

PLANNING AND ZONING COMMISSION MEETING

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

MINUTES – MAY 6, 2015

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

Members Present

Chairperson Combs	Tom Krettler
Vice Chairman Caramelli	Nancy Trieb
Myrene Iozzo	Diane Lawrence
Lenard Henderson	Sharron Boxenbaum (arrived 7:01 p.m.)

Members Absent

Greg Ring, Steve Wehofer, Denise Wilson (All Excused).

A quorum was present.

Administrative Personnel Present:

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

2. APPROVAL OF MINUTES:

Commissioner Krettler moved, seconded by Commissioner Henderson, to approve April 15, 2015, meeting minutes. Voice Vote: 7 Ayes, 1 Abstain (Boxenbaum), 3 Absent (Ring, Wehofer, Wilson). Motion Carried.

3. CHAIRMAN'S REPORT

Chairperson Combs stated the BP Master Sign Plan and the Barrington Square Town Center Master Sign Plan amendment, preliminary and final site plans, plat of resubdivision, and preliminary concept plan were approved by the Village Board.

4. OLD BUSINESS

None.

5. NEW BUSINESS - PUBLIC HEARING - REQUEST BY THOMAS NICHOLSON FOR A VARIATION FROM THE ZONING CODE TO PERMIT THE CONSTRUCTION OF A 160 SQUARE FOOT SHED ON THE PROPERTY LOCATED AT 3810 WINSTON LANE.

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

Chairperson Combs swore the petitioner in.

Tom Nicholson presented an overview of the project.

Dan Ritter presented an overview of the staff report.

Commissioner Lawrence asked if a sprinkler system will be provided to the shed. Mr. Nicholson stated there will be a water line but not a sprinkler system.

Commissioner Lawrence asked if the color will be white or match the house. Mr. Nicholson stated the color will be white, which will match the trim on the home, pergola over the deck, and the railing on the deck.

Commissioner Trieb asked about ventilation for the shed. Mr. Nicholson stated there are windows all the way around the shed, which will open.

Commissioner Trieb asked about electricity to the shed. Mr. Nicholson stated there will be a standard 120 volt circuit power line.

Commissioner Henderson had no questions.

Commissioner Krettler asked what type of floor will the shed have. Mr. Nicholson stated the shed will have a concrete slab.

Commissioner Iozzo had no questions.

Commissioner Boxenbaum asked is the shed a kit or will it be built from scratch. Mr. Nicholson stated the shed is a kit.

Commissioner Boxenbaum asked if the homeowner will be building the shed, to which Mr. Nicholson stated he has a family member who is a contractor to assist him.

Commissioner Boxenbaum asked is the shed visible from the street. Mr. Nicholson stated no.

Vice Chairman Caramelli had no questions.

Chairperson Combs stated the petitioner is not meeting the standards for a variation and cited the Zoning Code. Mr. Nicholson stated the definition of a storage shed is a structure that is designed for and used for primarily storage of household goods. The 80 square feet of storage is under the 150 square feet of the Zoning Code.

Chairperson Combs asked if the structure is not a shed, what is it? Mr. Nicholson stated it is a greenhouse. Chairperson Combs asked does a greenhouse, under the code, considered a second house on the property. Mr. Nicholson stated in conversations with the Village staff, the building inspector said if you call it a greenhouse, there is nothing in the code that addresses a greenhouse.

Mr. Ritter stated the Zoning Code interpretation from the Director of Planning, Building and Code Enforcement is that the entire structure is considered a storage shed, and the approval is for the storage shed and not to argue is this considered a storage shed or not. Village staff is considering the entire 160 square feet as a storage shed.

Chairperson Combs reiterated that the petitioner does not comply with any of the requirements to receive a variation. Mr. Nicholson asked Chairperson Combs for interpretation of the requirements for a variation, which Chairperson Combs did.

Commissioner Boxenbaum asked if there will be a lock on the door. Mr. Nicholson stated it will be locked.

