

PLANNING AND ZONING COMMISSION MEETING

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

MINUTES – MARCH 18, 2015

1. CALL TO ORDER: 7:04 P.M.

Members Present

Chairperson Combs	Greg Ring
Vice Chairman Caramelli	Nancy Trieb
Myrene Iozzo	Diane Lawrence
Denise Wilson	Sharron Boxenbaum
Tom Krettler (arrived 7:09 p.m.)	Lenard Henderson

Members Absent

Steve Wehofer (Excused)

A quorum was present.

Administrative Personnel Present:

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

2. APPROVAL OF MINUTES:

Commissioner Ring moved, seconded by Commissioner Wilson, to approve March 4, 2015, meeting minutes. Voice Vote: 7 Ayes, 2 Abstain (Boxenbaum, Henderson), 2 Absent (Wehofer, Krettler). Motion Carried.

3. CHAIRMAN'S REPORT

Chairperson Combs stated the request by Mr. and Mrs. P. Chmielewski (Owner) to consider variations under the Zoning Code to permit the expansion of a house on the property located at 760 Orange Lane was unanimously approved by the Village Board.

4. NEW BUSINESS - PUBLIC HEARING - REQUEST BY LUCY SHI D/B/A/ ROYAL FOOT SPA TO CONSIDER A SPECIAL USE UNDER THE ZONING CODE TO PERMIT A MASSAGE BUSINESS ON THE PROPERTY LOCATED AT 14 GOLF CENTER IN THE GOLF CENTER SHOPPING CENTER.

Commissioner Henderson moved, seconded by Commissioner Lawrence, to open the hearing. Voice Vote: 9 Ayes, 2 Absent (Wehofer, Krettler). Motion Carried.

Chairperson Combs swore the petitioners in.

Lucy Shi (co-owner) presented an overview of the project.
Linda Chen (co-owner)

Mr. Edwards presented an overview of the staff report.

Commissioner Krettler arrived at 7:09 p.m.

Commissioner Henderson asked if there is a changing room for the sauna. Ms. Shi stated there is a changing room inside the sauna. In the sauna room, there is two showers (one for women and one for men), with lockers, and next to the showers there is a private changing room.

Commissioner Henderson asked if the saunas are monitored. Ms. Shi stated no. There is a female and male employee who will be available.

Commissioner Henderson asked if alcohol will be served. Ms. Shi stated just water will be provided.

Commissioner Henderson asked if the noise from the Underground Auto Sports will be a problem. Ms. Shi stated there is not a lot of noise from the Underground Auto Sports store.

Commissioner Trieb asked if they own another similar spa, to which Ms. Shi stated it is their first spa and hope to open a second spa soon.

Commissioner Trieb asked if a customer needs assistance in the enclosed sauna space, how will they contact an employee. Ms. Shi stated from time to time, the employee will ask if the customer needs assistance with anything. Ms. Shi stated there will be a sign on the door stating if a customer is pregnant, has high blood pressure, or is diabetic to notify staff. If a customer has one of the medical conditions, the customer will not use the sauna. Ms. Shi stated they could have a bell available for the customer.

Commissioner Lawrence asked if the technicians are licensed through the State of Illinois and are they required to have a license. Ms. Shi stated in the future, a potential employee will be required to show that they have certificate from a school or equipment experience.

Commissioner Krettler asked how many customers will there be during a peak period. Ms. Shi stated the weekends are busier. For the massage portion, it lasts from 30-60 minutes. Customers with appointments are taken first, then walk-ins are taken if an employee is available. If no employee is available, then the customer will wait in the waiting room for the next available employee.

Commissioner Krettler asked about the length of the massage and price. Ms. Shi stated when a customer makes an appointment, they are asked if they want a 30 minute or 60 minute massage. Most customers choose 60 minutes.

Commissioner Ring had no questions.

Commissioner Iozzo had no questions.

Commissioner Wilson had no questions.

Commissioner Boxenbaum asked if a customer can use the sauna without a foot massage. Ms. Shi stated for a customer, they can just use the sauna without a foot massage, or both. There will be a fee to use the sauna.

Commissioner Boxenbaum asked if there is a time limit for the sauna. Ms. Shi stated there is no time limit, but a customer is given suggestions such as not to do more than 20 minutes.

