

**PLANNING AND ZONING COMMISSION MEETING**

**VILLAGE OF HOFFMAN ESTATES**  
**COUNCIL CHAMBERS**  
**1900 HASSELL ROAD**  
**HOFFMAN ESTATES, IL 60169**  
**SEPTEMBER 7, 2022**

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

**Members Present**

Chairperson Combs	Myrene Iozzo
Vice-Chair Adam Bauske	Daniel Lee
Tom Burnitz	Nancy Trieb
Lon Harner	Denise Wilson
Lenard Henderson	John Wise

**Members Absent**

Minerva Milford (Excused).

A quorum was present.

**Administrative Personnel Present:**

Jim Donahue, Senior Planner; Phil Green, Transportation & Long Range Planner; Kevin Anderson, Associate Planner; Daisy Dose, Assistant Planner.

**2. APPROVAL OF MINUTES**

Commissioner Harner moved, seconded by Commissioner Henderson, to approve the August 17, 2022, meeting minutes. Voice Vote: 10 Ayes, 1 Absent (Milford). Motion Carried.

**3. CHAIRMAN'S REPORT**

Chairperson Combs stated there is no Chairman's report.

**4. OLD BUSINESS**

None.

**5. NEW BUSINESS - PUBLIC HEARING - REQUEST FOR A SPECIAL USE TO PERMIT EXXOTIC STRAINS LLC TO OPERATE A CANNABIS DISPENSARY AT 1237 N. BARRINGTON ROAD.**

Commissioner Harner moved, seconded by Commissioner Henderson, to open the above hearing. Voice Vote: 10 Ayes, 1 Absent (Milford). Motion Carried

Chairperson Combs swore the petitioners in.

Eliza Solowiej (Legal Counsel for Exxotic Strains)  
Nicholas Mander (Exxotic Strains, LLC)  
Michael Mander (Exxotic Strains, LLC)  
Perry Mander (Exxotic Strains, LLC)

Michael Mander and Nicholas Mander presented an overview of the project.

Kevin Anderson presented an overview of the staff report.

Chairperson Combs questioned where deliveries will occur. Nicholas Manderera stated on the north side along Golf Road. Nicholas Manderera stated the entrance to the building is on Barrington Road and deliveries will be made on the north side of the building along Golf Road.

Chairperson Combs asked what the size of the delivery trucks are. Nicholas Manderera stated truck sizes range from an SUV to a sprinter van.

Michael Manderera further added there will be 25-30 employees on the staff. In order to enter into the facility, one must have a government issued ID and must be 21 years or older. There will be greeters to assist customers with their selection. It will take 5-7 minutes from the time a customer enters the building to the time they exit the building. There will be 1-2 security guards on-site.

Chairperson Combs asked how many parking spaces are on the property. Mr. Anderson stated this tenant space alone requires 25 parking spaces by Village code. Mr. Anderson further stated that the additional 1,000 square foot tenant space requires 4 parking spaces. The total parking demand on-site is 29 spaces and there is a total of 31 parking spaces on-site.

Commissioner Burnitz had no questions.

Commissioner Trieb asked if on-line orders can be picked up by someone who did not place the order. Nicholas Manderera stated there must be a matching ID to pick up the order.

Commissioner Trieb asked can customers start consuming the product in the parking lot. Nicholas Manderera stated that would be illegal according to state law and that there are security guards on site to help mitigate issues that arise.

Commissioner Trieb asked if there will be outdoor cameras. Nicholas Manderera stated yes.

Commissioner Harner had no questions.

Commissioner Henderson would prefer to have 1 security guard outside at all times.

Commissioner Henderson asked if debit cards are accepted. Nicholas Manderera stated yes.

Commissioner Wilson had no questions.

Commissioner Iozzo had no questions.

Commissioner Lee questioned why there are 15 employees are on-site at one time. Perry Manderera stated 1-2 employees will be at the front desk, 2 employees at the vault, and 6-8 employees on the floor to assist customers.

Commissioner Lee asked if it is typical to have 150 customers a day. Perry Manderera stated the State of Illinois has strict requirements on inventory and control, so there are always 2-3 employees working the vault and transitioning product to the retail side. Perry Manderera stated there are days in their other location, that there are 1,000 customers with 20 employees.

Commissioner Wise had asked why are they including an odor mitigation plan. Mr. Anderson stated the odor mitigation plan is a state requirement. Perry Manderera stated 100% of all product delivered to dispensaries in the State of Illinois is pre-packaged. The employees of the dispensaries have zero access to live product.

