

**PLANNING AND ZONING COMMISSION MEETING**

**VILLAGE OF HOFFMAN ESTATES**  
**COUNCIL CHAMBERS**  
**1900 HASSELL ROAD**  
**HOFFMAN ESTATES, IL 60169**  
**JULY 6, 2022**

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

**Members Present**

Chairperson Combs	Lon Harner
Vice Chairman Ring	Denise Wilson
Adam Bauske	John Wise

**Members Absent**

Tom Burnitz, Lenard Henderson, Myrene Iozzo, Minerva Milford, Nancy Trieb (All Excused).

A quorum was present.

**Administrative Personnel Present:**

Jim Donahue, Senior Planner; Kevin Anderson, Associate Planner; Daisy Dose, Assistant Planner.

**2. APPROVAL OF MINUTES**

Vice Chairman Ring moved, seconded by Commissioner Harner, to approve the June 1, 2022, meeting minutes. Voice Vote: 6 Ayes, 5 Absent (Burnitz, Henderson, Iozzo, Milford, Trieb). Motion Carried.

**3. CHAIRMAN'S REPORT**

Chairperson Combs stated the preliminary and final site plan, including a plat of easement for regional stormwater improvements at 80 W. Higgins, 2 E. Higgins, and 100 E. Higgins; the preliminary and final site plan for on-site grading at 80 W. Higgins; and text amendments for short term rentals were approved by the Village Board.

**4. OLD BUSINESS**

None.

**5. NEW BUSINESS - PUBLIC HEARING - REQUEST FOR A VARIATION FROM THE CORNER SIDE YARD FENCE SETBACK FOR THE PROPERTY AT 1990 CHIPPENDALE ROAD.**

Vice Chairman Ring moved, seconded by Commissioner Harner, to open the above hearing. Voice Vote: 6 Ayes, 5 Absent (Burnitz, Henderson, Iozzo, Milford, Trieb). Motion Carried

Chairperson Combs swore the petitioners in.

Rosalinda Felix (petitioner)

Rosalinda Felix presented an overview of the project.

Kevin Anderson presented an overview of the staff report.

Commissioner Harner had no questions.

Commissioner Wilson had no questions.

Commissioner Bauske had no questions.

Commissioner Wise had no questions.

Vice Chairman Ring had no questions.

Chairperson Combs asked Ms. Felix to explain the type of fence currently on the property and what type of fence is being proposed to replace it. Ms. Felix stated that the current fence is a 6' shadowbox fence and they plan to replace it with a 6' solid privacy fence.

Chairperson Combs asked Ms. Felix if she agrees to the conditions of approval in the staff report. Ms. Felix stated yes.

Vice Chairman Ring moved, seconded by Commissioner Bauske, to close the above hearing. Voice Vote: 6 Ayes, 5 Absent (Burnitz, Henderson, Iozzo, Milford, Trieb). Motion Carried.

MOTION: Vice Chairman Ring moved (seconded by Commissioner Harner) to approve the variation for the corner side yard fence setback for the property at 1990 Chippendale Road, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Bauske, Harner, Wilson, Wise, Vice Chairman Ring, Chairperson Combs

Nay: None

Absent: Burnitz, Henderson, Iozzo, Milford, Trieb

Motion Carried.

Mr. Anderson stated that this will go to the Village Board meeting on July 18, 2022.

**5. NEW BUSINESS - PUBLIC HEARING - (A) REQUEST FOR A PRELIMINARY AND FINAL SITE PLAN, INCLUDING A PLAT OF EASEMENT, FOR POPEYES LOCATED AT 2280 W. HIGGINS ROAD; AND (B) REQUEST FOR A MASTER SIGN PLAN FOR POPEYES LOCATED AT 2280 W. HIGGINS ROAD.**

Vice Chairman Ring moved, seconded by Commissioner Harner, to open the above hearing. Voice Vote: 6 Ayes, 5 Absent (Burnitz, Henderson, Iozzo, Milford, Trieb). Motion Carried

Jeanne Armando (MRV Architects Inc.)

Jeanne Armando presented an overview of the project.

Jim Donahue presented an overview of the project.

Commissioner Wise had no questions.

Commissioner Bauske had no questions.

Commissioner Wilson asked about the other Popeyes location by the Jewel on Roselle Road. Mr. Donahue stated that the permit is under review by the Village.