Commissioner Boxenbaum asked about clothing to be provided. Ms. Shi stated they are looking into providing short sleeve clothes and short pants for comfort. Commissioner Boxenbaum asked if there will be slippers provided, to which Mr. Shi stated they will provide slippers.

Vice Chairman Caramelli asked where the changing rooms are located. Ms. Shi stated the changing rooms are inside the sauna rooms.

Chairperson Combs asked if there will be enough parking. Ms. Shi stated there is a lot of parking in the area. Ms. Chen stated they plan to have an average of 40-50 customers during the day. So the average will be five customers per hour.

Chairperson Combs asked staff if there is a requirement for a defibrillator because of the sauna. Mr. Edwards stated any of the requirements for the sauna space will be met when the petitioner installs the sauna.

Chairperson Combs asked how are the areas sanitized. Ms. Shi stated the cleaning will be done every day after the store is closed with bleach. Ms. Chen stated when a customer leaves the sauna room, an employee will go in to sanitize the room.

Chairperson Combs asked if the foot massage equipment is sanitized in between customers. Ms. Shi stated a plastic bag will hold the water, so each customer will have a new plastic bag.

Commissioner Boxenbaum asked how many customers can the sauna hold at one time. Ms. Shi stated for each sauna room, there can be up to four people. Commissioner Boxenbaum asked if there is an age limit for the sauna rooms. Ms. Chen stated there will be a sign posted at the sauna door and at the front desk stating you must be 18 years or older.

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

MOTION: Vice Chairman Caramelli (seconded by Commissioner Krettler), to approve a request by Lucy Shi d/b/a Royal Foot Spa (tenant) for a Special Use under Section 9-8-2-C-9 to permit a foot massage business on the property located at 14 Golf Center in the Golf Center Shopping Center, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Boxenbaum, Henderson, Iozzo, Krettler, Lawrence, Ring, Trieb, Wilson, Vice Chairman Caramelli, Chairperson Combs

Nay: None

Absent: Wehofer

Motion Carried.

The Chairperson advised that this will go to a Village Board meeting on April 6, 2015.

4. NEW BUSINESS - PUBLIC HEARING - REQUEST BY ADESA INC. TO CONSIDER:

- A) A PRELIMINARY AND FINAL PLAT OF SUBDIVISION FOR THE 64.65-ACRE ADESA SUBDIVISION LOCATED AT THE NORTHWEST CORNER OF BEVERLY ROAD AND PRAIRIE STONE PARKWAY.
- B) A PRELIMINARY AND FINAL PLAT OF SUBDIVISION FOR THE 1.16-ACRE VILLAGE WATER TOWER SUBDIVISION LOCATED WEST OF BEVERLY ROAD ALONG THE NORTH SIDE OF THE PROPOSED PRAIRIE STONE PARKWAY EXTENSION.
- C) REZONING OF APPROXIMATELY 65.8 ACRES AT THE NORTHWEST CORNER OF BEVERLY ROAD AND PRAIRIE STONE PARKWAY FROM THE AG AGRICULTURAL DISTRICT TO THE M-2 MANUFACTURING DISTRICT.
- D) A SPECIAL USE UNDER SECTION 9-9-2.C.2.K OF THE MUNICIPAL CODE FOR A WHOLESALE VEHICLE AUCTION HOUSE WITH OUTDOOR VEHICLE STORAGE ON THE NEWLY PROPOSED LOT 1 IN THE ADESA SUBDIVISION LOCATED AT THE NORTHWEST CORNER OF BEVERLY ROAD AND PRAIRIE STONE PARKWAY.
- E) A FENCE VARIATION UNDER SECTION 9-3-3.B OF THE MUNICIPAL CODE FOR A WHOLESALE VEHICLE AUCTION HOUSE ON THE NEWLY PROPOSED LOT 1 IN THE ADESA SUBDIVISION LOCATED AT THE NORTHWEST CORNER OF BEVERLY ROAD AND PRAIRIE STONE PARKWAY.
- F) A PRELIMINARY AND FINAL SITE PLAN FOR CONSTRUCTION OF A WESTERN EXTENSION OF PRAIRIE STONE PARKWAY (APPROXIMATELY 1,300 FEET).
- G) A PRELIMINARY AND FINAL SITE PLAN FOR CONSTRUCTION OF A WHOLESALE VEHICLE AUCTION HOUSE (INCLUDING OFF-SITE IMPROVEMENTS TO BEVERLY ROAD AND TO THE VILLAGE WATER TOWER SITE), ON APPROXIMATELY 65 ACRES LOCATED AT THE NORTHWEST CORNER OF BEVERLY ROAD AND PRAIRIE STONE PARKWAY.
- H) A MASTER SIGN PLAN AMENDMENT UNDER SECTION 9-3-8-M-13 OF THE MUNICIPAL CODE FOR THE PROPERTY (LOT 1 OF THE ADESA SUBDIVISION) LOCATED AT THE NORTHWEST CORNER OF BEVERLY ROAD AND PRAIRIE STONE PARKWAY.

