

PLANNING AND ZONING COMMISSION MEETING

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

MINUTES – MARCH 4, 2015

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

Members Present

Chairperson Combs	Greg Ring
Vice Chairman Caramelli	Nancy Trieb
Myrene Iozzo	Diane Lawrence (arrived 7:25 p.m.)
Denise Wilson	Steve Wehofer
Tom Krettler	

Members Absent

Sharron Boxenbaum (Excused), Lenard Henderson (Excused).

A quorum was present.

Administrative Personnel Present:

Josh Edwards, Assistant Planner; Daniel Ritter; Development Services Technician.

2. APPROVAL OF MINUTES:

Commissioner Krettler moved, seconded by Commissioner Ring, to approve the November 19, 2014, meeting minutes. Voice Vote: 7 Ayes, 1 Abstain (Trieb), 3 Absent (Boxenbaum, Henderson, Lawrence). Motion Carried.

3. CHAIRMAN'S REPORT

Chairperson Combs stated the Burger King at Barrington and Higgins Roads was unanimously approved by the Village Board.

4. NEW BUSINESS - PUBLIC HEARING - REQUEST BY MR. AND MRS. P. CHMIELEWSKI (OWNER) TO CONSIDER A VARIATION UNDER THE ZONING CODE TO PERMIT THE EXPANSION OF A HOUSE ON THE PROPERTY LOCATED AT 760 ORANGE LANE.

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

Chairperson Combs swore the petitioners in.

Edwin Reitan (Reitan Architects, LLC) presented an overview of the project.

Mr. Edwards presented an overview of the staff report.

Commissioner Trieb had no questions.

Commissioner Wehofer had no questions.

Commissioner Krettler had no questions.

Commissioner Ring had no questions.

Commissioner Iozzo had no questions.

Commissioner Wilson had no questions.

Vice Chairman Caramelli had no questions.

Chairperson Combs stated the way the staff memo is drafted, it would give the petitioner the variation whether or not the project is constructed. Is this staff's intent. Mr. Edwards stated the existing setbacks are in the motion so it would formally approve the existing encroachments. Chairperson Combs asked if the petitioner does not go through with the project, is it staff's intent that the variations stay. Mr. Edwards stated if this project is approved by the Village Board and the petitioner does not proceed with the project, this variation would still be legally approved for the future.

Commissioner Trieb asked if there is a desire now or in the future to change the driveway as it stands today. Mr. Reitan stated no.

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

MOTION: Vice Chairman Caramelli (seconded by Commissioner Krettler), to approve a request by Mr. and Mrs. P. Chmielewski (owner) for the following setback variations from the Zoning Code for a single-family home located at 760 Orange Lane:

- a) A 10 foot front yard setback variation from Section 9-5-3-D-4 to allow a 20 foot setback instead of the minimum 30 feet;
- b) A 2 foot side yard setback variation from Section 9-5-3-D-5 to allow an 8 foot setback instead of the minimum 10 feet;
- c) A 10 foot rear yard setback variation from Section 9-5-3-D-6 to allow a 10 foot setback instead of the minimum 20 feet, with the recommended conditions in the staff report.

Roll Call Vote:

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

Nay: None

Absent: Boxenbaum, Henderson, Lawrence

Motion Carried.

The Chairperson advised that this will go to a Village Board meeting on March 16, 2015.

4. NEW BUSINESS - PUBLIC HEARING - REQUEST BY MAIN EVENT ENTERTAINMENT, LP (CONTRACT PURCHASER) TO CONSIDER A PRELIMINARY AND FINAL PLAT OF RESUBDIVISION, A PRELIMINARY AND FINAL SITE PLAN FOR AN INDOOR ENTERTAINMENT CENTER AND A MASTER SIGN PLAN AMENDMENT ON THE PROPERTY LOCATED AT THE SOUTHEAST CORNER OF PRAIRIE STONE PARKWAY AND PRATUM AVENUE. (THE PETITIONER HAS REQUESTED THESE ITEMS BE CONTINUED TO THE APRIL 1ST MEETING.)

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

Commissioner Ring moved, seconded by Commissioner Krettler, to continue the hearing to April 1. Voice Vote: 8 Ayes, 3 Absent (Boxenbaum, Henderson, Lawrence). Motion Carried.

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

5. STAFF REPORT

Mr. Ritter stated there were two changes to the 2015 Zoning Map: 1) Bradwell Estates changing from R-3 to R-6 zoning, and 2) Corporation Counsel recommended there was previous residential zoning and mixed-residential zoning in the west area that was not legally binding and did not go through a zoning process, so it will go back to agricultural zoning.

Chairperson Combs asked what the Beverly Properties is zoned. Mr. Ritter stated originally it was zoning that was approved through a development agreement and was tied to a specific development plan, but there was no formal zoning hearing to change the zoning. Corporation Counsel then recommended the zoning go back to agricultural zoning since there was no official zoning change.

Commissioner Krettler asked if the tax base structure is changed when the zoning changes from residential to agricultural. Mr. Ritter stated he believes it is the actual use of the property and not the zoning. Mr. Edwards stated the zoning does dictate what can be built on land, but most of the zoning districts would allow less intensive uses such as agriculture.

MOTION: Commissioner Krettler moved, seconded by Commissioner Ring, to approve the 2015 zoning map. Voice Vote: 8 Ayes, 3 Absent (Boxenbaum, Henderson, Lawrence). Motion Carried.

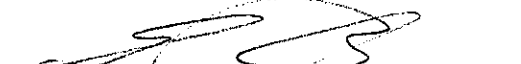
Mr. Ritter stated the March 18, meeting will have two items - a special use for a foot spa in Golf Center and Adesa auto auction off of Beverly Road.

Commissioner Lawrence arrived at 7:25 p.m.

6. MOTION TO ADJOURN

Commissioner Krettler moved, seconded by Commissioner Lawrence, to adjourn the meeting at 7:27 p.m. Voice Vote: 9 Ayes, 2 Absent (Boxenbaum, Henderson). Motion Carried.

Minutes prepared by Kathy Redelmann, Development Services Administrative Assistant



Chairperson's Approval



Date Approved