Vice-Chair Bauske asked if the petitioner will come back to the Commission for the Master Sign Plan approval. Mr. Anderson stated that the original site plan was approved in 2017 which included a Master Sign Plan for signage on the east side of the building, as well as the north side of the building.

Vice-Chair Bauske stated he is pleased with the security of the building. Nicholas Mandera stated there is 360-degree camera view of the entire building.

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

Commissioner Trieb asked if the security guards will be armed. Mr. Anderson stated the previous dispensary did not have armed guards. Perry Mandera stated the State of Illinois requirement is for security not to be armed and it is up to each dispensary owner whether to have armed or non-armed security. Perry Mandera stated there has been no decision on this as of yet.

Commissioner Harner moved, seconded by Commissioner Henderson, to close the above hearing. Voice Vote: 10 Ayes, 1 Absent (Milford). Motion Carried.

MOTION: Vice-Chair Bauske moved (seconded by Commissioner Wilson) to approve the special use to permit Exxotic Strains LLC to operate a cannabis dispensary at 1237 N. Barrington Road, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Burnitz, Harner, Henderson, Iozzo, Lee, Trieb, Wilson, Wise, Vice-Chair Bauske, Chairperson Combs

Nay: None

Absent: Milford

Motion Carried.

Mr. Anderson stated that this will go to the Village Board meeting on September 19, 2022.

**5. NEW BUSINESS - PUBLIC MEETING - REQUEST BY 2590 W. GOLF LLC FOR A SITE PLAN AMENDMENT FOR THE PROPERTY AT 1305 N. BARRINGTON ROAD.**

Chairperson Combs swore the petitioners in.

Ryan Dirksen (ECA Architects)  
Eric Grabowski (Heidner Properties)  
Eric Carlson (ECA Architects)

Ryan Dirksen presented an overview of the project.

Kevin Anderson presented an overview of the staff report.

Chairperson Combs requested a color rendering of the property. Mr. Anderson stated this is an existing structure and the petitioner is not making any exterior changes, other than to add a walk-in cooler on the east side of the building. What is existing would remain, with the exception of the cooler being painted to match the building.

Chairperson Combs asked about landscaping. Mr. Anderson stated the existing landscape and lighting plans are not proposed to change.

Chairperson Combs asked about asphalt signage. Mr. Anderson stated there will be directional pavement markings. Mr. Dirksen stated there will be some Dunkin' striped branding, as well as a car to indicate the drive-thru lane.

Commissioner Lee had no questions.

Commissioner Wilson asked if the Dunkin' will close on Barrington Road, south of Golf Road. Mr. Dirksen stated that is the same franchisee, so it is relocating and that Dunkin' will close.

Commissioner Henderson asked if the Dunkin' on Barrington and Higgins Roads will be staying. Mr. Dirksen stated that is not owned by the same franchisee.

Commissioner Harner had no questions.

Commissioner Trieb had no questions.

Commissioner Wise asked about the outside coolers. Mr. Dirksen stated the outside coolers will be painted to match the building.

Vice-Chair Bauske had no questions.

Chairperson Combs asked the petitioner if he approves the conditions of approval in the staff report. Mr. Dirksen stated yes.

MOTION: Vice-Chair Bauske moved (seconded by Commissioner Henderson) to approve the request by 2590 W. Golf LLC for a site plan amendment for the property at 1305 N. Barrington Road, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Burnitz, Harner, Henderson, Iozzo, Lee, Trieb, Wilson, Wise, Vice-Chair Bauske, Chairperson Combs

Nay: None

Absent: Milford

Motion Carried.

Mr. Anderson stated that this will go to the Village Board meeting on September 19, 2022.

**5. NEW BUSINESS - PUBLIC HEARING - (1) REQUEST FOR PRELIMINARY AND FINAL SITE PLAN FOR SEASONS AT HOFFMAN ESTATES LOCATED AT 1702 MOON LAKE BOULEVARD, INCLUDING A VARIATION FROM SECTION 9-5-11H.4 FOR THE REDUCED FRONT YARD SETBACK, INCLUDING SITE MODIFICATIONS TO 1699 AND 1721 MOON LAKE BOULEVARD; (2) REQUEST FOR A PRELIMINARY PLAT OF SUBDIVISION FOR SEASONS AT HOFFMAN ESTATES LOCATED AT 1701 AND 1721 MOON LAKE BOULEVARD; (3) REQUEST FOR A MASTER SIGN PLAN IN ACCORDANCE WITH SECTION 9-3-8-M-13 OF THE ZONING CODE FOR THE PROPERTY LOCATED AT 1701 AND 1721 MOON LAKE BOULEVARD.**

Commissioner Harner moved, seconded by Commissioner Henderson, to open the above hearing. Voice Vote: 10 Ayes, 1 Absent (Milford). Motion Carried

Chairperson Combs swore the petitioners in.

