

PLANNING AND ZONING COMMISSION MEETING

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

MINUTES - MARCH 19, 2014

1. CALL TO ORDER: 7:10 P.M.

Members Present

Chairperson Combs	Ton Krettler
Vice Chairman Caramelli	Diane Kielb
Lenard Henderson	Greg Ring
Steve Wehofer	Nancy Trieb
Myrene Iozzo	Sharron Boxenbaum

Members Absent

Denise Wilson (Excused)

A quorum was present.

Administrative Personnel Present:

Peter Gugliotta, Director of Planning, Building and Code Enforcement; Dan Ritter, Development Services Technician.

2. APPROVAL OF MINUTES:

Commissioner Krettler moved, seconded by Commissioner Henderson, to approve the March 5, 2014, meeting minutes. Voice Vote: 9 Ayes, 1 Abstain (Kielb), 1 Absent (Wilson). Motion Carried.

3. CHAIRMAN'S REPORT

Chairperson Combs stated the Village Board unanimously approved the variation for the construction of a house at 1080 Aspen Street. Chairperson Combs stated the site plan amendment for a courtyard remodel at the Barrington Square Town Center was not approved by the Village Board, but was continued to the Village Board agenda in a couple of weeks to see if the landlord and lessee can work things out.

Mr. Gugliotta stated that Village staff will facilitate the meeting, and staff has talked to the landlord, who is going to try to have a meeting with the lessee.

Chairperson Combs requested that the opening in the fence be changed, to which Mr. Gugliotta agreed to look into.

4. OLD BUSINESS - PUBLIC MEETING - REQUEST BY KSD, INC. D/B/A/ MONTESSORI SCHOOL OF NORTH HOFFMAN (OWNER) TO CONSIDER A SITE PLAN AMENDMENT FOR A BUILDING FACADE CHANGE ON THE PROPERTY LOCATED AT 1250 FREEMAN ROAD. (THIS HAS BEEN CONTINUED FROM 2/5/14, 2/19/14, AND 3/5/14.)

Commissioner Krettler moved, seconded by Commissioner Iozzo, to continue the public meeting to April 2, 2014. Voice Vote: 10 Ayes, 1 Absent (Wilson). Motion Carried.

5. NEW BUSINESS - PUBLIC HEARING - REQUEST BY PRAIRIE POINTE CENTER DEVELOPMENT LLC (OWNER) AND ERIKSSON ARCHITECTURE LLC (APPLICANT) TO CONSIDER A PRELIMINARY AND FINAL PLAT OF SUBDIVISION, A PRELIMINARY AND FINAL SITE PLAN, A SPECIAL USE UNDER THE ZONING CODE TO PERMIT THE CONSTRUCTION OF A GAS STATION AND A MASTER SIGN PLAN AMENDMENT ON THE PROPERTY LOCATED AT SOUTHWEST CORNER OF ILLINOIS ROUTE 59 AND HOFFMAN BOULEVARD.

Commissioner Krettler moved, seconded by Commissioner Henderson, to open the hearing. Voice Vote: 10 Ayes, 1 Absent (Wilson). Motion Carried.

Chairperson Combs swore the petitioners in.

Eric Erickson, architect, presented an overview of the project.

Dave Johnson, civil engineer.

Stephen Doyle, landowner.

Peter Gugliotta presented an overview of the staff report.

Commissioner Wehofer asked if a carwash is included with the gas station. Mr. Erickson stated no carwash. Commissioner Wehofer asked if there is outdoor seating for Culver's. Mr. Erickson stated there is a small area by the front entry for 2-3 outdoor seating areas. Commissioner Wehofer asked if the Mobil is connected to Culver's. Mr. Erickson stated there is an indoor corridor between the two buildings that has shared bathrooms.

Commissioner Henderson asked about the rooftop mechanical units. Mr. Erickson stated there will be standard rooftop units, completely screened with parapet walls. The mechanical units are lower than the horizontal top of the parapet walls.

Commissioner Henderson asked about the snow removal areas regarding the sight visibility on the street. Mr. Johnson stated there is 17 foot stretch of grass, then a private sidewalk, then another 17-20 foot stretch of grass before you approach Hoffman Boulevard. Snow will be pushed toward Hoffman Boulevard, but snow will fall short of the street. Mr. Gugliotta stated at the plan level, staff looks for obstructions to the snow, for example, lining the back of the curb with 4 foot high bushes.

