

PLANNING AND ZONING COMMISSION MEETING

VILLAGE OF HOFFMAN ESTATES
COUNCIL CHAMBERS
1900 HASSELL ROAD
HOFFMAN ESTATES, IL 60169
AUGUST 16, 2023

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

Members Present

Chairperson Eva Combs	Daniel Lee
Vice Chairperson Adam Bauske	Nancy Trieb
Tom Burnitz	Denise Wilson
Lon Harner	John Wise
Lenard Henderson	

Members Absent

Minerva Milford (excused).

A quorum was present.

Administrative Personnel Present:

James Donahue, Senior Planner; Daisy Dose, Assistant Planner.

2. APPROVAL OF MINUTES

Commissioner Harner moved, seconded by Commissioner Henderson, to approve the August 2, 2023, special meeting minutes. Voice Vote: 8 Ayes, 1 Abstain (Henderson), 1 Absent (Milford). Motion Carried.

Commissioner Harner moved, seconded by Commissioner Henderson, to approve the August 2, 2023, regular meeting minutes. Voice Vote: 8 Ayes, 1 Abstain (Henderson), 1 Absent (Milford). Motion Carried.

3. CHAIRMAN'S REPORT

Chairperson Combs reported the ordinance for preliminary and final plat of resubdivision of Conor-Sears Business Park Subdivision located at 4619 Hoffman Boulevard; the preliminary and final site plan and preliminary and final plat of subdivision for an Advocate Outpatient Center located at 4847 Hoffman Boulevard; the ordinance for a master sign plan in accordance with Section 9-3-8-M-13 of the Zoning Code for the property located at 4847 Hoffman Boulevard; the ordinance for site plan amendment and special use to 24th Regiment – Latino Veterans's Unit LLC (dba LOVA) to permit a cannabis dispensary at 1795 N Barrington Road; the ordinance for variation to permit a fence setback for the property located at 630 Yardley Lane; and the ordinance for a preliminary and final plat of resubdivision of Illinois State Toll Highway Authority M-5 Facility located at 557 W. Central Road, were all approved by the Village Board.

4. OLD BUSINESS

None.

5. NEW BUSINESS - PUBLIC HEARING – (1) REQUEST FOR PRELIMINARY AND FINAL SITE PLAN FOR A BELLE TIRE LOCATED AT 1165 W. HIGGINS ROAD ; AND (2) REQUEST FOR A MASTER SIGN PLAN FOR A BELLE TIRE LOCATED AT 1165 W. HIGGINS ROAD.

Commissioner Harner moved, seconded by Commissioner Henderson, to open the above hearing. Voice Vote: 9 Ayes, 1 Absent (Milford). Motion Carried.

Chairperson Combs swore the petitioner in.

Shannon Green (Enright Architects)

Shannon Green presented an overview of the project.

James Donahue presented an overview of the staff report.

Commissioner Lee had no questions.

Commissioner Wise asked if pneumatic tools are utilized. Ms. Green stated electric tools are used to minimize noise.

Commissioner Wilson had no questions.

Commissioner Harner asked staff questions about the logistics of the entrance and exit for BMO customers during the construction of Belle Tire. Mr. Donahue confirmed that customers coming from the west would enter the bank at the Higgins Road entrance, and that those coming from the east would need to turn onto Gannon Drive, then turn westbound at Golf Road and proceed to the next side street in order to turn northbound and return to eastbound Higgins Road. Mr. Donahue also confirmed that exiting the site would occur via the south access road onto Gannon Drive.

Commissioner Harner asked the petitioner if they are aware that BMO customers will be utilizing Belle Tire's road as a means to get customers from the back of the bank to the front. Ms. Green stated they are aware of this and the legal teams at both Belle Tire and BMO have discussed this.

Commissioner Trieb had no questions.

Commissioner Burnitz had no questions.

Commissioner Henderson asked if any of the signs will be electronic (moving or saying things). Ms. Green stated there is nothing moving.

Vice Chairperson Bauske asked staff questions about the landscaping restoration. Mr. Donahue stated it exceeds the Code requirements.

Vice Chairperson Bauske asked the petitioner if the reason for the minimal greenery on the front side is due to visibility. Ms. Green stated yes, particularly on the front the landscaping is minimal so customers can see where the entrance is located as they drive past.

Vice Chairperson Bauske asked the petitioner if she agrees with the conditions of approval in the staff report. Ms. Green stated yes.

