

PLANNING AND ZONING COMMISSION MEETING

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

MINUTES – AUGUST 15, 2012

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

Members Present

Chairperson Combs	Myrene Iozzo
Vice- Chairman Gaeta	Steve Caramelli
Steve Wehofer	Gaurav Patel
Lenard Henderson	Tom Krettlter (7:01 p.m.)

Members Absent

Commissioners Boomgarden, Hehn and Wilson (All Excused).

A quorum was present.

Administrative Personnel Present:

Jim Donahue, Senior Planner, and Josh Edwards, Assistant Planner

2. APPROVAL OF MINUTES:

Vice-Chairman Gaeta moved, seconded by Commissioner Iozzo, to approve the July 18, 2012 meeting minutes. Voice Vote: 7 Ayes, 4 Absent (Boomgarden, Hehn, Krettlter, Wilson), *Motion Carried*

3. CHAIRMAN'S REPORT

Chairperson Combs reported that the Village Board approved requests for 325 Westview Street, 1250-64 Freeman Road, 2353 Hassell Road, and the Amusement Devices Text Amendment.

4. NEW BUSINESS – PUBLIC HEARING – 1485 PALATINE ROAD – MASTER SIGN PLAN AMENDMENT

Request of Jewel/Osco to consider a master sign plan amendment under the Zoning Code on the property located at 1485 Palatine Road.

Vice-Chairman Gaeta moved, seconded by Commissioner Caramelli, to open the public hearing for a master sign plan amendment at 1485 Palatine Road. Voice Vote: 8 Ayes, 3 Absent (Boomgarden, Hehn, Wilson). *Motion Carried*

Jan Fiola, Senior Real Estate Manager with Caribou Coffee, and Kimberly Russell with Signs of Distinction, Inc. were sworn in by the Chairperson. Ms. Fiola stated that Caribou is partnering with Jewel by installing coffee kiosks at three locations in the Chicago area starting with Barrington that recently opened, and Countryside and Hoffman Estates. The kiosk will be about 163 square feet and they are looking for approval of a sign on the Jewel building. The sign is very nicely defined and meets the architectural look of the exterior of the building. Jewel is also requesting an amendment to their sign criteria that would allow for an additional sign in the future. The sign is a 37.3 square foot internally lit sign.

Ms. Russell advised that the sign is LED illuminated individually flush mounted channel letters. The logo will be on the top and then Caribou and then Coffee below it. The copy is white, the logo is a custom blue and the brown for Caribou is a custom brown color.

Mr. Donahue gave a brief history of the master sign plan for this property. In addition to the Caribou sign, the revised master sign plan would allow for two more smaller signs should the need arise in the future. An approved sign for a health care clinic is included in the master sign plan and although it has not yet been installed Jewel is required to keep as part of an agreement with Alexian Brothers.

Commissioner Questions

A Commissioner questioned how birds are kept out of the sign; the petitioner responded that the letters are flush mount so they would only be able to build a nest in the letters A & O. Regular maintenance of the signs would include the removal of the nests.

A Commissioner confirmed there would be no drive up.

The Vice-Chairman asked for clarification about the illumination; the petitioner explained that the LEDs are on the back of the sign illuminating out through the faces. He asked what time the sign will go off in the evening and she responded when the Jewel closes. He questioned whether they are open until the store closes and she responded no, they are open until 7:00 p.m.

Chairperson Combs noted that there were no audience members.

Vice-Chairman Gaeta moved, seconded by Commissioner Caramelli, to close the public hearing. Voice Vote: 8 Ayes, 3 Absent (Boomgarden, Hehn, Wilson). *Motion Carried*

MOTION: Vice-Chairman Gaeta moved (seconded by Commissioner Krettler) to approve a request by Jewel Osco/Supervalu (owner) for a Jewel Property (1485 Palatine Road) Amended Master Sign Plan dated August 15, 2012 in accordance with Section 9-3-8-M-12 of the Zoning Code.

Roll Call Vote:

Aye: Caramelli, Henderson, Iozzo, Krettler, Patel, Wehofer, Gaeta, Combs

Nay: None

Absent: Boomgarden, Hehn, Wilson

Motion Carried

The Chairperson advised the petitioner that the Planning and Zoning Commission is a recommending body and that the final decision will be made by the Trustees on September 10th at 7:00 p.m.

5. NEW BUSINESS – PUBLIC HEARING – 5333 PRAIRIE STONE PARKWAY – SEARS CENTRE ARENA – MASTER SIGN PLAN AMENDMENT

Request of the Village of Hoffman Estates d/b/a Sears Center Arena to consider a master sign plan amendment under the Zoning Code on the property located at 5333 Prairie Stone Parkway.

Vice-Chairman Gaeta moved, seconded by Commissioner Krettler, to open the public hearing for a master sign plan amendment at 5333 Prairie Stone Parkway. Voice Vote: 8 Ayes, 3 Absent (Boomgarden, Hehn, Wilson). *Motion Carried*

Mr. Edwards noted that the original sign plan was approved in 2006 prior to the Village owning the arena. Since the Village has taken over ownership, the management company has learned more about the signage that is needed for an arena. These amendments build in flexibility to allow more signage during and leading up to events to promote the concerts and sporting events. Some graphics have been included to show what type of sponsor signage might be possible on the building. No specific proposals for new signage have been made; this amendment mostly allows for the possibility of new signs in the future. Now that the Village is the owner of the arena the Village Board has the authority over what signs are approved.

Mr. Edwards added that the Tollway Authority contacted the Village after receiving notice of the hearing and requested that a stipulation be added that the freestanding sign near the tollway comply with the State Regulations.

Commissioner Questions

A Commissioner questioned whether the arena is still named the Sears Centre and Mr. Edwards responded that there is still a contract with Sears for the naming rights for the arena.

The Chairperson questioned what would happen if the Village no longer owned the building; would the same amendments apply, would there still be enough safeguards built in to protect the Village? Mr. Edwards responded that should the Village sell the arena this plan would have to be amended as part of the new owner taking over the property. She commented that the tollway sign is very bright and distracting at night; it almost blinds you for a short period of time. She added that if there is a way it could be turned down a bit it would be lovely. Mr. Edwards stated that he will pass that on to Global Spectrum.

Chairperson Combs opened the hearing to audience comments and there were none. The hearing was closed to audience comments.

Vice-Chairman Gaeta moved, seconded by Commissioner Caramelli, to close the public hearing. Voice Vote: 8 Ayes, 3 Absent (Boomgarden, Hehn, Wilson). *Motion Carried*

MOTION: Vice-Chairman Gaeta moved (seconded by Commissioner Krettlar) to approve a request by the Village of Hoffman Estates d/b/a Sears Centre Arena (Owner) for a Master Sign Plan Amendment in accordance with Section 9-3-8-M-12 of the Zoning Code for the property at 5333 Prairie Stone Parkway based on the "Sears Centre Arena Master Sign Plan" (amended August 15, 2012).

Roll Call Vote:

Aye: Caramelli, Henderson, Iozzo, Krettlar, Patel, Wehofer, Gaeta, Combs

Nay: None

Absent: Boomgarden, Hehn, Wilson

Motion Carried

6. STAFF REPORT

Mr. Edwards advised that the next meeting will be September 5th.

7. MOTION TO ADJOURN

Motion by Vice-Chairman Gaeta, seconded by Commissioner Krettlar, to adjourn the meeting at 7:30 p.m.

Voice Vote: 8 Ayes, 3 Absent (Boomgarden, Hehn, Wilson). *Motion Carried*

Minutes prepared by Paula Moore, Planning Services Coordinator



Chairperson's Approval



Date Approved