Commissioner Trieb had no questions.

Commissioner Kielb had no questions.

Commissioner Krettlar asked how the drive-thru will be entered from the public street. Mr. Erickson stated a driver from Hoffman Boulevard will make a left onto Old Sutton Road, then south on Old Sutton Road to the property. Mr. Erickson then pointed on the diagram how the driver will enter the drive-thru lane.

Commissioner Krettlar asked if there might be a carwash in the future, to which Mr. Erickson stated the site does not have enough space for a carwash.

Commissioner Ring asked if the Mobil is a 24-hour gas station and how does the Mobil dispose of their trash. Mr. Erickson stated the Mobil is a convenient store where the deliveries and delivery trucks tend to be small, and the drivers enter through the front door with hand carts. The trash, mostly empty boxes, would be carried around to the back. Commissioner Ring asked about queuing in the drive-thru from the order board. Mr. Erickson stated Culver's has worked out a system and the placement of the order board works.

Commissioner Iozzo had no questions.

Commissioner Boxenbaum asked where is employee parking located. Mr. Erickson stated employee parking is factored into the parking lot space numbers and usually is in the remote areas of the parking lot. Commissioner Boxenbaum asked if the employees will enter the building through the front doors, to which Mr. Erickson stated yes.

Commissioner Boxenbaum asked if the Mobil is not successful, will they remove the underground tanks. Mr. Gugliotta stated a closed gas station, under the state, requires the underground tanks to be removed after a certain period of time.

Commissioner Boxenbaum asked if this property was ever used before. Mr. Gugliotta stated the Poplar Creek Music Theater was located in this area.

Commissioner Boxenbaum asked if there will be canopies over the gas pumps, to which Mr. Erickson stated there will be canopies over the gas pumps.

Commissioner Boxenbaum asked if the signage will be visible from the Tollway. Mr. Erickson stated no. You will see a Mobil sign on the wall of the building and a Culver's sign on the wall of the building from the Tollway.

Commissioner Boxenbaum asked staff about Tollway signage for gas/food. Mr. Gugliotta stated the state has standards, and believes Hoffman Estates is too close to the City of Chicago. These gas/food signs are generally located in rural areas.

Commissioner Boxenbaum asked about the hours of operation for the Mobil and Culver's. Mr. Erickson stated the gas station could be up to 24-hours if the operation warranted it. Mr. Gugliotta stated the Village does not have guidelines on this. The only time this would be addressed would be through a special use ordinance or site plan approval and put in a condition of approval for the hours of operation.

Commissioner Boxenbaum asked about the access road to be built. Mr. Johnson pointed to where the access road will stop, until such time as the eastern property is developed.

Vice Chairman Caramelli asked if the access road goes to Route 59. Mr. Johnson stated no, and pointed to where the access road starts and stops.

Vice Chairman Caramelli asked the petitioner if he read the conditions of approval in the staff report. Mr. Erickson agreed to the conditions of approval.

Chairperson Combs asked if there will be "Do Not Enter" signage on the first driveway. Mr. Johnson stated Sign B on the drawing is a "Do Not Enter" sign.

Chairperson Combs asked if there will be peephole in the rear service door so see who is on the other side of the door. Mr. Erickson stated it is not a bad idea, and Chairperson Combs strongly recommended a peephole for security reasons. Mr. Erickson stated he will take that under advisement.

Chairperson Combs pointed out that each shift will have 8 employees, but only allowing parking for 7 employees. Mr. Erickson stated the employees all do not have cars and often will share rides or be dropped off and picked up. Chairperson Combs asked if there will be bicycle racks for employees. Mr. Erickson stated no. Mr. Gugliotta stated the Village does have a grant to extend one of the major regional bicycle path systems underneath the Tollway. There is a regional path along Shoe Factory Road on the south, and the Village has a grant to go along the railroad tracks under Tollway, and connect to the Prairie Stone system. Mr. Erickson pointed to an area where a bicycle rack could be placed.

Chairperson Combs asked if a liquor license will be requested. Mr. Erickson stated the Mobil convenient store would like to sell beer.