Tony DeRosa (Fiduciary Real Estate Development)

Eden Richards (HKM Architects)

Jared Placek (Manhard Consulting, Ltd.)

Tony DeRosa presented an overview of the project.

Eden Richards presented an overview of the architecture.

Jim Donahue presented an overview of the staff report.

Commissioner Wise asked the applicant to explain how they added parking to the overall site plan. Mr. DeRosa stated as part of the process to re-plot the entire subdivision, they have acquired additional land from the office building.

Commissioner Iozzo had no questions.

Commissioner Wilson asked about the garages. Ms. Richards stated there are 3 private garages at each end of the buildings. These garages will be individually rented to the tenants and will not be connected to any units.

Commissioner Henderson if the Village is setting a precedent if approving a 3-story apartment building with no elevator. Mr. Donahue stated the Illinois Accessibility Code (IAC) dictates where elevators are required and elevators are not required for a 3-story building. Mr. Donahue stated 4-story buildings and up require elevators per the IAC.

Mr. DeRosa stated all their first floor apartments and clubhouse are ADA accessible and compliant. A market study was done on how 3-story walkup apartment buildings do in Chicago suburban markets. The data showed these apartments have done very well.

Commissioner Harner had no questions.

Commissioner Trieb asked if the units will have fireplaces, as shown on the brochure. Mr. DeRosa stated that picture is of a clubhouse and the apartments will not have a fireplace.

Commissioner Trieb asked about sprinklers. Mr. DeRosa stated all the buildings are required to have sprinklers.

Commissioner Burnitz asked about the phasing plan for the construction of the buildings. Mr. DeRosa stated the petitioner recently submitted a sequencing plan to Code Enforcement. Mr. DeRosa stated they plan on having the northwest portion of the site beginning as soon as possible. Mr. DeRosa stated they will sequence one building at a time, but there will be multiple buildings under construction. About 10 months after the first building is started, that building will open, then another 35-50 days another building will open.

Commissioner Lee asked if the garages are included in the 1.9 parking spaces. Mr. DeRosa stated yes.

Vice-Chair Bauske stated with the change in the entrance to the site across from the fire station, will this be built during construction or will it be left open so cars can turn left into the site. Mr. Placek stated ideally it would be transitioned into a three-quarter access as soon as time allows. It may not be immediate, but will be quickly as the northwest corner will be developed first.

Vice-Chair Bauske asked if there will be a walking path around the detention pond. Mr. DeRosa stated the detention pond was built when the office building was built and not built for future capacity for future development. The detention parcel is owned by the office building and the detention pond does not suit itself for a walking path.

Chairperson Combs cautioned the petitioner that all the construction workers should be aware that they should not keep any construction trucks on Moon Lake Boulevard. That street must be clear for the ambulances and fire department vehicles. Mr. DeRosa stated that will not be a problem.

Chairperson Combs requested that the sign that is shared with the office building at Higgins Road and Moon Lake Boulevard, contain the address of the apartments. Petitioner stated that they will look into adding the address of the apartment development and office building.

Chairperson Combs asked if staff is comfortable with reviewing the design of the light poles, pool decking, retaining wall, etc. Mr. Donahue stated staff reviewed the light poles and are satisfied. The retaining walls and pool deck design will be part of the building permit review.

Chairperson Combs asked if the detention area will be fenced. Mr. DeRosa stated no. Chairperson Combs asked how deep the detention pond is. Mr. Placek stated during heavy rainfall events, the 1 in a 100 year storms it is designed for, it would be 5-6 feet, however, the pond is designed to allow water to infiltrate into the ground and outfall through the stormwater sewer system within a couple of days. Chairperson Combs is concerned about children playing around the detention pond. Mr. Pacek stated there is a substantial retaining wall adjacent to the detention basin. Mr. Donahue stated the detention pond exists now, and the Village has had no problems in the past.

Chairperson Combs states that the plans show the tallest building is 42', however the site plan addendum states that the tallest building is 52'. Ms. Richards stated the building height may be calculated differently Mr. Donahue stated this is likely dependent on how the height is measured as the code states where there is significant grade change, the mean area around the building must be considered in the total height. Chairperson Combs requested this be resolved before going to the Village Board.

