

PLANNING AND ZONING COMMISSION MEETING

VILLAGE OF HOFFMAN ESTATES
COUNCIL CHAMBERS
1900 HASSELL ROAD
HOFFMAN ESTATES, IL 60169
SEPTEMBER 21, 2022

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

Members Present

Chairperson Combs	Daniel Lee (arrived 7:02PM)
Vice-Chair Adam Bauske	Minerva Milford
Tom Burnitz	Nancy Trieb
Lon Harner	Denise Wilson
Lenard Henderson	John Wise
Myrene Iozzo	

Members Absent

None.

A quorum was present.

Administrative Personnel Present:

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

2. APPROVAL OF MINUTES

Commissioner Harner moved, seconded by Commissioner Henderson, to approve the September 7, 2022, meeting minutes. Chairperson Combs stated there were a couple of minor corrections on the minutes. Ms. Dose stated the minor corrections were typos. Voice Vote: 10 Ayes, 1 Abstain (Milford). Motion Carried.

3. CHAIRMAN'S REPORT

Chairperson Combs stated the special use to Exxotic Strains for a cannabis dispensary, site plan amendment for Dunkin' at 1305 Barrington Road, preliminary and final plan for Seasons at 1701 Moon Lake Boulevard, preliminary plat of subdivision for Seasons at 1701 and 1721 Moon Lake Boulevard, Master Sign Plan for Seasons at 1701 and 1721 Moon Lake Boulevard were approved. The text amendments amending Section 9-8-3-C was approved, but the exterior door provisions that were added by the Commission were eliminated.

4. OLD BUSINESS

None.

5. NEW BUSINESS - PUBLIC HEARING - REQUEST FOR A SPECIAL USE TO CASEY'S RETAIL COMPANY TO PERMIT THE CONTINUED OPERATION OF AN AUTOMOBILE SERVICE STATION AT 615 W. HIGGINS ROAD.

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

Chairperson Combs swore the petitioner in.

Rich McMahon (Casey's Retail Company)

Rich McMahon presented an overview of the project.

Kevin Anderson presented an overview of the staff report.

Commissioner Lee had no questions.

Commissioner Wise had no questions.

Commissioner Milford had no questions.

Commissioner Iozzo had no questions.

Commissioner Wilson had no questions.

Commissioner Henderson had no questions.

Commissioner Harner had no questions.

Commissioner Trieb asked if there will be any changes to the facility in the future. Mr. McMahon stated yes. They are in the process of applying for a site plan amendment for all three locations to demolish the existing structure and replace it with a new structure as well as making other necessary site plan changes. Mr. Anderson stated that village staff had already started reviewing the proposed site plans.

Commissioner Burnitz had no questions.

Vice-Chair Bauske had no questions.

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

Commissioner Harner moved, seconded by Commissioner Henderson, to close the above hearing. Voice Vote: 11 Ayes. Motion Carried.

MOTION: Vice-Chair Bauske moved (seconded by Commissioner Henderson) to approve the special use to Casey's Retail Company to permit the continued operation of an automobile service station at 615 W. Higgins Road, with the recommended conditions in the staff report.

Roll Call Vote:

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

Nay: None

Absent: None

Motion Carried.

Ms. Dose stated that this will go to the Village Board meeting on October 3, 2022.

5. NEW BUSINESS - PUBLIC HEARING - REQUEST FOR A SPECIAL USE TO CASEY'S RETAIL COMPANY TO PERMIT THE CONTINUED OPERATION OF AN AUTOMOBILE SERVICE STATION AT 1 W. GOLF ROAD.

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

Chairperson Combs swore the petitioner in.

Rich McMahon presented an overview of the project.

Kevin Anderson presented an overview of the staff report.

Commissioner Burnitz had no questions.

Commissioner Trieb had no questions.

Commissioner Harner had no questions.

Commissioner Henderson had no questions.

Commissioner Wilson had no questions.

Commissioner Iozzo had no questions.

Commissioner Milford had no questions.

Commissioner Wise had no questions.

Commissioner Lee had no questions.

Vice-Chair Bauske had no questions.

Chairperson Combs had no questions.

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

Commissioner Harner moved, seconded by Commissioner Henderson, to close the above hearing. Voice Vote: 11 Ayes. Motion Carried.

MOTION: Vice-Chair Bauske moved (seconded by Commissioner Henderson) to approve the request for a special use to Casey's Retail Company to permit the continued operation of an automobile service station at 1 W. Golf Road, with the recommended conditions in the staff report.

Roll Call Vote:

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

Nay: None

Absent: None

Motion Carried.

Ms. Dose stated that this will go to the Village Board meeting on October 3, 2022.

5. NEW BUSINESS - PUBLIC HEARING - REQUEST FOR A SPECIAL USE TO CASEY'S RETAIL COMPANY TO PERMIT THE CONTINUED OPERATION OF AN AUTOMOBILE SERVICE STATION AT 1700 W. ALGONQUIN ROAD.

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

Rich McMahon presented an overview of the project.

Kevin Anderson presented an overview of the staff report.

Chairperson Combs asked how long it will take to construct the new building. Mr. McMahon stated that they are anticipating receiving approvals in Spring and from there it will take approximately 120 days.

Commissioner Wilson had no questions.

Commissioner Iozzo had no questions.

Commissioner Milford had no questions.

Commissioner Wise had no questions.

Commissioner Lee had no questions.

Commissioner Burnitz had no questions.

Commissioner Trieb had no questions.

Commissioner Harner had no questions.

Commissioner Henderson had no questions.