Chairperson Combs asked if a customer buys beer at the Mobil and then goes into the Culver's, how will no beer drinking be monitored. Mr. Erickson stated he has not had this experience nor this question posed before. Mr. Gugliotta stated typically a chain restaurant does not allow any outside food or drink into their facility.

Chairperson Combs asked staff, on page 4 of the staff report, for the rear yard setback it says 6'2-1/2 inches instead of 20 feet. Then on page 6, there is 7'2-1/2" instead of 10 feet/20 feet rear yard setback. Mr. Erickson stated that include the curb would add 6 inches, so maybe one number includes the curb and the other number does not include the curb. Mr. Gugliotta stated that on page 6, the 10 feet should not be in there. Mr. Gugliotta stated that the condition of approval on page 6, Motion C, Item 1.d., the 10 feet number should not exist. Also on page 6, Motion C, Item 1.d, the setback at the rear should be 6'2-1/2".

Commissioner Krettler moved, seconded by Commissioner Henderson, to close the hearing. Voice Vote: 10 Ayes, 1 Absent (Wilson). Motion Carried.

- A. MOTION: Vice Chairman Caramelli moved (seconded by Commissioner Krettler), to approve a request by Prairie Pointe Center Development LLC (Owner) for a preliminary and final plat of resubdivision of Lot 5C3B in Sears Business Park – Culvers Subdivision located at the southwest corner of Route 59 and Hoffman Boulevard, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Henderson, Iozzo, Kretzler, Boxenbaum, Ring, Trieb, Wehofer, Kielb, Vice Chairman Caramelli, Chairperson Combs

Nay: None

Absent: Wilson

Motion Carried.

- B. MOTION: Vice Chairman Caramelli moved (seconded by Commissioner Kretzler) to approve a request by Prairie Pointe Center Development LLC (Owner) for a preliminary and final site plan for a private access road (newly proposed Lot 2 in Culver's Subdivision) located at the southwest corner of Route 59 and Hoffman Boulevard, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Henderson, Iozzo, Kretzler, Boxenbaum, Ring, Trieb, Wehofer, Kielb, Vice Chairman Caramelli, Chairperson Combs

Nay: None

Absent: Wilson

Motion Carried.

- C. MOTION: Vice Chairman Caramelli moved (seconded by Commissioner Kretzler) to approve a request by Prairie Pointe Center Development LLC (Owner) and ZTR Real Estate LLC (Contract Purchaser) for a special use under Section 9-8-5-C-1-f of the Municipal Code and preliminary and final site plan for a gas station/restaurant on the newly proposed Lot 1 in Culver's Subdivision located at the southwest corner of Route 59 and Hoffman Boulevard, with the recommended conditions in the staff report, and two changes to Section C.1.d. to indicate a setback of 6'2-1/2" setback instead of a 7'2-1/2" setback required by the Subdivision Code, and remove the 10' in front of the 20' setback requirement.

Roll Call Vote:

Aye: Henderson, Iozzo, Kretzler, Boxenbaum, Ring, Trieb, Wehofer, Kielb, Vice Chairman Caramelli, Chairperson Combs

Nay: None

Absent: Wilson

Motion Carried.

- D. MOTION: Vice Chairman Caramelli moved (seconded by Commissioner Kretzler) to approve a request by Prairie Pointe Center Development LLC (Owner) for a Master Sign Plan Amendment for the property (Lots 5C1, 5C2, 5C4, 5C3A, 5C3B, 5C3C, 5C3D, and 5C3E) located at the southwest corner of Route 59 and Hoffman Boulevard, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Henderson, Iozzo, Kretzler, Boxenbaum, Ring, Trieb, Wehofer, Kielb, Vice Chairman Caramelli, Chairperson Combs

Nay: None

Absent: Wilson

Motion Carried.

The Chairperson advised that this will go to a Village Board meeting on April 7, 2014.

6. STAFF REPORT

Mr. Gugliotta stated the next meeting will be April 2, with two items - a fence variation and the Montessori School.

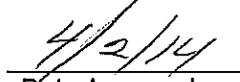
7. MOTION TO ADJOURN

Commissioner Krettler moved, seconded by Commissioner Henderson, to adjourn the meeting at 8:33 p.m.
Voice Vote: 10 Ayes, 1 Absent (Wilson). Motion Carried.

Minutes prepared by Kathy Redelmann, Development Services Administrative Assistant



Chairperson's Approval



Date Approved