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

Maggie Dowling, 2160 Seaver Lane. Ms. Dowling stated that the intersection of Moon Lake Boulevard and Higgins Road is very busy, and is concerned there is not a dedicated left turning lane from southbound Moon Lake Boulevard into the site. The petitioner and Mr. Donahue showed Ms. Dowling the site plan and explained the circulation on site as well as what is meant by the three-quarter access driveway.

Chad King, 433 Zimmer Drive, Fairborn, OH. Mr. King is with the company who owns the office building AT 1721 Moon Lake Boulevard and supports this project. Chairperson Combs asked if it would be an issue if there is parking in the office building parking lot by tenants/guests. Mr. King stated they are not concerned at this time. There are signs already posted saying no overnight parking and no illegal parking.

Commissioner Harner moved, seconded by Commissioner Henderson, to close the above hearing. Voice Vote: 10 Ayes, 1 Absent (Milford). Motion Carried.

MOTION A: Vice-Chair Bauske moved (seconded by Commissioner Henderson) to approve the preliminary and final site plan for Seasons at Hoffman Estates located at 1701 Moon Lake Boulevard, including a variation from Section 9-5-11H.4 for a reduced front yard setback, including site modifications to 1699 and 1721 Moon Lake Boulevard, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Burnitz, Harner, Iozzo, Lee, Trieb, Wilson, Wise, Vice-Chair Bauske, Chairperson Combs

Nay: Henderson\*

Absent: Milford

Motion Carried.

\*Commissioner Henderson voted Nay and noted that the reason for his vote is due to not wanting to set a precedent to approve 3-story apartment buildings with no elevators.

Ms. Dose stated that this will go to the Village Board meeting on September 19, 2022.

MOTION B: Vice-Chair Bauske moved (seconded by Commissioner Henderson) to approve the preliminary plat of subdivision for Seasons at Hoffman Estates located at 1701 and 1721 Moon Lake Boulevard, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Burnitz, Harner, Henderson, Iozzo, Lee, Trieb, Wilson, Wise, Vice-Chair Bauske, Chairperson Combs

Nay: None

Absent: Milford

Motion Carried.

Ms. Dose stated that this will go to the Village Board meeting on September 19, 2022.

MOTION C: Vice-Chair Bauske moved (seconded by Commissioner Henderson) to approve the Master Sign Plan in accordance with Section 9-3-8-M-13 of the Zoning Code for the property located at 1701 and 1721 Moon Lake Boulevard, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Burnitz, Harner, Iozzo, Lee, Trieb, Wilson, Wise, Henderson, Vice-Chair Bauske, Chairperson Combs

Nay: None

Absent: Milford

Motion Carried.

Ms. Dose stated that this will go to the Village Board meeting on September 19, 2022.

**5. NEW BUSINESS - PUBLIC HEARING - REQUEST FOR APPROVAL OF TEXT AMENDMENTS AMENDING SECTIONS 9-8-3C2(b) (C-MU PERMITTED USES) AND 9-8-3C3 (C-MU SPECIAL USES) OF THE MUNICIPAL CODE.**

Commissioner Harner moved, seconded by Commissioner Henderson, to open the above hearing. Voice Vote: 10 Ayes, 1 Absent (Milford). Motion Carried

Chairperson Combs swore the petitioner in.

Larry Woodard (Honigman LLC)

Larry Woodard presented an overview of their request.

Phil Green presented an overview of the staff report.

Commissioner Henderson asked Staff if the Village determines that they have 5 light storage facilities how can the Commission say no to a 6<sup>th</sup> facility if one is proposed? Mr. Green stated a special use permit is discretionary by law but based on standards found within the Village Code, and it is not the purview of the Commission to review the economics of market saturation. During a Special Use, the Village should be reviewing how the company provides a service that the Village requires. If the Village feels like the proposed development does not further the goals of the Village, that would be the reason to say no to the special use.

Commissioner Burnitz asked how these future tenants would be controlled at Bell Works. Mr. Woodard stated there are a number of quadrants within the building, so similar tenants can be on a side or wing of the building. Also, they are being mindful of the materials used to reinforce walls and floors so as not to disturb the existing tenants.

Commissioner Trieb had no questions.

Commissioner Harner asked if a hotel is a special use or a permitted use. Mr. Green stated a hotel would be a permitted use. Commissioner Harner asked why would a hotel be permitted at Bell Works. Mr. Green stated a hotel was approved as part of Bell Works' initial site plan. Mr. Woodard stated the tenant mix is intended to have a corporate headquarters or regional office that would bring in workers from a lot of different locations. To have a hotel within walking distance, connected to the building, or within the building is within the business plan of Bell Works.

