

PLANNING AND ZONING COMMISSION MEETING

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

MINUTES – NOVEMBER 5, 2014

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

Members Present

Chairperson Combs	Greg Ring
Vice Chairman Caramelli	Nancy Trieb (arrived 7:09pm)
Myrene Iozzo	Diane Lawrence
Denise Wilson (arrived 7:03pm)	Steve Wehofer

Members Absent

Sharron Boxenbaum, Tom Krettlar, Lenard Henderson (All Excused)

A quorum was present.

Administrative Personnel Present:

Peter Gugliotta, Director of Planning & Code Enforcement; Joe Weesner, Senior Traffic Engineer; Jim Donahue, Senior Planner; Josh Edwards, Assistant Planner; Dan Ritter, Planning Technician.

2. APPROVAL OF MINUTES:

Commissioner Ring moved, seconded by Commissioner Iozzo, to approve the October 1, 2014, meeting minutes. Voice Vote: 4 Ayes, 2 Abstain (Vice Chairman Caramelli, Wehofer), 5 Absent (Boxenbaum, Krettlar, Henderson, Wilson, Trieb). Motion Carried.

3. CHAIRMAN'S REPORT

Chairperson Combs stated the Master Sign Plan amendment for Charles Plaza Shopping Center was unanimously approved by the Village Board.

4. NEW BUSINESS - PUBLIC MEETING - REQUEST BY HP GREENSPOINT LIMITED PARTNERSHIP C/O HAMILTON PARTNERS (OWNER) AND TR GREENSPOINT, LLC C/O LPC REALTY ADVISORS (APPLICANT) TO CONSIDER:

A) A PLAT OF CONSOLIDATION FOR THE CONSOLIDATION OF THE PARCELS AT LOT 2 OF GREENSPOINT OFFICE PARK AND 2800 W. HIGGINS ROAD INTO ONE CONTIGUOUS PROPERTY TO BE ADDRESSED AS 2800 W. HIGGINS ROAD.

B) A PRELIMINARY AND FINAL SITE PLAN FOR THE CONSTRUCTION OF A PARKING LOT ON THE PROPERTY LOCATED AT LOT 2 OF GREENSPOINT OFFICE PARK.

Chairperson Combs swore the petitioners in.

John Reynolds (LPC Realty Advisors), representing ownership, presented an overview of the parking demand

Glenn Christensen (Manhard Consulting) landscape architect

Chairman Combs asked if there is a depiction of the traffic flow between the two parking lots and existing stalls. Mr. Reynolds stated the two parking lots will be consolidated and will access Greenspoint Parkway from the existing outlet that is there.

Mr. Edwards presented an overview of the staff report.

Commissioner Wehofer asked if the new parking lot will accommodate the people in 2800 W. Higgins. Mr. Reynolds stated the intent is to be 2800 W. Higgins, which is Greenspoint I tower. The new parking could accommodate the overflow from the 2895 building.

Commissioner Trieb had no questions.

Commissioner Lawrence asked about the entrance/exit to the combined parking lot. Mr. Reynolds stated the entry into the parking lot off the main feeder that comes into Greenspoint I.

Commissioner Ring asked about the parking ratio, to which Mr. Reynolds stated the parking will be 4 parking spaces to 1,000 square feet. Commissioner Ring asked if there is a landscape butter. Mr. Christensen stated yes.

Commissioner Iozzo had no questions.

Commissioner Wilson had no questions.

Vice Chairman Caramelli asked the petitioner if he understood the condition of approval that the permit will not be issued until the plat of consolidation is recorded, to which Mr. Reynolds stated yes.

Chairperson Combs asked if there is going to be any water runoff into the existing pond. Mr. Christensen stated the pond was designed to handle the new parking lot when it was developed. The water will go through the storm sewer system within the parking lot and then enter the pond. Chairperson Combs asked if the salt will go directly into the pond, to which Mr. Christensen stated yes.

Chairperson Combs asked where is the snow going to be stored. Mr. Christensen stated the snow will be pushed off to the sides, as well as the islands, and in the fringes towards the pond there is space for snow storage as well. Chairperson Combs asked if this is not adequate, do you have facilities to remove the snow. Mr. Christensen stated management would do what they have to do to remove the snow and make that functional.

