

**Minutes of the Regular Meeting  
of the Planning and Zoning Commission  
July 15, 2020**

**A. CALL TO ORDER**

The Regular Meeting of the Planning and Zoning Commission was held on Wednesday, July 15, 2020, at the Public Services Facility, 1000 Bowes Road, South Elgin, IL. The meeting was called to order at 7:08 p.m. by Chairman Brian Carlson.

Chairman Carlson stated the role of the Planning and Zoning Commission and the procedures for the meeting.

**B. ROLL CALL**

Commissioners present were: Chairman Brian Carlson; Vice-Chairman Jennifer McClure; Leo Metz; Jason Micklevitz; Cynthia Tarka; and Rich Watson.

Members absent were: Tom Kusswurm.

Staff present at the meeting were: Director of Community Development Nancy Hill; Planner Lauren Blayney; and Recording Secretary Dione Stirmell.

The applicant, public, and press attended by video conference.

Planner Blayney read the following statement:

Due to the ongoing Coronavirus (COVID-19) pandemic and, the Governor's statewide stay-at-home order and order suspending certain Open Meetings Act requirements, this Planning and Zoning Commission meeting is being conducted remotely. The Commissioners and staff participating in tonight's meeting are located at the Village's Public Service building at 1000 Bowes Road and complying with all social distancing guidelines. The applicant and interested members of the public are located elsewhere and participating remotely.

It is important that the petition scheduled tonight be heard to continue critical Village business which will enable ongoing construction, development, protection of property values, and the promotion of the Village's economic vitality.

This meeting may be viewed on Zoom. In addition, any individual desiring to listen and/or participate in the meeting by telephone, or through the electronic meeting platform, has also been provided that opportunity through the Village Clerk's Office in advance of the meeting. Finally, members of the public had the opportunity to submit written comments in advance of the meeting.

These methods of public participation have been publicized on the Village's website, through any notices required for the case, and on the Agenda for tonight's meeting.

Since we are using an electronic meeting platform for the meeting, we expect there will be some bumps as we move through the agenda. Thank you for your patience.

When it is time for speakers, either petitioners or members of the public, you will be unmuted. Speakers will be called by name. Speakers will be asked to raise their hand to help us facilitate unmuteing. After you speak, you will be muted once again.

Please note that there may be a slight delay between becoming unmuted and being able to begin speaking.

As a reminder, all speakers are asked to present their comments in a respectful and courteous manner. If inappropriate language or comments are expressed during this meeting, we will mute the speaker and end their participation

#### **C. APPROVAL OF MINUTES**

1. Minutes of the June 17, 2020 Regular Planning and Zoning Commission Meeting.

A motion was made by Member Watson to approve the minutes of the June 17, 2020 Regular Meeting of the Planning and Zoning Commission, which was seconded by Member Metz. There was no further discussion of the motion. The vote was as follows:

Ayes:	Carlson, McClure, Metz, Tarka, Watson
Absent	Kusswurm
Nays:	None
Abstain:	Micklevitz

The motion CARRIED (5-1-0-1).

#### **D. PUBLIC HEARING & DISCUSSION**

1. CD 2020-06: 1190 E. Middle Street – Variation for Wall Signage – Zack Heidner (dba Ricky Rockets), petitioner.

Chairman Carlson opened the public hearing at 7:14 p.m. Chairman Carlson verified that an affidavit or other satisfactory evidence regarding notification had been submitted to which Planner Blayney confirmed.

Planner Blayney read the following statement:

As indicated earlier, interested parties have been provided the opportunity to comment on the case tonight in a variety of ways, including the submittal of written comments prior to tonight's meeting for inclusion in the meeting packet. In addition, the Village posted an online speaker sign-up with the following options:

- Speaker indication of support or opposition on each case, which will be read into the record by staff;
- Speaker submittal of written comments to be read into the record by Village staff; or
- Request to speak during the meeting. For those who signed up to speak, staff will call each speaker in the order that they signed up. Speakers will be muted until their name is called. Prior to speaking, we will ask the speaker to state their name and then be sworn in.

Finally, before adjourning the public comment portion of the petition, I will ask if anyone who is participating in the meeting by phone or through the electronic meeting platform, but did not specifically sign up to speak through the Village Clerk, would like to provide comment or testimony.

To ensure that we have an opportunity to hear from each person wishing to speak, please keep your comments specific to the request under consideration and try to avoid repetitive comments. Anyone participating in the meeting will also be able to ask questions of any speaker that provided comment or testimony.

Planner Blayney explained that the Petitioner is seeking a recommendation of approval to allow a wall sign to project above the top of the wall of an existing building located on the property commonly known as 1190 E. Middle Street located in the B-2 Community Business District. There is currently an existing sign that is erected above the top of the east wall. The Village has no record of a permit being issued for this wall sign, but the property owner has provided some documentation that a permit may have been issued in error to allow the existing sign to be installed in this manner. The requested variation will allow the property owner to continue the location of the sign and for a new, updated sign reflecting the business name change to be installed in its place. She added that the Petitioner meets all other regulations of the Unified Development Ordinance (UDO), with the exception of the requested variation.

Representatives of the Petitioner were Zack Heidner 5277 Trillium Boulevard, Hoffman Estates, IL 60192.

Chairman Carlson opened the hearing to comments and questions from the Commission.

Vice-Chairman McClure wanted to note that the Commission does not want this variation to set precedence to future developments. However, she understood that the petitioner inherited this issue.

