

PLANNING AND ZONING COMMISSION MEETING

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

MINUTES - JUNE 3, 2015

1. CALL TO ORDER: 7:01 P.M.

Members Present

Chairperson Combs	Tom Krettler
Vice Chairman Caramelli	Nancy Trieb
Myrene Iozzo	Diane Lawrence
Lenard Henderson	Greg Ring
Steve Wehofer	Denise Wilson (arrived 7:03 p.m.)
Sharron Boxenbaum	

Members Absent

None.

A quorum was present.

Administrative Personnel Present:

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

Commissioner Wilson arrived.

2. APPROVAL OF MINUTES:

Commissioner Krettler moved, seconded by Commissioner Henderson, to approve May 20, 2015, meeting minutes. Voice Vote: 10 Ayes, 1 Abstain (Boxenbaum). Motion Carried.

3. CHAIRMAN'S REPORT

Chairperson Combs stated the veterinary clinic, Poplar Creek Crossing development, and Golf Center improvement were unanimously approved by the Village Board.

4. OLD BUSINESS

None.

5. NEW BUSINESS - PUBLIC HEARING - REQUEST OF FLORIN AND MAUREEN CIOBANU FOR A VARIATION FROM THE ZONING CODE TO PERMIT THE CONSTRUCTION OF A FENCE ON THE PROPERTY LOCATED AT 1405 MICHAEL COURT.

Commissioner Krettler moved, seconded by Commissioner Henderson, to open the hearing. Voice Vote: 11 Ayes. Motion Carried.

Chairperson Combs swore the petitioner in.

Maureen Ciobanu presented an overview of the project.

Mr. Ritter presented an overview of the staff report.

Commissioner Boxenbaum had no questions.

Commissioner Wilson had no questions.

Commissioner Iozzo had no questions.

Commissioner Ring asked staff if the fence were 4 foot high it would not be an issue. Mr. Ritter stated the fence would have to be 4 feet high and 50% open design for it not to be an issue.

Commissioner Krettler asked staff about the design of the fence. Mr. Ritter stated the fence is a solid design, board-on-board fence.

Commissioner Wehofer had no questions.

Commissioner Lawrence asked if there were concerns from the southwest neighbor backing out of their driveway. Ms. Ciobanu stated the property line does curve and their neighbor was acceptable to the proposed fence.

Commissioner Lawrence asked if the white fence shared with the Michael Court neighbor will remain. Ms. Ciobanu stated the neighbor is going to replace that fence with a privacy fence.

Commissioner Lawrence asked if any of the trees in the backyard will be removed to accommodate the fence. Ms. Ciobanu stated no.

Commissioner Trieb asked if the fence will have a gate. Ms. Ciobanu stated there will be a gate in the corner so there will be access to the cable box in the corner.

Commissioner Henderson asked if the fence will be professionally installed, to which Ms. Ciobanu stated yes.

Vice Chairman Caramelli asked staff if the fence was 4 feet high with an open design, will it meet code. Mr. Ritter stated yes, a 4 foot and an open design (50% open) will meet code, with a 1 foot setback to the property line.

Chairperson Combs had safety concerns about neighbor visibility when backing out of the drive with the fence being a solid 5 foot fence.

Commissioner Trieb suggested an alternative solution of adding shrubbery to go along with a 4 foot open fence. This solution would provide privacy to the petitioner and meet the code.

Mr. Ritter stated the Village's Transportation Division did look at the neighbor's driveway, and found the sight distance acceptable with the neighbor backing out of the driveway.

Commissioner Krettlar moved, seconded by Commissioner Henderson, to close the hearing. Voice Vote: 11 Ayes. Motion Carried.

MOTION: Vice Chairman Caramelli (seconded by Commissioner Krettlar), to approve a request by Florin and Maureen Ciobanu for a thirteen (13) foot corner side yard setback variation from Section 9-3-3-C to allow a five (5) foot high solid fence to be two (2) feet from the northwest side property line instead of the minimum required fifteen (15) feet at 1405 Michael Court.

Roll Call Vote:

Aye: Henderson, Iozzo, Krettlar, Wehofer, Wilson, Boxenbaum

Nay: Lawrence, Ring, Trieb, Vice Chairman Caramelli, Chairperson Combs

Motion Carried.

The Chairperson advised that this will go to a Village Board meeting on June 15, 2015.