MOTION A: Vice Chairman Caramelli (seconded by Commissioner Ring), to approve a request by HP Greenspoint Limited Partnership c/o Hamilton Partners (Owner) and TR Greenspoint, LLC c/o LPC Realty Advisors (Applicant) to consider a Plat of Consolidation for the consolidation of the parcels at Lot 2 of Greenspoint Office Park and 2800 W. Higgins Road into one contiguous property to be addressed as 2800 W. Higgins Road, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Iozzo, Ring, Trieb, Lawrence, Wehofer, Wilson, Vice Chairman Caramelli, Chairperson Combs

Nay: None

Absent: Boxenbaum, Krettler, Henderson

Motion Carried.

MOTION B: Vice Chairman Caramelli (seconded by Commissioner Ring), to approve a request by HP Greenspoint Limited Partnership c/o Hamilton Partners (Owner) and TR Greenspoint, LLC c/o LPC Realty Advisors (Applicant) to consider a Preliminary and Final Site Plan for the construction of a parking lot on the property located at Lot 2 of Greenspoint Office Park, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Iozzo, Ring, Trieb, Lawrence, Wehofer, Wilson, Vice Chairman Caramelli, Chairperson Combs

Nay: None

Absent: Boxenbaum, Krettler, Henderson

Motion Carried.

Chairperson Combs asked the petitioner if they are in agreement with the conditions of approval, to which the petitioner stated yes.

The Chairperson advised that this will go to a Village Board meeting on November 17, 2014.

4. NEW BUSINESS - PUBLIC HEARING - REQUEST OF HIGHLAND DAIRY FARM LLC (OWNER) AND M/I HOMES OF CHICAGO LLC (CONTRACT PURCHASER) TO CONSIDER A PRELIMINARY PLAT OF SUBDIVISION AND A PRELIMINARY SITE PLAN AND VARIATIONS TO THE ZONING CODE FOR THE DEVELOPMENT OF AN 81 LOT SINGLE-FAMILY SUBDIVISION ON A 37.09 ACRE PARCEL OF LAND LOCATED ON THE NORTHWEST CORNER OF ALGONQUIN ROAD AND ELA ROAD.

Commissioner Ring moved, seconded by Commissioner Iozzo, to open the hearing. Voice Vote: 8 Ayes, 3 Absent (Boxenbaum, Krettler, Henderson). Motion Carried.

Chairperson Combs swore the petitioners in.

Greg Collins (M/I Homes) presented an overview of the project, including the farmhouse
Greg Sagen (Signature Design Group) presented the landscaping and amenities of the project
Diane Bouckaert (Manhard Consulting) presented the engineering overview of the project
Luay Aboona (KLOA) presented an overview of the traffic for the project

Mr. Donahue presented an overview of the staff report.

Commissioner Ring asked staff who will maintain the detention area, perimeter buffer, bike path, corner park, etc. Mr. Donahue stated the outlots that include the landscaping and the bike path on the east side will be HOA maintained, as well as the signage proposed.

Commissioner Ring asked if the park and detention basin do not become part of the Hoffman Estates Park District, will that quash the whole deal. Mr. Donahue stated the petitioner will have to appear again before the Planning & Zoning Commission. The assumption is that the Park District (either Palatine or Hoffman Estates) would accept that park and detention basin.

Commissioner Ring asked if IDOT has committed to allowing more green time to the traffic signal on Ela Road. Mr. Aboona stated the study and plan have been submitted to IDOT and are awaiting IDOT's review and approval.

Commissioner Iozzo had no questions.

Commissioner Wilson asked staff if the residents are allowed to park on both sides of the street. Mr. Donahue stated parking will be restricted to one side of the street.

Commissioner Wilson asked if there will be two car garages and how many cars can be parked on the driveways. Mr. Collins stated the houses will have three car garages and will have ample space on the driveways for additional parking of at least two cars.

Commissioner Wilson asked who will remove the snow on the streets. Mr. Donahue stated the streets will be dedicated and the Village will be responsible for snow removal.

Commissioner Wilson asked about the land between Lots 65 and 66 and in between Lots 51 and 81. Mr. Donahue stated those are connections to the pond for the public.

Commissioner Lawrence had no questions.