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

Chairperson Combs swore the petitioners in.

Brett Roland (Adesa) presented an overview of the project
Scott Wilson (Kimley-Horn) presented an overview of the engineering
Tom Runkle (Kimley Horn) presented an overview of the landscaping
Jared Kenyon (Kimley-Horn)

Ankur Gupta (McDermott Will & Emery)
Cindy Williams (Electric Guard Dog)

Mr. Gugliotta presented an overview of the staff report.

Commissioner Ring asked if Adesa is a 24/7, 365 day operation. Mr. Roland stated receiving and delivering vehicles yes. The auctions are once a week for 52 weeks a year.

Commissioner Ring asked who is responsible for Prairie Stone Parkway/Trillium Boulevard access, maintenance, cleaning, and snow removal. Mr. Gugliotta stated the Prairie Stone Parkway dedication, once built, will become a Village street and be added to the snowplowing routes and the Village's responsibility. The Trillium Boulevard right of way will be dedicated and may need to become a public street that is useable to the public. Initially, Adesa will be the only user of the street and the Village agreed a full street will not need to be built because of an unforeseen future. The dedication will ensure the land is available for public use, if needed. The Village is not going to accept that property until the Village is certain it is needed as a public street.

Commissioner Ring asked if there is a traffic light at Trillium Boulevard and Beverly Road. Mr. Gugliotta stated no and would need to be installed only if there is significant traffic.

Commissioner Ring asked what provisions are being made for the retention area. Mr. Wilson stated there is a naturalized basin and any water that enters or comes out of the storm sewer, there is a very long vegetative swale along both sides that conveys the water, which is made to get the solids, oil, and grease before it gets into the basin. When the water is in the basin, that is Best Management Practice (BMP) which settles out anything before it gets into Beverly Lake and the quarry.

Commissioner Ring asked about the sale of the cars. Mr. Roland stated if you bought a GM vehicle after driving a Ford, GM does not typically like to sell Fords on their lots. So they would bring the car to the auction and then a Ford dealer would buy from the auction. There are also off lease vehicles, fleet vehicles, Hertz, Avis, as well as larger companies that buy fleet cars.

Commissioner Iozzo is concerned about eastbound traffic on the Tollway, especially when there is an event at the Sears Centre and eastbound at Route 59. Mr. Roland stated they have done a traffic analysis. Adesa does not generate a lot of traffic. Their auctions are one day a week. Clients start arriving at 8:00 a.m. and they can leave from 9:00-11:00 a.m. The auction is over by 1:00 p.m.

Commissioner Iozzo asked if the auction day will be alternated. Mr. Roland stated the auction day will stay the same every week. There might be a specialty sale on a rare occasion.

Commissioner Iozzo had concerns about the church traffic. Mr. Roland stated for service on a Sunday morning there will be a mass rush of people. Adesa does not have that. There are two means of access/egress from the parking lot for customers, either on Prairie Stone Parkway or Trillium Boulevard. Mr. Gugliotta stated the church also has a weekday evening service, and Adesa is a normal business hours/early morning operation.

Commissioner Wilson asked how this location was selected. Mr. Roland stated the Chicago area is the fourth largest car market in the country, which is the last metropolitan area that Adesa is going into. Adesa looked at the area, downtown Chicago, and access towards the Milwaukee area. The next closest auction to this site is the Plainfield, IN site, which is Adesa's seventh largest auction.

Commissioner Wilson asked what Adesa's typical customer purchases. Mr. Roland stated their typical buyer buys 1-2 cars. There are buyers that buy 10-15 cars, which is considered a large buyer.