Commissioner Henderson asked how would the Village say no to a manufacturing company that wants to be in Bell Works but, because of the type of products that they manufacture, it causes an odor. Mr. Green stated the Village code has performance standards for manufacturing uses that produce odors.

Commissioner Wilson commented there are some redundancies in the list of permitted uses. Mr. Green stated #34 has a strikethrough, so restaurants are an existing permitted use, but not including standalone drive-thru restaurants. The applicant is proposing not including standalone drive-thru restaurants, which staff believes can be looked at through the site plan process. Mr. Green stated as far as game rooms, the game room uses, definitions, etc., stem from the 1970s, which is outdated. The term indoor entertainment use would be more appropriate than a game room. The petitioner's request is not to modify any other language other than what they are proposing and a comprehensive review of the zoning code and outdated terms such as game room will be reviewed during our separate Zoning Code Update process.

Commissioner Iozzo had no questions.

Commissioner Lee had no questions.

Commissioner Wise had no questions.

Vice-Chair Bauske asked if daycare centers and animal daycares are moving to permitted uses. Mr. Green stated yes however there will be no overnight boarding.

Vice-Chair Bauske if restaurants are considered a permitted use. Mr. Green stated at Bell Works there is a restaurant being constructed internally which is already permitted.

Chairperson Combs suggested outside entrances for vet clinics, grooming, and training. Chairperson Combs also suggested an outside entrance or immediately off a doorway for a daycare center. Mr. Green stated there are state requirements for outdoor space for daycare uses.

Chairperson Combs asked about ancillary indoor trucks. Mr. Green stated from a site plan perspective, staff is less concerned about indoor storage of trucks. That would be more of a building code issue.

Commissioner Henderson asked if a firing range would be considered a permitted use under entertainment. Mr. Green stated that would not meet the intent of indoor entertainment.

Chairperson Combs recommended modifying the motion and asked staff how the commission should proceed. Mr. Green stated the Commission can modify the motion to recommend explicit modifications to the language, then the Commission would vote on the modified motion.

Commissioner Wilson asked if the modified motion allow an animal to come through the main building. Chairperson Combs stated that the modified motion should recommend that animals cannot come through the office area of the building. The animal would have to be dropped off through an outside entrance.

Commissioner Harner asked the petitioner if pets and animals can be brought into Bell Works right now. Mr. Woodard stated there are multiple dogs that roam with their owners without leashes, and there was been no problems. Mr. Woodard stated he is all for having an outside entrance for animals, but is not sure about requiring the owner to only use the outside door.

Chairperson Combs asked the Commission for their opinion on a requirement for an external door for animals and an external door for daycares or nurseries.

Commissioner Wilson stated that it should be optional that these uses have the requirement for an external door. Mr. Green stated from a staff level, it would be very difficult to administer a requirement to use an external door. Mr.



Woodard stated there would be multiple tenants moving out that a requirement for an animal to use an external door only. Mr. Green suggested there can be a requirement that the vet has an external door, but would not recommend a requirement to exclusively use that external door.

Chairperson Combs suggested to use the term recommend an external door. Mr. Green agreed.

Commissioner Harner moved, seconded by Commissioner Henderson, to close the above hearing. Voice Vote: 10 Ayes, 1 Absent (Milford). Motion Carried.

**MOTION:** Vice-Chair Bauske moved (seconded by Commissioner Henderson) to approve a text amendment amending Sections 9-8-3C2(b) (C-MU Permitted Uses) and 9-8-3C2 (C-MU Special Uses) of the Municipal Code, with amendments adding a recommendation that animal facilities have an external entrance and exit doors and a second amendment recommending that for a nursery, private school, and daycare centers to also have an external entrance and exit at the facility.

Roll Call Vote:

Aye: Burnitz, Harner, Henderson, Iozzo, Trieb, Wilson, Wise, Vice-Chair Bauske, Chairperson Combs

Nay: None

Absent: Milford

Abstain: Lee (conflict of interest for being a tenant)

Motion Carried.

Ms. Dose stated that this will go to the Village Board meeting on September 19, 2022.

## **6. STAFF DISCUSSION ITEMS**

Ms. Dose stated the next meeting is September 21, with three special uses to review an ownership change for Casey's Retail Stores and a site plan for Bell Tire.

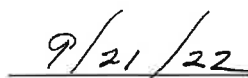
## **7. MOTION TO ADJOURN**

Commissioner Harner moved, seconded by Commissioner Henderson, to adjourn the meeting at 9:22 p.m. Voice Vote: 10 Ayes, 1 Absent (Milford). Motion Carried.

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



Chairperson's Approval



Date Approved