Commissioner Trieb had concerns about the additional traffic from the subdivision on the streets. Mr. Aboona stated a snapshot is taken of the traffic and is normally done on a weekday (Tuesday-Thursday), because that represents typical driving conditions. A snapshot is taken in the morning and evening because that is the commuting rush hour traffic.

Commissioner Trieb asked when the weather is not ideal, what percentage increase will the traffic flow be. Mr. Aboona stated if it is raining or inclement, that will affect every traffic conditions on all the roadways and intersections.

Commissioner Trieb asked if the traffic studies are done during a snowstorm. Mr. Aboona stated they do not do traffic counts because the traffic patterns are not normal that day.

Mr. Gugliotta stated that Mr. Aboona has done traffic studies for a long time and is very experienced with his firm. The traffic study and the information that was provided was done in a very standard and accepted manner, not only from the Village's perspective, but all the Village in this region, the counties, the states, and federal government.

Commissioner Trieb asked has there been feedback from the community about the farmhouse. Mr. Donahue stated the Bergman Farm has been there since 1900, which has been the oldest working farm in the area. The Village assessed the farmhouse as part of the overall subdivision to see if it was worthy of any historic preservation.

Mr. Gugliotta stated the Village's Comprehensive Plan has identified this property and states at the time of development or proposed development, this is a property to have analyzed for historic purposes.

Commissioner Wehofer had no questions.

Vice Chairman Caramelli asked the petitioner if they agree with the conditions of approval in the staff report. Mr. Collins stated yes.

Chairperson Combs asked about the detention area. Mr. Collins stated the pond area is a depressional area that fills up and then leaves the site.

Chairperson Combs asked about the white delineations on the plans, to which Mr. Donahue stated the GIS is not perfect and it is to show the property where it is at.

Chairperson Combs asked about the school districts, to which Mr. Collins stated school district 211 and 15.

Chairperson Combs asked if you are traveling east on Algonquin Road, can you make a left into the subdivision from Algonquin Road. Mr. Collins stated the engineering site plan has it as a full entrance and exit. Chairperson Combs asked about turn lanes, to which Mr. Collins stated there will be turn lanes on both – left-ins on both Algonquin and Ela Roads.

Chairperson Combs stated on Lot 59, why is the house not angled and more centered. Mr. Collins stated the house is shown in the best area given the setbacks for that lot.

Chairperson Combs asked if there will be street lights, to which Mr. Collins stated yes.

Chairperson Combs stated the only slight negative is on some of the exterior plans and does not care for the very rectangular roof lines.

Chairperson Combs stated that the audience comments be limited to 2 minutes for each person.

Chairperson Combs swore in the audience.

Jerry Lullo, 2109 Greenock, Inverness, HOA, had a concern regarding the barrier between their properties and the Bergman Farm, and with the petitioner's buffer, hopefully will be done in conjunction with what is there already. Mr. Lullo stated his property backs up to 3-4 different lots and was talking about a deed restriction regarding fences, hoping to keep a natural flow without having to look at a stockade fence, picket fence, etc. Mr. Lullo stated that the water from their subdivision flows directly onto the Bergman property, so they are hoping that will continue.

Mr. Lullo asked if the landscape barrier on the north side will encroach onto the lots and take some of the backyard of those lots. Mr. Collins stated the landscape barrier will be part of the lot so someone will own up to the perimeter lot line and then there is an easement area on the back of those lots, which is where the landscaping will be.

Richard Prebil, 872 Kilrenny, Inverness, stated that he hopes the final plans will incorporate everything that has been said today.

Diane Dover, 2105 Greenock, Inverness, asked where are Lots 25 and 26 and how do they relate to the stormwater issues. Chairperson Combs stated those 2 lots are above the cul-de-sac on the far right. Ms. Dover stated her lot has a natural barrier of trees and will these trees be removed/replaced. Mr. Reynolds stated her trees will not be removed for the stormpipe and the petitioner cannot enter her property to do the work.

John Highland, 3505 N. Wilshire, Hoffman Estates, asked why is the egress directly across from N. Wilshire. Mr. Donahue stated standard practice is to align entrances. Mr. Aboona stated the practice is to align roadways and intersections and you do not want to create offset conditions where people making turns out of the offset intersections not seeing each other as they make the exit from the two roadways that are opposite each other. Mr. Aboona further stated they are providing a left turn lane into the proposed roadway and if that left turn lane is moved further south, it will be conflicting with the existing southbound left turn lane into W. Wilshire.