Commissioner Boxenbaum asked about what types of trucks are auctioned. Mr. Roland stated big commercial trucks happen on a rare occasion. Adesa's typical car is 3-5 years old, off lease, off rental car, and there could be some boats and RVs.

Commissioner Boxenbaum asked about overnight security. Mr. Roland stated they have a full security staff and a full camera system that is heat generated. Their biggest theft items is when a customer looks at a car on-site, they will take a radio button or gear shift knob.

Commissioner Boxenbaum asked if the auction will be a weekday, to which Mr. Roland stated yes.

Commissioner Boxenbaum asked about the weather warning siren nearby. Mr. Gugliotta stated the weather warning siren is on the water tower site on Village property.

Commissioner Boxenbaum stated on one of the forms, yes is checked for endangered, threatened, or unique plants or animals located in or near the area. Mr. Roland stated they have worked with the Department of Natural Resources and there are no species and it must have been a mistake.

Commissioner Boxenbaum asked about the water based paints being used. Mr. Roland stated when you buy a gallon of paint, it is a water based paint. The oil based paints are being eliminated by the EPA. Mr. Roland stated they do not do a large amount of painting, only small areas on cars.

Commissioner Boxenbaum asked about putting gasoline in the cars. Mr. Roland stated typically when the cars arrive, they have a truck with a gas tank in the back that fills up a car if a car runs out of gas. Adesa does not fill up a car with gasoline, they usually put 1-2 gallons of gasoline in a car and that is only if a car runs out of gas.

Commissioner Boxenbaum asked if a company is hired to remove snow. Mr. Roland stated in the bulk of their facilities, they have their own equipment and is typically handled by on-site personnel.

Commissioner Boxenbaum asked about hail damage to the cars. Mr. Roland stated Adesa does not take ownership of the vehicles, so if there is a hail storm, the owner or whoever holds title to the car, would be responsible for the hail damage.

Commissioner Boxenbaum asked are the electronic fences turned on physically by someone. Ms. Williams stated the electric fences are like an alarm system and is like you would do your alarm at your house. There is a keypad and from that is where you turn the alarm on and off.

Commissioner Boxenbaum asked how do customers take delivery of the cars when purchased. Mr. Roland stated they do offer transportation, but a lot of the dealers have their own haulers. Basically, the cars will go through the auction lanes, stored, run through the auction, and whether it is sold or not sold, the car goes back to where it comes from. After the paperwork is done, the car will be moved for pickup. Adesa asks for 24 hours and does not want to be a storage facility.

Commissioner Boxenbaum asked about how Adesa will reach out to the community. Mr. Roland stated the general manager will be based at this facility, and through those relationships, the general manager will have contact with the Village.

Commissioner Krettler asked if Adesa gets high end cars. Mr. Roland stated yes and those cars are not typically the majority of the cars.

Commissioner Krettler asked if the possible storage tank for gasoline is above or below ground. Mr. Roland stated above ground tank.

Commissioner Krettler asked if EPA and OSHA visit the site. Mr. Roland stated also DNR and all regulatory companies.

Commissioner Lawrence asked what percentage of sales come from the Internet. Mr. Roland stated 15% of purchases are from the Internet.

Commissioner Lawrence asked when the electric fence is turned on. Mr. Roland stated typically the electric fence is on only at night when the auction is shut down.

Commissioner Trieb asked how the electric fence is monitored. Ms. Williams stated the electric fence is monitored 24/7 by a security monitoring company. If somebody breaks the perimeter or shorts that circuit out, then an audible alarm is sounded, contacts the monitoring company, then the monitoring company contacts somebody from the local business.

Commissioner Trieb asked what is a snout device. Mr. Wilson stated it is a 90 degree pipe that sits embedded inside the manhole so when the water leaves the pond before it goes into the lake, it goes into a manhole and that snout is turned down so that does not allow any last surface oils, etc.

Commissioner Trieb asked about exhaust fumes. Mr. Roland stated as the cars enter the building, the doors stay open. There are also carbon monoxide detectors and air exchangers.

Commissioner Henderson had concerns regarding the configuration of the electric fence. Ms. Williams stated the electric fence is 20 single strands of wire that go behind a chain link. The chain link fence will be the first protection. About 3-12" inside that chain link fence will be 20 horizontal single strands of wire. The bottom 10 wires are separated by 4" and the top 10 wires are separated by 8". It goes 2' above the chain link fence. Mr. Roland stated on the public side, you would see the landscaping on the outside, which would be the bush, tree, chain link fence, electric fence on the inside, and then the guardrail.