Vice-Chair Bauske had no questions.

Chairperson Combs had no questions.

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

Commissioner Harner moved, seconded by Commissioner Henderson, to close the above hearing. Voice Vote: 11 Ayes. Motion Carried.

MOTION: Vice-Chair Bauske moved (seconded by Commissioner Henderson) to approve the special use to Casey's Retail Company to permit the continued operation of an automobile service station at 1700 W. Algonquin Road, with the recommended conditions in the staff report.

Roll Call Vote:

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

Nay: None

Absent: None

Motion Carried.

Ms. Dose stated that this will go to the Village Board meeting on October 3, 2022.

5. NEW BUSINESS - PUBLIC HEARING - (1) REQUEST FOR A SPECIAL USE AND PRELIMINARY AND FINAL SITE PLAN FOR BELLE TIRE, INCLUDING A VARIATION FROM SECTION 9-3-8-L TO ALLOW A 60' FLAGPOLE AND 20' X 30' AMERICAN FLAG, LOCATED AT 4801 HOFFMAN BOULEVARD; AND (2) REQUEST FOR A PRELIMINARY AND FINAL PLAT OF SUBDIVISION FOR BELLE TIRE LOCATED AT 4801 HOFFMAN BOULEVARD.

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

Chairperson Combs swore the petitioner in.

Chris Enright (Enright Architects)

Chris Enright presented an overview of the project.

Jim Donahue presented an overview of the staff report.

Commissioner Henderson asked why the American flag needs to be so large. Mr. Enright stated the flagpole and size of the American flag is standard to what Belle Tire uses at approximately 95% of their buildings. It is part of their branding.

Commissioner Henderson asked if this facility is similar in size to other locations. Mr. Enright stated yes.

Commissioner Harner asked where the flag pole will be located on the site. Mr. Enright stated at the northeast corner of the site. Commissioner Harner asked if the northeast corner of the site a requirement for the flag. Mr. Enright stated the location of the flag is not a requirement and can be moved to another location on the site.

Commissioner Harner suggested installing the flag towards the rear of the site where you can see the flag from the Tollway. Mr. Enright stated they have no objection to moving the flagpole and flag to the rear of the site.

Commissioner Trieb had no questions.

Commissioner Burnitz had no questions.

Commissioner Lee commented he agreed with Commissioner Harner to have the flag installed on the south side of the site.

Commissioner Wise asked if there will be light on the flagpole. Mr. Enright stated yes.

Commissioner Milford asked about the lighting on the outside of the building. Mr. Enright stated the lighting on the site consists of pole lights with LED fixtures and meet the photometric standards of the Village Ordinance. On the building, there are some sconce lights and glow lights that are used to illuminate the exterior facade of the building.

Commissioner Iozzo had no questions.

Commissioner Wilson had no questions and has no issues with where the flag is located on the proposed plan.

Vice-Chair Bauske asked if the American Flag is the only flag that will be permitted to be the requested size. Mr. Donahue states that their request is specific to an American Flag and if they wanted to install a different flag they would either have to meet code or return for further relief.

Chairperson Combs stated that page 2 of the site plan addendum states anticipated number of employees to be 20 but then states that there are a total of 10 per one shift. Mr. Enright stated that Belle Tire has between 20 – 30 employees at one location that are not all working the same shift. At any time during the day, there might be between 10-15 employees of those 20-25 employees.

Chairperson Combs asked the Commission if they object to the size of the flag or would like the location of the flag changed.

Commissioner Burnitz agrees with what is proposed.

Commissioner Trieb agrees with what is proposed but is open to moving the flag towards the Tollway.

Commissioner Harner stated the flag would be better served towards the Tollway.

Commissioner Henderson stated the flag would be better served towards the Tollway.

Vice-Chair Bauske agrees with what is proposed.

Commissioner Wilson agrees with what is proposed.

Commissioner Iozzo agrees with what is proposed.

Commissioner Milford agrees with what is proposed but is open to moving the flag towards the Tollway.

Commissioner Wise agrees with what is proposed.

Commissioner Lee stated the flag would be better served towards the Tollway.

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

Commissioner Harner moved, seconded by Commissioner Henderson, to close the above hearing. Voice Vote: 11 Ayes. Motion Carried.

MOTION A: Vice-Chair Bauske moved (seconded by Commissioner Henderson) to approve a special use and preliminary and final site plan for Belle Tire, including a variation from Section 9-3-8-L to allow a 60' flagpole and 20' x 30' American flag located at 4801 Hoffman Boulevard, with the recommended conditions in the staff report.

Roll Call Vote:

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

Nay: None

Absent: None

Motion Carried.

*Chairperson Combs requested that the Findings note that that a number of commissioners were interested in seeing the flag relocated to be more visible from the tollway.

MOTION B: Vice-Chair Bauske moved (seconded by Commissioner Harner) to approve a preliminary and final plat of subdivision for Belle Tire located at 4801 Hoffman Boulevard.

Roll Call Vote:

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

Nay: None

Absent: None

Motion Carried.

Ms. Dose stated that this will go to the Village Board meeting on October 3, 2022.

6. STAFF DISCUSSION ITEMS

Ms. Dose stated the meetings in October, on the 5th and 19th, will most likely consist of residential variations.

7. MOTION TO ADJOURN

Commissioner Harner moved, seconded by Commissioner Henderson, to adjourn the meeting at 7:43 p.m. Voice Vote: 11 Ayes. Motion Carried.

Minutes prepared by Kathy Redelmann, Development Services Administrative Assistant.



Chairperson's Approval



Date Approved