

PLANNING AND ZONING COMMISSION MEETING

VILLAGE OF HOFFMAN ESTATES
COUNCIL CHAMBERS
1900 HASSELL ROAD
HOFFMAN ESTATES, IL 60169
APRIL 5, 2023

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

Members Present

Vice-Chairperson Adam Bauske
Tom Burnitz
Lon Harner
Lenard Henderson

Patrick Kinnane
Daniel Lee
Minerva Milford
Nancy Trieb

Members Absent

Denise Wilson, John Wise, Chairperson Combs (all excused).

A quorum was present.

Administrative Personnel Present:

Kevin Anderson, Associate Planner; Daisy Dose, Assistant Planner.

2. APPROVAL OF MINUTES

Commissioner Henderson moved, seconded by Commissioner Trieb, to approve the March 15, 2023, meeting minutes. Voice Vote: 8 Ayes, 3 Absent (Wilson, Wise, Chairperson Combs). Motion Carried.

3. CHAIRMAN'S REPORT

Vice-Chairperson Bauske stated the special use to Dream Clean Operating Company, LLC at 105 E. Golf Road, the preliminary and final plat of resubdivision of Lot 5C3B in Sears Business Park - Culver's Subdivision at 4635 Hoffman Boulevard, the preliminary and final site plan approval for off-site utility extensions include plat of easement for future Plum Farms development, were approved by the Village Board.

The text amendment for the temporary planned development process and special use standards will be heard at the Village Board meeting on April 17, 2023.

4. OLD BUSINESS

None.

5. NEW BUSINESS - PUBLIC HEARING - REQUEST FOR A SPECIAL USE TO DRAGON HONGDA LLC TO PERMIT A MASSAGE ESTABLISHMENT FOR THE PROPERTY LOCATED AT 3041 N. BARRINGTON ROAD.

Commissioner Harner moved, seconded by Commissioner Henderson, to open the above hearing. Voice Vote: 8 Ayes, 3 Absent (Wilson, Wise, Chairperson Combs). Motion Carried

Vice-Chairperson Bauske swore the petitioners in.

Keith Fu (Dragon Hongda LLC) - interpreter
Zhegong Liu (Dragon Hongda LLC)

Keith Fu presented an overview of the project.

Daisy Dose presented an overview of the staff report.

Commissioner Kinnane had no questions.

Commissioner Lee had no questions.

Commissioner Milford had no questions.

Commissioner Burnitz had no questions.

Commissioner Harner had no questions.

Commissioner Trieb had no questions.

Commissioner Henderson asked if the petitioner agrees to the conditions of approval in the staff report. Mr. Fu stated yes.

Vice-Chairperson Bauske had no questions.

Vice-Chairperson Bauske asked if there were any members of the audience that would like to make public comment. There were no members of the audience present.

Commissioner Harner moved, seconded by Commissioner Henderson, to close the above hearing. Voice Vote: 8 Ayes, 3 Absent (Chairperson Combs, Wilson, Wise). Motion Carried.

MOTION: Commissioner Henderson moved (seconded by Commissioner Harner) to approve a request for a special use to Dragon Hongda LLC to permit a massage establishment for the property located at 3041 N. Barrington Road, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Burnitz, Harner, Henderson, Kinnane, Lee, Milford, Trieb, Vice Chairperson Bauske

Nay: None

Absent: Wilson, Wise, Chairperson Combs

Motion Carried.

Ms. Dose stated that this will go to the Village Board meeting on April 17, 2023.

5. NEW BUSINESS - PUBLIC HEARING - A) REQUEST FOR PRELIMINARY AND FINAL SITE PLAN APPROVAL TO PERMIT A STARBUCKS RESTAURANT FOR THE PROPERTY AT 2925 N. BARRINGTON ROAD; B) MASTER SIGN PLAN APPROVAL FOR THE PROPERTY AT 2925 N. BARRINGTON ROAD.

Commissioner Harner moved, seconded by Commissioner Trieb, to open the above hearing. Voice Vote: 8 Ayes, 3 Absent (Wilson, Wise, Chairperson Combs). Motion Carried

Vice-Chairperson Bauske swore the petitioner in.

Travis Cysewski (Kimley-Horn & Associates)

Travis Cysewski presented an overview of the project.

Kevin Anderson presented an overview of the staff report

Commissioner Burnitz asked if the pass-thru lane will be blocked off or will it be a second drive-thru lane. Mr. Cysewski stated that Starbucks is exploring the possibility of implementing 2 drive-thru lanes but it will be implemented on a site-by-site basis. Mr. Cysewski stated that they are proposing this as an emergency bypass lane.