5. NEW BUSINESS - PUBLIC HEARING - REQUEST BY KSD, INC. (OWNER) FOR A SITE PLAN AMENDMENT FOR SITE IMPROVEMENTS AND A SPECIAL USE UNDER SECTION 9-5-9-C OF THE ZONING CODE TO PERMIT THE OPERATION OF A MONTESSORI SCHOOL ON THE PROPERTY LOCATED AT 1200 FREEMAN ROAD.

Commissioner Krettlar moved, seconded by Commissioner Ring, to open the hearing. Voice Vote: 11 Ayes. Motion Carried.

Chairperson Combs swore the petitioners in.

Walter Dohrmann (Line Works, Ltd.)

Deborah Kelley (Montessori School)

Mr. Dohrmann presented an overview of the project.

Mr. Edwards presented an overview of the staff report.

Commissioner Henderson asked how much student traffic is expected between the buildings. Mr. Dohrmann stated some students from the 1250 building come over for a fine arts class and the playground. Commissioner Henderson asked if the student traffic will be monitored, to which Mr. Dohrmann stated yes.

Commissioner Henderson asked about security controlling access to the two buildings. Mr. Dohrmann stated everyone who comes in the front door gets buzzed inside. The entry is secured at the reception area. The outside doors that exit the classrooms are all panic bars and keyed to get back in.

Commissioner Henderson asked how will access be controlled at the 1250 building. Mr. Dohrmann stated the 1250 building will be accessed the same way, with a reception area.

Commissioner Trieb asked if there is an intercom system for a fire drill or an emergency. Ms. Kelley stated there is a safety and security plan which was reviewed by the Hoffman Estates Police Department and there is an annual report which is sent to the State Fire Marshal.

Commissioner Trieb asked if there will be cameras at the entrances. Ms. Kelley stated there are cameras at the 1250 building and will be at the 1200 building also.

Commissioner Lawrence asked about the age group. Ms. Kelley stated the children in the 1200 building will be between the ages of 3 and 12.

Commissioner Lawrence asked about the playground. Mr. Dohrmann stated the playground is existing at the 1200 building.

Commissioner Lawrence asked about the parking lot, to which Mr. Dohrmann stated the parking lot will be repaved.

Commissioner Lawrence asked how will the children enter the building. Ms. Kelley stated the parents walk the children into the building. Elementary age children are allowed to be dropped off at the door.

Commissioner Boxenbaum asked about anticipated growth in the future where a second floor might be needed in the 1200 building. Mr. Dohrmann stated no.

Commissioner Boxenbaum asked about signage at the current building. Ms. Kelley stated their logo has recently been approved, and there will be sign on the door soon, and the sign on the building should also be soon.

Commissioner Wilson had no questions.

Commissioner Iozzo had no questions.

Commissioner Ring had no questions.

Commissioner Krettler had no questions.

Commissioner Wehofer asked about construction and the schedule on completion. Mr. Dohrmann stated as soon as a permit is issued, they will begin construction, and anticipating completion by the end of August or the next fall school year.

Vice Chairman Caramelli had no questions.

Chairperson Combs asked if the playground is fenced, to which Mr. Dohrmann stated yes.

Chairperson Combs asked if the children go outside the fenced area outside of going between the buildings. Mr. Kelley stated when the children are outside playing, there is staff member who go outside. Chairperson Combs cautioned the petitioner to always have a staff member present.

Gary Hebb, 1168 Dresden Court, was sworn in by Chairperson Combs. Mr. Hebb stated the children play in the back of his property. Mr. Hebb also stated that this school was also supposed to be a high school and not just through the sixth grade.

Ms. Kelley stated the 1200 building will be used for pre-school up through grade 6. The 1250 building will be used for the kinder program, which is 7th, 8th, and 9th grades. Grade 10 will be starting next year and will eventually go through grade 12.

Jeffrey Geisler, 1172 Dresden Drive, was sworn in by Chairperson Combs. Mr. Geisler had concerns about the area behind the school, what the children do, and the lack of supervision. He also stated there has been broken windows and other property damage to the neighboring residential property from the kids.

Kathleen Mainiero, 1160 Dresden, was sworn in by Chairperson Combs. Ms. Mainiero backs up to the Park District land. The children have been on her deck and ruined her yard.

Mr. Edwards suggested if the school wants to respond to any of the above comments.

Molood Naghibzede, head of Montessori School, was sworn in by Chairperson Combs. The 1200 building school houses 6 classrooms. The 1250 building will have adolescence students with one primary and three elementary classrooms. The different classrooms never go out together and the maximum number of children outside is 26. In 26 years of school history, there has never been a major accident to a student. When the school moved to the 1250 building, they rented the Park District gymnasium for physical education, but not for recess. Recess is only between 12:00 noon and 1:00 p.m. and then at 3:30 the majority of the students go home.