Commissioner Henderson asked if the project does not go forward, does the land goes back to agricultural zoning. Mr. Gugliotta stated there is a condition that once the petitioner obtains a permit, then the zoning stays manufacturing. If the petitioner never starts, then the zoning reverts back to agricultural.

Vice Chairman Caramelli asked about traffic control. Mr. Wilson stated the general manager will reach out to the Fire Department/local Police Department to let them know there is going to be a big event.

Vice Chairman Caramelli asked if motorcycles will be auctioned. Mr. Roland stated they could and do have a few auctions that have major manufacturers.

Vice Chairman Caramelli asked about awards that Adesa has received in the past. Mr. Roland stated within the last calendar year they had six auctions that received GM auction of the year, various local awards, Ford Motor Company, Porsche America, and the Boston facility received an award for best Mercedes auction in the country.

Chairperson Combs asked about material samples. Mr. Roland displayed the elevation drawings and described the materials. Chairperson Combs asked what material will the awning be. Mr. Roland stated metal and some of the architectural drawings are being finalized.

Chairperson Combs asked where are the trash enclosures. Mr. Roland depicted the trash enclosures on the diagram.

Chairperson Combs asked if there will be signage on the auxiliary buildings. Mr. Roland stated depending on local fire codes.

Chairperson Combs asked if there was going to be directional signage on-site directing people. Mr. Roland stated yes. There will probably be a sign coming off Beverly Road onto their property at the first driveway, and there will probably be a sign that says "trucks this way". The petitioner will work with staff once building permits are issued. There are two monument signs, which Mr. Roland depicted on the drawings.

Mr. Gugliotta stated the Master Sign Plan sets the rules that would apply, which would include the size and numbers of signs. The Village code allows for certain directional signs and the petitioner is okay to work with what is allowed.

Chairperson Combs stated on the Site Plan Addendum Non-Residential form, there are inconsistencies with the presentation and encourages the petitioner to correct the form before this goes to the Village Board. Mr. Roland stated they will correct the inconsistencies on the form.

Chairperson Combs asked if the restaurant will be charging customers. Mr. Roland stated the higher end dealers will be given food. Even the employees will buy food on auction day.

Chairperson Combs asked if the Village will disclose the sales tax and entertainment tax. Mr. Gugliotta stated he will have the petitioner go through the entire application and verify that information.

Chairperson Combs asked if tire puncture devices are installed, where will they be. Mr. Roland stated in areas where the cars actually can physically get in and out.

Chairperson Combs asked staff in the conditions of approval on page 16, #3 at the top of the page, where you say "any site work to start" do you mean as little as grading. Mr. Gugliotta stated there is a formal point in time when the petitioner can actually set foot on-site and start moving dirt and installing pipes. The Village needs performance guarantees in place and the petitioner needs the site work permit, which is what it refers to.

Chairperson Combs asked the petitioner if they agree with all the conditions of approval in the staff report. Mr. Roland stated yes.

Chairperson Combs asked the petitioner if they are in agreement with page 17, C.1., the change from five years to one year. Mr. Roland stated yes.

Commissioner Ring asked about the contractors and their bidding of sub-contractors. Mr. Roland stated their general contractor is somebody who comes with Adesa across the country. All the trades people are local and non-union. On this site, there will probably be a two gate system, union and non-union.

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

MOTION: Vice Chairman Caramelli (seconded by Commissioner Krettler), to approve a request by Adesa Inc. to consider a) a preliminary and final plat of subdivision for the 64.65-acre Adesa Subdivision located at the northwest corner of Beverly Road and Prairie Stone Parkway, subject to the amendment made to C.1. in reference to the change from M2 to Agriculture from five years to one year.

Roll Call Vote:

Aye: Boxenbaum, Henderson, Iozzo, Krettler, Lawrence, Ring, Trieb, Wilson, Vice Chairman Caramelli, Chairperson Combs

Nay: None

Absent: Wehofer

Motion Carried.