Commissioner Trieb asked if the petitioner measured what he would need for storage. Mr. Nicholson stated the shed will be 80 square feet of storage, which will be tight. Stored in the shed will be a lawn mower, snow blower, air compressor, power washer, a couple of ladders, and in the winter the patio furniture.

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

MOTION: Vice Chairman Caramelli (seconded by Commissioner Krettler), to approve a request by Tom and Cindy Nicholson for a 10 square foot shed size variation from Section 9-3-6-J to allow a shed to be 160 square foot instead of the maximum 150 square feet at 3810 Winston Lane.

Roll Call Vote:

Aye: Boxenbaum, Henderson, Iozzo, Krettler, Lawrence, Trieb

Nay: Vice Chairman Caramelli, Chairperson Combs

Absent: Ring, Wehofer, Wilson

Motion Carried.

The Chairperson advised that this will go to a Village Board meeting on May 11, 2015.

5. NEW BUSINESS - PUBLIC HEARING - REQUEST BY RWE MANAGEMENT COMPANY (APPLICANT) AND JON JACOBSON (TENANT) TO CONSIDER A SPECIAL USE UNDER THE ZONING CODE TO PERMIT AN ANIMAL HOSPITAL WITH OCCASIONAL BOARDING ON THE PROPERTY LOCATED AT 1445-1449 PALATINE ROAD IN THE CHARLES PLAZA SHOPPING CENTER.

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

Chairperson Combs swore the petitioners in.

Robert Edwards (RWE Management Company)

Jon Jacobson (Jacobson Veterinary Clinic)

Charles Margosian (Charles Plaza Shopping Center)

Robert Edwards presented an overview of the project.

Mr. Ritter presented an overview of the staff report.

Commissioner Boxenbaum asked is this a clinic where customers bring their animals in for annual checkups, shots, and surgery for sick animals. Mr. Edwards stated there will be orthopedic surgeries, as well as all examinations, prescriptions, see animals for a variety of reasons, in-house lab for diagnostics, x-rays, ultrasound, and blood tests. This hospital is not set up as an emergency hospital and is primarily by appointment.

Mr. Jacobson stated there will probably be some emergencies, depending on the care the animal would need. Any critical care will have to be referred to an animal hospital in the area that handle critical care for animals. Mr. Jacobson stated he now works in Huntley, so for this location, his vision is a neighborhood, family oriented veterinary clinic.

Commissioner Boxenbaum asked if a sick animal has to stay overnight, does someone stay overnight with the animal. Mr. Jacobson stated that would probably be him, and this does not happen often. Mr. Jacobson stated most of the routine surgeries are in the morning, so the animal would be awake and stable enough to be sent home later in the day.

Commissioner Boxenbaum asked if exotic animals will be seen. Mr. Jacobson stated animals seen will be cats and dogs, and if customers wants to bring in a hamster or guinea pig, that is okay. Probably no reptiles or snakes.

Commissioner Boxenbaum asked staff if the other tenants have grass in the back of the stores. Mr. Ritter stated the grass is primarily behind this location. Commissioner Boxenbaum asked if the grass area in the back will be fenced. Mr. Edwards stated the animal will be leashed and walked, so it will be a supervised walk. Mr. Ritter stated that is a condition of approval where an animal has to be supervised. Mr. Margosian stated that is an item which is contained in the lease.

Commissioner Boxenbaum asked about nervous animals urinating before entering the front door. Mr. Edwards stated those areas will be washed down and cleaned.

Commissioner Iozzo had no questions.

Commissioner Kretzler had no questions.

Commissioner Henderson had no questions.

Commissioner Trieb asked if an animal gets sick outside the front door, how will it be cleaned up. Mr. Edwards stated they usually recommend a hose bib at the front of the building. Mr. Margosian stated there is a hose bib.