Member Watson asked if the sign would be the same color as the rendering of the proposed sign submitted in the agenda packet. He expressed concern of not wanting the sign to increase in size. Mr. Heidner stated that the proposed sign would actually be smaller than the existing sign. Director Hill stated the Commission could add a condition in its motion to recommend approval that the sign be in compliance with the plans submitted.

Chairman Carlson opened the meeting up to public comments and questions. There was no public present, either in person or remotely, to provide testimony.

With no further discussion, Chairman Carlson entertained a motion to accept the Findings of Fact:

1. The proposed variation use will not endanger the health, safety, comfort, convenience and general welfare of the public.
2. The proposed variation compatible with the character of adjacent properties and other property within the immediate vicinity of the proposed special use.
3. The proposed variation alleviates an undue hardship created by the literal enforcement of this Ordinance.
4. The proposed variation is necessary due to the unique physical attributes of the subject property, which were not deliberately created by the applicant.
5. The proposed variation represents the minimum deviation from the regulations of this Ordinance necessary to accomplish the desired improvement of the subject property.
6. The proposed variation is consistent with the intent of the elements of the Comprehensive Plan, this Ordinance, and the other land use policies of the Village.

A motion was made by Vice-Chairman McClure that the Planning and Zoning Commission accept the Findings of Fact, and was seconded by Member Tarka. There was no further discussion of the motion. The vote was as follows:

Ayes:	Carlson, McClure, Metz, Micklevitz, Tarka, Watson
Nays:	None
Abstain:	None
Absent:	Kusswurm

The motion CARRIED (6-0-0-1).

With no further testimony, Chairman Carlson entertained a motion to close the public hearing.

A motion was made by Member Watson to close the public hearing, which was seconded by Member Metz. There was no further discussion of the motion. The vote was as follows:

Ayes:	Carlson, McClure, Metz, Micklevitz, Tarka, Watson
Nays:	None
Abstain:	None
Absent:	Kusswurm

The motion CARRIED (6-0-0-1). Chairman Carlson closed the public hearing at 7:24 p.m.

Vice-Chairman McClure made a motion that the Planning and Zoning Commission recommend approval to the Village Board of petition CD 20-06 for a Variation to allow a wall sign to project above the top of the wall at the property commonly known as 1190 E. Middle Street located in the B-2 Community Business District, as presented in the submittal. The motion was seconded by Member Tarka. There was no further discussion of the motion. The vote was as follows:

Ayes:	Carlson, McClure, Metz, Micklevitz, Tarka, Watson
Nays:	None
Abstain:	None
Absent:	Kusswurm

The motion CARRIED (6-0-0-1).

**E. DISCUSSION:**

1. CD 2020-11: 370 Joseph Drive – Aesthetic Design and Major Site Plan Review for a Building Addition (Haumiller Engineering) – Brian Heinrich, Krusinski Construction Company, petitioner.

Planner Blayney explained that the Applicant is requesting Aesthetic Design and Major Site Plan Review approval to construct a building addition to the existing Haumiller Engineering building on the property commonly known as 370 Joseph Drive located in the I Industrial District.

The Applicant is proposing to construct a 29,900 square-foot addition to the west side of the existing building in order to expand their business. The building shell will be constructed of tilt-up concrete panels and will match the façade of the existing building. The height of the addition will match the existing building at 29 feet in height.

Due to the building addition, 58 additional parking stalls, including 2 additional ADA parking stalls, have been provided. The number of parking stalls is in accordance with the Village's

requirements. The parking lot will be constructed north of the building addition and south of North Lancaster Road.

Planner Blayne added that the various Village Departments and South Elgin and Countryside Fire Protection District have reviewed the proposed plans and any comments were incorporated into the drawings.

The Applicant was represented by Brian Heinrich, Krusinski Construction Company, 2107 Swift Drive Oakbrook, IL 60523.

Mr. Heinrich explained that Haumiller and his firm built the original building and they will be constructing the proposed addition. He added that Haumiller will have sufficient parking for the addition, and he reiterated that the building exterior would match the existing building.

Chairman Carlson opened the meeting up to public comments and questions. There was no public present, either in person or remotely, to provide comment.

Vice-Chairman McClure congratulated the applicant on a growing business.

Member Watson made a motion that the Planning and Zoning Commission approve application CD 20-11, an Aesthetic Design and Major Site Plan Review for the Haumiller Engineering Building Addition, located at 370 Joseph Drive located in the I Industrial District. The motion was seconded by Member Micklevitz. There was no further discussion of the motion. The vote was as follows:

Ayes:	Carlson, McClure, Metz, Micklevitz, Tarka, Watson
Nays:	None
Abstain:	None
Absent:	Kusswurm

The motion CARRIED (6-0-0-1).

#### **F. NEW BUSINESS**

There was no new business.

#### **G. PUBLIC COMMENT**

No members of the public came forward to address the Commission.

#### **H. ADJOURNMENT**

Having no further business, a motion made by Member Watson to adjourn the regular meeting of the Planning and Zoning Commission, which was seconded by Member Micklevitz. The vote was as follows:

Ayes:	Carlson, McClure, Metz, Micklevitz, Tarka, Watson
Nays:	None
Abstain:	None
Absent:	Kusswurm

The motion CARRIED (6-0-0-1). Chairman Brian Carlson adjourned the meeting at 7:31 p.m.

Respectfully submitted,



Dione Stirmell  
Recording Secretary