Mr. Edwards stated one of considerations of a special use is whether it will be "injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor substantially diminish and impair property values within the neighborhood". Staff was not aware of the extent of the issues presented here. Generally, the use of the Park District land is not something the Village would be opposed to. It is public property and the school can rely on that land for play time. The Village's Police Department does have a P.O.P. officer, and their role is to mediate neighbor disputes. The Code Enforcement Division deals with complaints violating the code.

Chairperson Combs requested staff to give the neighbors the phone numbers of the people to contact at the Village so that any complaints that happen can be addressed. Mr. Edwards stated yes.

Ms. Naghibzede stated she has not heard any complaints this year. The school is willing to make their neighbors happy and are willing to pay to install a fence between the Park District land and their back yard.

Mr. Geisler stated there is a small playground in the back of the school. The children play in the Park District and the Park District property backs up to his back yard.

Chairperson Combs suggested the complaints be addressed to the Village and let the Village handle complaints.

Commissioner Kretler asked staff if the previous testimony has been heard before and Mr. Edwards stated no.

Commissioner Boxenbaum asked the school to be extra sensitive to the neighbors. Ms. Naghibzede stated absolutely and if there is any damage, come to Ms. Naghibzede, and they will be more than willing to pay for any damage.

Commissioner Krettler moved, seconded by Commissioner Henderson, to close the hearing. Voice Vote: 11 Ayes. Motion Carried.

MOTION: Vice Chairman Caramelli (seconded by Commissioner Krettler), to approve a request by KSD, Inc. (owner) for a site plan amendment for site improvements and a special use under Section 9-5-9-C of the Zoning Code to permit the operation of a Montessori school on the property located at 1200 Freeman Road, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Henderson, Krettler, Lawrence, Wehofer, Wilson, Boxenbaum, Vice Chairman Caramelli, Chairperson Combs

Nay: Iozzo, Ring, Trieb

Motion Carried.

The Chairperson advised that this will go to a Village Board meeting on June 15, 2015.

5. NEW BUSINESS - PUBLIC HEARING - REQUEST OF MULLER'S WOODFIELD ACURA (OWNER) AND W-T CIVIL ENGINEERING, INC. (APPLICANT) TO CONSIDER APPROVAL FOR:

A) A PRELIMINARY AND FINAL PLAT OF SUBDIVISION FOR AN ACURA AUTO DEALERSHIP TO BE LOCATED AT THE SOUTHWEST CORNER OF GOLF ROAD AND GANNON DRIVE.

B) A PRELIMINARY AND FINAL SITE PLAN FOR AN ACURA AUTO DEALERSHIP TO BE LOCATED AT THE SOUTHWEST CORNER OF GOLF ROAD AND GANNON DRIVE.

C) A MASTER SIGN PLAN (DATED JUNE 3, 2015) IN ACCORDANCE WITH SECTION 9-3-8-M-12 OF THE ZONING CODE FOR THE PROPOSED ACURA AUTO DEALERSHIP TO BE LOCATED AT THE SOUTHWEST CORNER OF GOLF ROAD AND GANNON DRIVE.

Commissioner Krettler moved, seconded by Commissioner Henderson, to open the hearing. Voice Vote: 11 Ayes. Motion Carried.

Chairperson Combs swore the petitioners in.

Troy Triphahn (W-T Engineering, Inc.)
Jason Green (W-T Civil Engineering, LLC)
Katelin Post (Brusseau Design Group)
Simon Yu (Simon Design Group)

Troy Triphahn presented an overview of the project.

Jason Green presented an overview of the site plan, geometric plan, grading plan, and photometric plan.

Katelin Post presented an overview of the landscape plan.

Simon Yu presented an overview of the architecture.

Mr. Donahue presented an overview of the staff report.

Commissioner Ring had no questions.

Commissioner Krettler had no questions.

Commissioner Wehofer asked about the summary of the meeting with the neighbors, which was not in the packets. Mr. Donahue stated that not included in the packet. There was 3 or 4 residents who showed up and the issues were the stormwater and setbacks with the fence.

Commissioner Wehofer asked if car service will be continued at the old facility. Mr. Muller stated there will be new cars serviced at the new facility. The other facility will be a certified used car center and wholesale parts operation. Any large deliveries will be done at the old building. The car carriers will deliver the cars where they are delivered today.

