

PLANNING AND ZONING COMMISSION MEETING

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

MINUTES - APRIL 3, 2013

1. CALL TO ORDER: 7:01 P.M.

Members Present

Chairperson Combs	Myrene Iozzo
Donna Boomgarden	Steve Caramelli
Gaurav Patel	Tom Krettler
Steve Hehn	Lenard Henderson

Members Absent

Wehofer, Wilson, Vice Chairman Gaeta (Excused)

A quorum was present.

Administrative Personnel Present:

Jim Donahue, Senior Planner; Josh Edwards, Assistant Planner.

2. APPROVAL OF MINUTES:

Commissioner Krettler moved, seconded by Commissioner Iozzo, to approve the March 20, 2013, meeting minutes. Voice Vote: 7 Ayes, 1 Abstain (Boomgarden), 3 Absent (Wehofer, Wilson, Vice Chairman Gaeta). Motion Carried.

3. CHAIRMAN'S REPORT

Chairperson Combs reported that the Hoffman Village LLC site plan amendment and Master Sign Plan amendment, the Barrington & Hassell LLC Master Sign Plan amendment, and text amendments to Chapter 9 (Zoning Code) and Chapter 10 (Subdivision Code) were approved by the Village Board.

4. NEW BUSINESS - PUBLIC HEARING - REQUEST OF GOLF ROSE SHOPPING CENTER, AN ILLINOIS LIMITED PARTNERSHIP, C/O ROBIN REALTY AND MANAGEMENT COMPANY (OWNER) AND MATT THURLING D/B/A TVI, INC. D/B/A SAVERS (TENANT) TO CONSIDER A SITE PLAN AMENDMENT AND SPECIAL USE UNDER THE ZONING CODE TO PERMIT SITE IMPROVEMENTS AND THE OPERATION OF A RESALE STORE AND DONATION CENTER ON THE PROPERTY LOCATED AT 26 GOLF CENTER (GOLF CENTER SHOPPING CENTER).

Commissioner Boomgarden moved, seconded by Commissioner Krettler, to open the hearing. Voice Vote: 8 Ayes, 3 Absent (Wehofer, Wilson, Vice Chairman Gaeta). Motion Carried.

Chairperson Combs swore the petitioners in.

David Vanbuckle (area manager for all of the Savers stores in the Chicago area), presented a general overview of Savers.

Dan Angspatt presented a civil engineering overview of the project.

Yasmin Bhombal presented the architectural overview of the canopy.

Josh Edwards presented an overview of the staff memo.

Commissioner Caramelli asked about the completion date. Mr. Thurling stated a grand opening is estimated the end of August/early September 2013, with the end of construction being completed around eight weeks before that date.

Commissioner Iozzo had no questions.

Commissioner Hehn had no questions.

Commissioner Krettler asked if Savers sells new items. Mr. Vanbuckle stated they do buy new merchandise for Halloween and Christmas.

Commissioner Krettler asked about washing/dry cleaning clothing. Mr. Vanbuckle stated they do not wash everything. Items that come to the store are in good condition. Items that do not meet Savers specifications, they are recycled and sold to developing nations.

Commissioner Boomgarden asked what charity the donations come from. Mr. Vanbuckle stated Epilepsy Foundation of Chicago. Commissioner Boomgarden asked if Savers pays for the donations, to which Mr. Vanbuckle stated yes and the donations are paid per pound.

Commissioner Boomgarden asked if a person bringing in donations are paid. Mr. Vanbuckle stated the customer will get a discount coupon for the store.

Commissioner Boomgarden asked about the number of employees. Mr. Vanbuckle stated this size store will be about 50 full time employees (with benefits) to start, and six part-time employees.

Commissioner Boomgarden asked about the donation area. Mr. Vanbuckle stated each store has an on-site donation ambassador. When someone pulls up to the area, a bell goes off, and the donation ambassador is expected to respond within 10 seconds.

Commissioner Henderson asked how far down the alley will be paved. Mr. Angspatt stated the repavement and regarding work, to comply with ADA, is limited to where the drive-thru area is at, the crosswalk, and the truck dock area.

Mr. Thurling corrected his previous statement by saying mid to late October is planned for the grand opening, mid to late August is when construction will be completed.

Chairperson Combs asked about the trailers/baler. Mr. Vanbuckle stated there are two loading bays. One is for trucks coming in on a daily basis. The other one is for a baler/trailer, which is removed 1-2 times a week, depending on the volume.

Chairperson Combs requested this be free from any graffiti, to which Mr. Vanbuckle stated yes.

Chairperson Combs asked if the windows are covered, to which Mr. Vanbuckler stated preferably not. They do put signs on the windows though.

Chairperson Combs asked staff if signs are allowed to cover the windows. Mr. Edwards stated half the window area can be covered.

Chairperson Combs about a future stop light on Roselle Road at the shopping center entrance. Mr. Edwards stated a stoplight is planned between the Firestone and Myoda buildings.

Commissioner Boomgarden moved, seconded by Commissioner Krettler, to close the hearing. Voice Vote: 8 Ayes. 3 Absent (Wehofer, Wilson, Vice Chairman Gaeta). Motion Carried.

MOTION: Commissioner Boombarden moved (seconded by Commissioner Krettler), to approve a request by Golf Rose Shopping Center, an Illinois Limited Partnership, c/o Robin Realty and Management Company (Owner) and Matt Thurling d/b/a TVI, Inc. d/b/a Savers (Tenant) to consider a site plan amendment and special use under the Zoning Code to permit site improvements and the operation of a resale store and donation center on the property located at 26 Golf Center (Golf Center Shopping Center).

Roll Call Vote:

Aye: Hehn, Iozzo, Boomgarden, Caramelli, Krettler, Henderson, Patel, Chairperson Combs

Nay: None

Absent: Wehofer, Wilson, Vice Chairman Gaeta

Motion Carried.

The Chairperson advised that this will go to a Village Board meeting on April 15, 2013.

5. STAFF REPORT

Mr. Donahue stated the next meeting will be April 17. There is a special use amendment for the funeral home on Hassell Road to allow a live-in caretaker, as well as potentially a subsequent developer site plan amendment for a home in Devonshire Woods.

6. MOTION TO ADJOURN

Commissioner Krettler moved, seconded by Commissioner Boomgarden, to adjourn the meeting at 7:31p.m. Voice Vote: 8 Ayes, 3 Absent (Wehofer, Wilson, Vice Chairman Gaeta). Motion Carried.

Minutes prepared by Kathy Redelmann, Development Services Administrative Assistant



Chairperson's Approval



Date Approved