

**PLANNING AND ZONING COMMISSION MEETING**

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

**MINUTES - JUNE 19, 2019**

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

**Members Present**

Chairperson Combs	Myrene Iozzo
Vice Chairman Ring	Minerva Milford
Adam Bauske	Nancy Trieb
Lon Harner	Denise Wilson

**Members Absent**

Tom Burnitz, Lenard Henderson, Sohita Patel (All Excused).

A quorum was present.

**Administrative Personnel Present:**

Jim Donahue, Senior Planner; Parth Joshi, Development Services Technician.

**2. APPROVAL OF MINUTES**

Vice Chairman Ring moved, seconded by Commissioner Iozzo, to approve the June 5, 2019, meeting minutes. Voice Vote: 8 Ayes, 3 Absent (Burnitz, Henderson, Patel). Motion Carried. Commissioner Harner stated his name was left off the last two votes and the minutes will be modified to show this.

**3. CHAIRMAN'S REPORT**

Chairperson Combs stated the variation for a 4 foot high open design fence at 3930 Whispering Trails Drive, the special use to operate a banquet hall/facility at 2525 West Higgins Road, the preliminary and final site plan amendment for landscape and hardscape improvements at 2800 West Higgins Road, and preliminary and final site plan for a retail building at the northeast corner of Roselle Road and Higgins Road in the Hoffman Plaza Shopping Center, were approved by the Village Board.

**4. OLD BUSINESS - PUBLIC MEETING - (A) APPROVAL OF A REQUEST BY MCSHANE HOFFMAN ESTATES LLC (OWNER) AND CONOR COMMERCIAL REAL ESTATE (APPLICANT) FOR PRELIMINARY AND FINAL SITE PLAN FOR AN EXTENSION OF EAGLE WAY, AND (B) APPROVAL OF A REQUEST BY MCSHANE HOFFMAN ESTATES LLC (OWNER) AND CONOR COMMERCIAL REAL ESTATE (APPLICANT) FOR PRELIMINARY AND FINAL PLAT OF DEDICATION OF EAGLE WAY.**  
**(Continued from June 5 Meeting)**

Chairperson Combs swore the petitioners in.

Brian Quigley (Conor)  
James Vasselli (The Delgado Group)

Brian Quigley stated his concern with the last set of conditions of approval was that he was not in control of those items he was asked to be in control of, so that was the purpose of his objection. Mr. Quigley does not own the land where Bystronic is located, so he cannot agree to a condition of approval on their property. Further, Mr. Quigley stated he was not able to obtain the property from the group that owns the Claire's building.

Mr. Quigley stated the Village Manager has been working with Mr. Vasselli and the owners of Claires, and they are going to come to a resolution, so on that basis, he is in agreement with the conditions of approval.

James Vasselli stated what the petitioner is here for is the approval of the two requests for relief for Mr. Quigley's client, and Mr. Vasselli has no objections to those. With regard to the collateral issues between the two property owners, hopefully there will be something worked out.

Mr. Donahue presented a timeline for the project and an update to condition of approval #1, where a final occupancy permit for Bystronic will not be granted until all the Eagle Way from the existing terminus to Central Road is complete and accepted by the Village. A provision will be added saying that with the recommendation from both the Fire Department and Development Services Department, a temporary occupancy may be granted upon past Village practice.

Commissioner Harner had no questions.

Commissioner Trieb had no questions.

Commissioner Iozzo had no questions.

Commissioner Wilson asked how long is a temporary occupancy good for. Mr. Donahue stated a temporary certificate of occupancy is indefinite. Mr. Donahue further stated that there is a nominal fee associated with issuing a temporary certificate of occupancy.

Commissioner Bauske had no questions.

Commissioner Milford had no questions.

Vice Chairman Ring had no questions.

Chairperson Combs asked Mr. Quigley if he is in agreement with all the conditions of approval in the staff report. Mr. Quigley stated yes.

**MOTION A:** Vice Chairman Ring moved (seconded by Commissioner Wilson) to approve a request by McShane Hoffman Estates LLC (owner) and Conor Commercial Real Estate (applicant) for preliminary and final site plan for an extension of Eagle Way, with the recommended conditions in the staff report modified on June 19, 2019, to reflect condition #1 - Final occupancy permit for Bystronic will not be granted until all of Eagle Way from existing terminus to Central Road is complete and accepted by the Village. With the recommendation from both Fire and Development Services temporary occupancy may be granted based upon Village past practice.

Roll Call Vote:

Aye: Bauske, Harner, Iozzo, Milford, Trieb, Wilson, Vice Chairman Ring, Chairperson Combs

Nay: None

Absent: Burnitz, Henderson, Patel

Motion Carried.

MOTION B: Vice Chairman Ring moved (seconded by Commissioner Wilson) to approve a request by McShane Hoffman Estates LLC (owner) and Conor Commercial Real Estate (applicant) for preliminary and final plat of dedication of Eagle Way.

Roll Call Vote:

Aye: Bauske, Harner, Iozzo, Milford, Trieb, Wilson, Vice Chairman Ring, Chairperson Combs

Nay: None

Absent: Burnitz, Henderson, Patel

Motion Carried.

Mr. Joshi stated that this will go to the Village Board meeting on July 8, 2019.

**5. NEW BUSINESS - PUBLIC HEARING - APPROVAL OF A REQUEST BY WT PROPERTIES, LLC (OWNER) AND RICH ALL MEDIA, LLC (APPLICANT) FOR A SPECIAL USE PERMIT TO OPERATE AN ESCAPE ROOM GAME FACILITY AT 990 GRAND CANYON PARKWAY IN ACCORDANCE WITH SECTION 9-8-2-C-9 OF THE MUNICIPAL CODE. (Continue to July 17 Meeting)**

Chairperson Combs stated the above hearing will be continued to July 17.


**6. STAFF REPORT**

Mr. Joshi stated the meeting for July 3, is canceled.

**7. MOTION TO ADJOURN**

Commissioner Wilson moved, seconded by Commissioner Iozzo, to adjourn the meeting at 7:11 p.m. Voice Vote: 8 Ayes, 3 Absent (Burnitz, Henderson, Patel). Motion Carried.

*Minutes prepared by Kathy Redelmann, Development Services Administrative Assistant.*

  
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Chairperson's Approval

  
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Date Approved