MOTION: Vice Chairman Caramelli (seconded by Commissioner Ring), to approve a request by Adesa Inc. to consider b) a preliminary and final plat of subdivision for the 1.16-acre Village Water Tower Subdivision located west of Beverly Road along the north side of the proposed Prairie Stone Parkway extension, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Boxenbaum, Henderson, Iozzo, Krettler, Lawrence, Ring, Trieb, Wilson, Vice Chairman Caramelli, Chairperson Combs

Nay: None

Absent: Wehofer

Motion Carried.

MOTION: Vice Chairman Caramelli (seconded by Commissioner Henderson), to approve a request by Adesa Inc. to consider c) rezoning of approximately 65.8 acres at the northwest corner of Beverly Road and Prairie Stone Parkway from the AG Agricultural District to the M-2 Manufacturing District.

Roll Call Vote:

Aye: Boxenbaum, Henderson, Iozzo, Krettler, Lawrence, Ring, Trieb, Wilson, Vice Chairman Caramelli, Chairperson Combs

Nay: None

Absent: Wehofer

Motion Carried.

MOTION: Vice Chairman Caramelli (seconded by Commissioner Krettler), to approve a request by Adesa Inc. to consider d) a special use under Section 9-9-2.C.2.k of the Municipal Code for a Wholesale Vehicle Auction House with outdoor vehicle storage on the newly proposed Lot 1 in the Adesa Subdivision located at the northwest corner of Beverly Road and Prairie Stone Parkway, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Boxenbaum, Henderson, Iozzo, Krettler, Lawrence, Ring, Trieb, Wilson, Vice Chairman Caramelli, Chairperson Combs

Nay: None

Absent: Wehofer

Motion Carried.

MOTION: Vice Chairman Caramelli (seconded by Commissioner Henderson), to approve a request by Adesa Inc. to consider e) a fence variation under Section 9-3-3.B of the Municipal Code for a Wholesale Vehicle Auction House on the newly proposed Lot 1 in the Adesa Subdivision located at the northwest corner of Beverly Road and Prairie Stone Parkway, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Boxenbaum, Henderson, Iozzo, Krettler, Lawrence, Ring, Trieb, Wilson, Vice Chairman Caramelli, Chairperson Combs

Nay: None

Absent: Wehofer

Motion Carried.

MOTION: Vice Chairman Caramelli (seconded by Commissioner Henderson), to approve a request by Adesa Inc. to consider f) a preliminary and final site plan for construction of a western extension of Prairie Stone Parkway (approximately 1,300 feet), with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Boxenbaum, Henderson, Iozzo, Krettler, Lawrence, Ring, Trieb, Wilson, Vice Chairman Caramelli, Chairperson Combs

Nay: None

Absent: Wehofer

Motion Carried.

MOTION: Vice Chairman Caramelli (seconded by Commissioner Henderson), to approve a request by Adesa Inc. to consider g) a preliminary and final site plan for construction of a Wholesale Vehicle Auction House (including off-site improvements to Beverly Road and to the Village water tower site), on approximately 65 acres located at the northwest corner of Beverly Road and Prairie Stone Parkway, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Boxenbaum, Henderson, Iozzo, Krettler, Lawrence, Ring, Trieb, Wilson, Vice Chairman Caramelli, Chairperson Combs

Nay: None

Absent: Wehofer

Motion Carried.

MOTION: Vice Chairman Caramelli (seconded by Commissioner Krettler), to approve a request by Adesa Inc. to consider h) a Master Sign Plan Amendment under Section 9-3-8-M-13 of the Municipal Code for the property (Lot 1 of the Adesa Subdivision) located at the northwest corner of Beverly Road and Prairie Stone Parkway, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Boxenbaum, Henderson, Iozzo, Krettler, Lawrence, Ring, Trieb, Wilson, Vice Chairman Caramelli, Chairperson Combs

Nay: None

Absent: Wehofer

Motion Carried.

The Chairperson advised that this will go to a Village Board meeting on April 6, 2015.

5. STAFF REPORT

Mr. Ritter stated the next meeting is April 1, with a setback variation and a Burger King Master Sign Plan amendment.

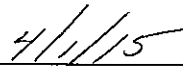
6. MOTION TO ADJOURN

Commissioner Krettler moved, seconded by Commissioner Henderson, to adjourn the meeting at 9:52 p.m. Voice Vote: 10 Ayes, 1 Absent (Wehofer). Motion Carried.

Minutes prepared by Kathy Redelmann, Development Services Administrative Assistant



Chairperson's Approval



Date Approved