Chairperson Combs asked staff about the lack of conditions requiring a cross access easement so it could be recorded. Mr. Donahue stated this is already in place from when the original subdivision of the property occurred, so this is already in place on the Plat.

Chairperson Combs asked staff why Belle Tire does not have to sign off that they agree to this information since they were not party to the original subdivision of the property. Mr. Donahue stated that by purchasing the property they are held to this since the Plat lives on in perpetuity.

Chairperson Combs asked staff about a condition to keep the doors closed while working on vehicles for noise attenuation since this is near a neighborhood. Mr. Donahue stated this was not a condition of the previous location, and the use of electric tools, instead of pneumatic tools, will help to reduce the amount of noise coming out.

Chairperson Combs asked the Commissioners if anyone had any wishes with relation to the doors.

Commissioner Harner commented at the western Belle Tire site the doors are closed when they are working. Ms. Green stated that if it is a hot day, they do not close the doors because there is no air conditioning in the repair areas, however, the doors are usually closed; and specifically, the bay doors are facing the east side Gannon Drive, in order to prevent noise traveling west to the residential area. Ms. Green also stated sound studies they have performed on other sites have provided information that there will be little to no sound attenuation any greater than sounds one would hear from Higgins Road on the west, since the doors face the east.

Chairperson Combs asked staff about the sidewalk situation along Higgins Road during construction, and would it impact the students going to the high school. Mr. Donahue stated the sidewalks are already in place and are not being impacted by the construction, with the exception of a tie-in sidewalk stub to the Higgins Road sidewalk, and the students would not be impacted.

Chairperson Combs stated she has strong concerns about the height of the flagpole due to the flags size and proximity to the residential area since flags are noisy, and she is very opposed to this.

Chairperson Combs asked the Commissioners if anyone had any feelings about the flagpole subject. Commissioner Wilson was not opposed to the flagpole. Commissioner Wise was not opposed to the flagpole and has seen the flagpole at the other location in town stating it does not look nearly as big in person. Ms. Green stated this is a trademark feature for Belle Tire and is very important business standard to them. Chairperson Combs stated she understood, however she does wish to be sympathetic to the residents in the area due to the number of industrial buildings around this neighborhood.

Commissioner Lee asked if the flagpole was not allowed, are there were any alternative flag options Belle Tire would have or has this not been thought about. Ms. Green stated she would have to discuss this with Belle Tire, but that other options have been available at other sites when necessary. Ms. Green believed possibly Elgin may have had a different design.

Commissioner Harner asked where the flagpole is located on the lot. Ms. Green stated it is located in the northwest corner of the site. Commissioner Harner pointed out this is closer to the residential area and that if the pole was located elsewhere on the site, it would located closer to car lots.

Chairperson Combs asked if there were any members of the audience that would like to comment on the request. There was no public comment.

Commissioner Harner moved, seconded by Commissioner Henderson, to close the above hearing. Voice Vote: 9 Ayes, 1 Absent (Milford). Motion Carried.

MOTION #1: Vice Chairperson Bauske (seconded by Commissioner Harner) to approve request for preliminary and final site plan for a Belle Tire located at 1165 W. Higgins Road, with the recommended conditions in the staff report.

Roll Call Vote:

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

Nay: None

Absent: Milford

Motion Carried.

MOTION #2: Vice Chairperson Bauske (seconded by Commissioner Harner) to approve request for a master sign plan for a Belle Tire located at 1165 W. Higgins Road, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Burnitz, Harner, Henderson, Lee, Trieb, Wilson, Wise, Vice Chairperson Bauske

Nay: Chairperson Combs

Absent: Milford

Motion Carried.

Chairperson Combs stated her vote was due to the height of the flag pole and size of the flag.

Ms. Dose stated that this will go to the Village Board meeting on August 21, 2023 at 7:00 p.m.

6. STAFF DISCUSSION ITEMS

Ms. Dose stated the next meeting will be September 6 at 6:00 p.m. which will include a master sign request and training on the Building Codes from the Director of Building and Code Enforcement and the Building Official.

7. PUBLIC COMMENT

None.

8. MOTION TO ADJOURN

Commissioner Harner moved, seconded by Commissioner Henderson, to adjourn the meeting at 7:24 p.m. Voice Vote: 9 Ayes, 1 Absent (Milford). Motion Carried.

Minutes prepared by Marquelle Cnota, Administrative Assistant.

Chairperson's Approval

Date Approved