Commissioner Lawrence asked how will the narcotics be stored and locked. Mr. Edwards stated there will be an alarm system and by law the narcotics have to be locked up in a safe type compartment. Mr. Jacobson stated he will stock as little as he can of controlled substances. That is usually ordered as it is needed.

Commissioner Lawrence asked how would an animal be treated with symptoms of the flu. Mr. Jacobson stated the flu is not very stable in the environment for very long. There will be common disinfectants used for cleaning the areas of the hospital.

Vice Chairman Caramelli asked where is the pet store located in proximity to this animal hospital. Mr. Edwards stated there is a set of stores in-line with Jewel, which is where the animal hospital will be located. Then there is a set of stores where there is a Starbucks and an outlet (where the Petco is located).

Vice Chairman Caramelli asked staff if there were any letters in response to this proposed animal hospital. Mr. Ritter stated there was one call to make sure this was not another bank in the area, and was fine with an animal hospital.

Vice Chairman Caramelli asked how long has Petco been there. Mr. Margosian stated about two years.

Chairperson Combs asked if the back door will have a peep hole. Mr. Edwards stated yes.

Chairperson Combs asked at night, does the back door automatically lock. Mr. Edwards stated the doors can be unlocked and most of his clients have gone to the push button lock system, which is a keyless situation. Mr. Margosian stated all of the rear lighting has just been replaced with energy efficient LED lighting.

Chairperson Combs asked how will the dogs be walked in the back with the storage of snow in the area. Mr. Margosian stated there is only a portion of the hill to be used for snow storage. The other section of the hill will be able to be used by the animal clinic.

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

MOTION: Vice Chairman Caramelli (seconded by Commissioner Krettler), to approve a request by RWE Management Company (applicant) and Jacobson Veterinary Clinic (tenant) to consider a special use under the Zoning Code to permit an animal hospital with occasional overnight boarding on the property located at 1445 - 1449 Palatine Road in the Charles Plaza Shopping Center, with the recommended conditions in the staff report.

Roll Call Vote:

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

Nay: None

Absent: Ring, Wehofer, Wilson

Motion Carried.

The Chairperson advised that this will go to a Village Board meeting on May 26, 2015.

5. NEW BUSINESS - PUBLIC HEARING - REQUEST BY YAMO'S ENTERPRISES (OWNER) AND DEVELOPMENT MANAGEMENT GROUP (APPLICANT) TO CONSIDER:

A) A PRELIMINARY AND FINAL SITE PLAN AND PLAT OF EASEMENT ON THE PROPERTY LOCATED AT LOT 4 OF THE POPLAR CREEK CROSSING SHOPPING CENTER (2500-2538 NORTH SUTTON ROAD).

B) A MASTER SIGN PLAN UNDER THE ZONING CODE ON THE PROPERTY LOCATED AT LOT 4 OF THE POPLAR CREEK CROSSING SHOPPING CENTER (2500-2538 NORTH SUTTON ROAD).

Commissioner Krettlar moved, seconded by Commissioner Henderson, to open the hearing. Voice Vote: 8 Ayes, 3 Absent (Ring, Wehofer, Wilson). Motion Carried.

Chairperson Combs swore the petitioners in.

Ken Knuckles (Development Management Group).

Ken Knuckles presented an overview of the project.

Josh Edwards presented an overview of the staff report.

Commissioner Krettlar had no questions.

Commissioner Iozzo asked where the monument sign will be located, which Mr. Knuckles showed on the diagram.

Commissioner Boxenbaum asked if there were concerns from other nearby tenants. Mr. Edwards stated there were questions from the property owner from the surrounding shopping center and there was no objections.

Commissioner Boxenbaum asked about the business in the two buildings next to the shopping Center. Mr. Knuckles said CitiBank and Prairie Stone Crossing.

Commissioner Boxenbaum asked if the CitiBank and Prairie Stone Crossing have monument signs. Mr. Edwards stated both shopping centers have monument signs. Poplar Creek Crossing has a sign at Higgins and Sutton Road. Prairie Stone Crossing has a ground sign near the corner of Hoffman Boulevard and Route 59.