Commissioner Burnitz asked if the extra lane will be marked as an emergency lane. Mr. Cysewski stated the extra lane will be delineated with striping between the two lanes. There is no sign specifically for an emergency bypass.

Commissioner Burnitz asked if there will be a trash enclosure. Mr. Cysewski stated the trash enclosure is located just off the first drive aisle off the southeast portion of the building.

Commissioner Burnitz does not have an issue with the additional sign on the east side of the building.

Commissioner Harner asked why there are 3 menu boards. Mr. Cysewski stated the first menu board will be a pre-menu board with a minimal description of the full menu. The second menu board is the order post that has a speaker and a screen that describes the order. The third menu board is the full menu board.

Commissioner Harner asked staff why building materials were not presented by the petitioner. Mr. Anderson stated the petitioner was asked to bring material boards and staff was advised that they did not have the opportunity to collect the physical materials. The petitioner did present to staff pictures of the materials and included a swatch of the materials they plan to use on the building.

Commissioner Trieb asked about the signs that were not acceptable to Village Code. Mr. Anderson stated there are 4 total signs which exceed what Village code allows - two attached signs and two menu board signs. Due to them exceeding allowances, they are requesting a Master Sign Plan. Commissioner Trieb asked if the Commission will be voting on the entire package, including the signs, or without the signs that do not meet Village code. Mr. Anderson stated the Commission has the option to approve the site plan and reject the Master Sign Plan.

Commissioner Kinnane asked if the Starbucks at Barrington and Hassell Roads is affiliated with this Starbucks or is it separate franchisees. Mr. Cysewski stated the two Starbucks are different owners.

Commissioner Lee stated the three menu boards is a good idea so customers can start looking at the menu so that they spend less time when they do order.

Commissioner Milford asked what are the hours of operation. Mr. Cysewski stated 6:00AM to 10:00PM.

Commissioner Henderson asked the petitioner if he agrees to the conditions of approval in the staff report. Mr. Cysewski stated yes.

Mr. Anderson stated there are 8 conditions for the site plan, and 1 condition for the Master Sign Plan. In addition to the 8 conditions for the site plan, staff added 3 conditions:

1. The FDC shall be relocated. A new hydrant is required to be installed.
2. A new easement is required to be granted for the hydrant.
3. An electric vehicle charging station is required, per code.

Vice-Chairperson Bauske asked if Starbucks will provide only one EVC or will they be providing multiple. Mr. Cysewski stated there will be one EVC.

Vice-Chairperson Bauske asked if the green space is being used as detention. Mr. Cysewski stated the retention facility is a great way for stormwater quality to get treated so the stormwater runoff will be collected and that retention facility and seep through into the perforated underdrain before getting into the detention pond downstream.

Vice-Chairperson Bauske asked if there will be landscaping on the south plot of land. Mr. Cysewski stated yes, there will be plantings within the bed.

Vice-Chairperson Bauske asked if there were any members of the audience that would like to make public comment. There were no members of the audience present.

Commissioner Harner moved, seconded by Commissioner Henderson, to close the above hearing. Voice Vote: 8 Ayes, 3 Absent (Chairperson Combs, Wilson, Wise). Motion Carried.

MOTION A: Commissioner Henderson moved (seconded by Commissioner Harner) to approve a request for a preliminary and final site plan approval to permit a Starbucks restaurant for the property at 2925 N. Barrington Road, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Burnitz, Harner, Henderson, Kinnane, Lee, Milford, Trieb, Vice Chairperson Bauske

Nay: None

Absent: Wilson, Wise, Chairperson Combs

Motion Carried.

MOTION B: Commissioner Henderson moved (seconded by Commissioner Harner) to approve a request for Master Sign Plan approval for the property at 2925 N. Barrington Road, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Burnitz, Harner, Henderson, Kinnane, Lee, Milford, Vice Chairperson Bauske

Nay: Trieb

Absent: Wilson, Wise, Chairperson Combs

Motion Carried.

Ms. Dose stated that this will go to the Village Board meeting on April 17, 2023.

6. STAFF DISCUSSION ITEMS

Ms. Dose stated that next meeting is April 19, with a site plan review for a building addition at Sensient Flavors.

7. PUBLIC COMMENT

Vice-Chairperson Bauske asked if there were any members of the audience that would like to make public comment. There were no members of the audience present.

9. MOTION TO ADJOURN

Commissioner Harner moved, seconded by Commissioner Henderson, to adjourn the meeting at 7:43 p.m. Voice Vote: 8 Ayes, 3 Absent (Wilson, Wise, Chairperson Combs). Motion Carried.

Minutes prepared by Kathy Redelmann, Development Services Administrative Assistant.



Vice Chairperson's Approval

5/17/23

Date Approved