stores in the City of Chicago in densely populated areas and there has not been a noise complaint from residents because of deliveries.

Commissioner Milford asked when the stores in the center generally close. Mr. Anderson stated the latest store open is Walgreens, which closes at 10PM.

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

Mr. Anderson stated staff has a condition of approval to add, which is the landscape plan shall be revised to correspond to the final site and engineering and plans.

Vice Chairman Ring moved, seconded by Commissioner Henderson, to close the above hearing.
Voice Vote: 7 Ayes, 3 Absent (Burnitz, Henderson, Iozzo, Wilson). Motion Carried.

MOTION #1: Vice Chairman Ring moved (seconded by Commissioner Henderson) to approve a request for a site plan amendment and granting of a plat of easement for the Huntington Plaza property located at 1600-1650 W. Algonquin Road, with the 6 recommended conditions in the staff report, one that was added relative to landscape.

Roll Call Vote:

Aye: Bauske, Harner, Henderson, Milford, Trieb, Vice Chairman Ring

Nay: Chairperson Combs

Absent: Burnitz, Iozzo, Wilson

Motion Carried.

MOTION #2: Vice Chairman Ring moved (seconded by Commissioner Henderson) to approve a request for a Master Sign Plan for Dunkin' at Huntington Plaza located at 1600-1650 W. Algonquin Road, with the recommended condition in the staff report.

Roll Call Vote:

Aye: Bauske, Harner, Henderson, Milford, Trieb, Vice Chairman Ring

Nay: Chairperson Combs

Absent: Burnitz, Iozzo, Wilson

Motion Carried.

Ms. Dose stated that this will go to the Village Board meeting on September 20, 2021.

6. STAFF REPORT

Ms. Dose stated the meetings for October are October 6 and 20. The October 6 meeting will have public hearings for the Popeye's plat and a fence variation on Amherst Lane.

7. MOTION TO ADJOURN

Vice Chairman Ring moved, seconded by Commissioner Harner, to adjourn the meeting at 8:13 p.m.

Voice Vote: 7 Ayes, 3 Absent (Burnitz, Iozzo, Wilson). Motion Carried.

Minutes prepared by Kathy Redelmann, Development Services Administrative Assistant.



Chairperson's Approval

10/4/21

Date Approved