Commissioner Boxenbaum asked if Pie Five Pizza Co. is a dine-in restaurant. Mr. Knuckles stated yes.

Commissioner Henderson asked if there is another drive-thru coffee store. Mr. Edwards stated Dunkin' Donuts is located in the Poplar Creek Crossing.

Commissioner Henderson asked about the wall signage on the buildings. Mr. Knuckles stated Mattress Firm has a standard wall sign package, as does Pie Five Pizza Co. and Starbucks.

Commissioner Trieb asked where will the customers pick up mattresses. Mr. Knuckles stated mattress stores do not store a lot of mattresses on the premises. A customer will order a mattress and then the mattress will be delivered.

Commissioner Lawrence asked if the monument sign is illuminated. Mr. Knuckles stated the panels will be internally illuminated.

Commissioner Lawrence asked about the hours of operation for Pie Five. Mr. Knuckles stated Mattress Firm is projected to be open until 9:00 p.m., Starbucks and Pie Five will be open until 10:00 p.m. Commissioner Lawrence asked if Pie Five delivers, to which Mr. Knuckles stated no.

Commissioner Lawrence asked if the awnings will have logos. Mr. Knuckles stated Pie Five asked for some text, but in working with Village staff, this is not allowed.

Commissioner Lawrence asked if there will be security cameras in the rear. Mr. Knuckles stated no.

Vice Chairman Caramelli asked staff if the lighting will be similar to what is already in the area. Mr. Edwards stated the Village does not require to match the lighting to the adjacent shopping center, but is something the Village can encourage.

Chairperson Combs asked if Starbucks will be serving alcohol. Mr. Knuckles stated he was not sure and it would be up to Starbucks to seek a liquor license if they chose to. Chairperson Combs stated she had concerns about the monitoring of the alcohol on the outside seating area at Starbucks.

Chairperson Combs asked is Starbucks the only place to have outdoor eating area, to which Mr. Knuckles stated yes. Mr. Knuckles stated there will be hand railing around three-quarters of the patio, and is the same path one would take to get to the front door.

Chairperson Combs asked where will the bike racks be located. Mr. Knuckles stated against the building near the front.

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

MOTION A: Vice Chairman Caramelli (seconded by Commissioner Krettler), to approve a request by Yamo's Enterprises (owner) and Development Management Group (applicant) for a preliminary and final site plan and a plat of easement for a retail building and related improvements on Lot 4 of Poplar Creek Crossing (2500- 2538 North Sutton Road), with the recommended conditions in the staff report.

Chairperson Combs asked if the petitioner agrees with the conditions of approval. Mr. Knuckles stated yes.

Roll Call Vote:

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

Nay: None

Absent: Ring, Wehofer, Wilson

Motion Carried.

MOTION B: Vice Chairman Caramelli (seconded by Commissioner Krettler), to approve a request by Yamo's Enterprises (owner) and Development Management Group (applicant) for a Master Sign Plan for the property located at Lot 4 of Poplar Creek Crossing (2500-2538 North Sutton Road) dated May 6, 2015., with the recommended conditions in the staff report.

Roll Call Vote:

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

Nay: None

Absent: Ring, Wehofer, Wilson

Motion Carried.

The Chairperson advised that this will go to a Village Board meeting on May 26, 2015.

6. STAFF REPORT

Mr. Ritter stated the next meeting is May 20, including a Wendy's remodel site plan and Master Sign Plan at the Golf Center Shopping Center.

7. MOTION TO ADJOURN

Commissioner Krettler moved, seconded by Commissioner Henderson, to adjourn the meeting at 8:53 p.m. Voice Vote: 8 Ayes, 3 Absent (Ring, Wehofer, Wilson). Motion Carried.

Minutes prepared by Kathy Redelmann, Development Services Administrative Assistant



Chairperson's Approval

5/20/15
Date Approved