Mr. Highland asked about parking for the possible farmhouse. Chairperson Combs stated preserving the farmhouse is preliminary. Mr. Donahue further stated when the farmhouse comes to the Village for final plans, there will be discussion and plans as to what the final layout will be.

Mr. Highland stated the existing farm is used heavily by geese in the spring and fall, so it is part of the Illinois flyway. With the construction of the subdivision, this will be taken out of the Illinois flyway. Mr. Donahue stated the property is a farm so geese will land there. Chairperson Combs stated there is a forest preserve across the street with acres of land and water. Mr. Collins stated with any site, they must file an application with the IDNR. IDNR will investigate any influences on endangered species that are critical to the area. IDNR's findings were there is no direct impact on any endangered species in the area.

Al Grzybek, 2103 Greenock, Inverness, stated the new landscape buffer will be on the new residents' property. What prevents the new homeowner not to take down the landscape buffer. Mr. Collins stated through the HOA declaration, the petitioner will work Village staff to restrict the residents' ability to remove the landscape buffer. Mr. Collins stated if the landscape buffer dies or is removed, it is the homeowner's responsibility to replace it.

John Rice, 3395 Yorkshire Ct., can access be limited to the subdivision to Algonquin Road only because of traffic on Ela Road. Chairperson Combs stated you are taking 81 households and you want them to go through one exit, which the Fire Department would not like that. Mr. Donahue stated due to spacing, there will not be two entrances off Algonquin Road. Mr. Aboona stated it is anticipated that 60-65% of the subdivision traffic will use Algonquin Road access than Ela Road.

Michael Tarchinski, 419 Butterfield Ct., feels that the residents are going to exit on Ela Road rather than Algonquin Road, and asked if the entrance can be moved to the northeast corner.

Richard Troia, 760 W. Algonquin, asked if there will be sidewalk or a bike bath that is going to connect Bergman Farm to the northwest corner of the subdivision. Mr. Donahue stated the Village has no rights to go on private property to extend public sidewalk or public pathway system.

Mr. Troia asked where does the left turn lane eastbound on Algonquin Road start because there are two homes right there. Mr. Aboona the turn lane will have to meet IDOT standards as far as the length of the storage and taper areas. The left turn lane will be approximately 235 in feet in length for storage and 220 feet in taper, which will be a long turn lane because of the speed on Algonquin Road. Mr. Aboona stated that the turn lane is within the frontage of the property.

Angela Gagnon, 740 W. Algonquin, would like a better traffic plan and what works for the neighbors who live in the area already.

Rich Itami, 3553 N. Wilshire, stated traffic on Ela Road going southbound will increase in the morning.

Commissioner Wilson moved, seconded by Commissioner Iozzo, to close the hearing. Voice Vote: 8 Ayes, 3 Absent (Boxenbaum, Krettler, Henderson). Motion Carried.

MOTION: Vice Chairman Caramelli (seconded by Commissioner Ring), to approve a request of Highland Dairy Farm LLC (owner) and M/I Homes of Chicago LLC (contract purchaser) to consider a preliminary plat of subdivision and a preliminary site plan and variations to the Zoning Code for the development of an 81 lot single-family subdivision on a 37.09 acre parcel of land located on the northwest corner of Algonquin Road and Ela Road, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Iozzo, Ring, Trieb, Lawrence, Wehofer, Wilson, Vice Chairman Caramelli, Chairperson Combs

Nay: None

Absent: Boxenbaum, Krettler, Henderson

Motion Carried.

The Chairperson advised that this will go to a Village Board meeting on November 17, 2014.

5. STAFF REPORT

Mr. Donahue stated the November 19, meeting will be considering a Burger King on the southeast corner of Barrington and Higgins Roads (the former Shell station).

6. MOTION TO ADJOURN

Vice Chairman Caramelli moved, seconded by Commissioner Ring, to adjourn the meeting at 9:10 p.m. Voice Vote: 8 Ayes, 3 Absent (Boxenbaum, Krettler, Henderson). Motion Carried.

Minutes prepared by Kathy Redelmann, Development Services Administrative Assistant



Chairperson's Approval

11/19/14

Date Approved