Commissioner Harner stated that the north elevation provided to them does not show a sign. The presentation provided shows a sign on the north elevation. The petitioner stated that they are proposing a sign for the north elevation. Staff stated that the correct elevation will be provided to in the Village Board packet.

Vice Chairman Ring stated relative to the motions and recommended conditions of approval, that Item #5, Page 6, states a permit from IDOT shall be submitted prior to construction commencing in the Higgins Road right-of-way. Vice Chairman Ring asked how does this apply since there is no Higgins Road right-of-way work being done. Mr. Donahue stated the public sidewalk is in the Higgins Road right-of-way, and will be connecting into the public sidewalk and, therefore, the petitioner needs a permit.

Chairperson Combs asked if there will be a bicycle rack and where will it be located. Ms. Armando stated there will be bicycle rack and will be located at the southeast corner of the building. There will be three bicycle racks.

Chairperson Combs asked the petitioner to demonstrate how an automobile will maneuver through the site. Ms. Armando demonstrated on a slide.

Chairperson Combs asked about exiting the drive-thru. Ms. Armando stated when exiting the drive-thru, you can either turn left or right.

Chairperson Combs asked about the exterior lighting. Ms. Armando stated there are 4 or 5 pole lights with LED lighting. Mr. Donahue stated staff reviewed the photometric plan earlier in the process, and lighting is one of the things that staff reviewed.

Chairperson Combs stated there appears to be a meter attached to the building. Ms. Armando stated any meters will be behind the screen wall, which is the trash enclosure. Mr. Donahue stated the Fire Department Connection (FDC) will be on the east side of the building. Chairperson Combs asked if the FDC connection will be protected from being hit by a car. Ms. Armando stated yes.

Chairperson Combs asked if the employee door will go from the building to the trash enclosure site. Ms. Armando stated there is a rear door in the back and that door is also where the deliveries will occur.

Chairperson Combs asked about the security on the employee door. Ms. Armando is not sure what type of lock will be on the door, but there will be four cameras on the exterior and multiple cameras on the interior. Chairperson Combs asked if there will be a peephole on the employee door. Ms. Armando stated there will be a small window on the door.

Chairperson Combs asked how the HVAC is screened. Ms. Armando stated the HVAC is screened by the parapet walls. Chairperson Combs asked staff if the screening will be sufficient if the apartments to the east are approved. Mr. Donahue stated that the HVAC units would be screened in compliance with the Code and

would not to be visible from adjacent properties. Buildings built taller than Popeye's would be able to look down to see the HVAC units but this is not the intent of the screening requirement.

Chairperson Combs asked the petitioner if she agrees to the conditions of approval in the staff report. Ms. Armando stated yes.

Vice Chairman Ring moved, seconded by Commissioner Harner, to close the above hearing. Voice Vote: 6 Ayes, 5 Absent (Burnitz, Henderson, Iozzo, Trieb, Milford). Motion Carried.

MOTION A: Vice Chairman Ring moved (seconded by Commissioner Harner) to approve a request for preliminary and final site plan, including a plat of easement, for Popeyes located at 2280 W. Higgins Road, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Bauske, Harner, Wilson, Wise, Vice Chairman Ring, Chairperson Combs

Nay: None

Absent: Burnitz, Henderson, Iozzo, Milford, Trieb

Motion Carried.

MOTION B: Vice Chairman Ring moved (seconded by Commissioner Harner) to approve a request for a Master Sign Plan for Popeyes located at 2280 W. Higgins Road, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Bauske, Harner, Wilson, Wise, Vice Chairman Ring, Chairperson Combs

Nay: None

Absent: Burnitz, Henderson, Iozzo, Milford, Trieb

Motion Carried.

Mr. Donahue stated that this will go to the Village Board meeting on July 18, 2022.

## **6. STAFF DISCUSSION ITEMS**

Ms. Dose stated there is no meeting on July 20.

Chairperson Combs stated this is the last meeting for Vice Chairman Ring.

## **7. MOTION TO ADJOURN**

Vice Chairman Ring moved, seconded by Commissioner Harner, to adjourn the meeting at 7:28 p.m. Voice Vote: 6 Ayes, 5 Absent (Burnitz, Henderson, Iozzo, Milford, Trieb). Motion Carried.

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

  
Chairperson's Approval

  
Date Approved