Commissioner Wehofer asked since the south side of the new building will be mostly a solid wall, the neighbors will not hear noise. Mr. Muller stated the residents will not hear noise.

Commissioner Henderson asked about snow removal. Mr. Green stated the southwest corner could double for snow removal. Ms. Post stated some of the shrubbery have been offset 2-3 feet off the curb, so if necessary, the snow can be pushed between the shrubbery and the curb. The shrubbery is salt tolerant.

Commissioner Henderson asked if LED or conventional light is used. Mr. Green stated the newest LED with the best cut-off angles.

Commissioner Trieb asked about the fan. Mr. Yu stated the fan is a convenience fan for wind. Mr. Yu stated for the cars, there is a carbon monoxide system. One system goes directly into the exhaust of a car on overhead reels. If there is overflow gas, there is an emergency evac system, as per code, up into the roof.

Commissioner Lawrence will there be amenities for the customer. Mr. Muller stated there will be a café and business center.

Commissioner Lawrence asked if there will be security cameras. Mr. Muller stated yes, inside and out.

Commissioner Boxenbaum asked how often are new cars washed. Mr. Muller stated every car that comes into the service department will get washed.

Commissioner Wilson had no questions.

Commissioner Iozzo had no questions.

Vice Chairman Caramelli asked for the houses on the south and west sides of the property, if the trees planted encroach into their property, will Acura assist the homeowner to trim the trees. Mr. Muller stated if the trees are encroaching onto the neighbors' properties, then the tree will also be encroaching onto the cars. Mr. Muller stated the trees will be trimmed as code allows. Vice Chairman Caramelli asked does this also include the fence. Mr. Donahue stated the fence is on Acura's property, so it is Acura's responsibility.

Vice Chairman Caramelli asked if Acura has union mechanics. Mr. Muller stated non-union.

Robert Remsing (Remsing Construction Company) was sworn in by Chairperson Combs.

Vice Chairman Caramelli asked if the construction workers are union or non-union. Mr. Remsing stated the vast majority are union, and all the contractors have not been selected as of yet.

Vice Chairman Caramelli asked how long will the construction last. Mr. Remsing stated it depends on what can be accomplished before winter and is looking for a nine month duration.

Chairperson Combs asked staff if there were complaints from neighbors at the Audi facility. Mr. Donahue stated no.

Chairperson Combs asked how tall will the trees be. Ms. Post stated the trees selected vary in height anywhere from 40 feet to 70 feet at mature growth.

Richard Bradenstadt, 1115 N. Darlington Circle, was sworn in by Chairperson Combs. Mr. Bradenstadt asked how long will it take for the landscaping to be fully grown and how long will the facility be open. Mr. Bradenstadt was told there will be ditch dug between homes to help with the flow of water and does not want any problems.

Mr. Muller stated Acura sales will be open from 9:00 a.m. to 9:00 p.m., Monday-Friday; and from 9:00 a.m. to 6:00 on Saturday. There will be no loud speakers in the new facility. Mr. Donahue stated there is a condition of approval that outdoor speaker systems are not allowed.

Mr. Green stated the Village has standards for minimum plant size. Evergreen trees are a minimum of 6 feet tall, deciduous trees are 2.5" caliper, and the trees are expended to grow about 2 feet a year.

Mr. Green stated the Village noted the swale between the homes, and is for a catastrophic event and not for a typical rainstorm. Mr. Donahue stated the Village Engineer met with the homeowners and noted the swale and a minor modification will be improved.

Ken Kane, 1125 Darlington, was sworn in by Chairperson Combs. Mr. Kane stated when the swale is done, a fence will be taken down and will be replaced.

Commissioner Krettler moved, seconded by Commissioner Henderson, to close the hearing. Voice Vote: 11 Ayes. Motion Carried.

MOTION A: Vice Chairman Caramelli (seconded by Commissioner Krettler), to approve a request by Muller's Woodfield Acura (owner) and W-T Civil Engineering, Inc. (applicant) for preliminary and final plat of subdivision for an Acura auto dealership to be located at the southwest corner of Golf Road and Gannon Drive, with the recommended conditions in the staff report.

Chairperson Combs asked the petitioner if he agrees with all the conditions of approval. Mr. Muller stated yes to all the conditions to all the motions.

Roll Call Vote:

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

Nay: None

Motion Carried.

MOTION B: Vice Chairman Caramelli (seconded by Commissioner Krettler), to approve a request by Muller's Woodfield Acura (owner) and W-T Civil Engineering, Inc. (applicant) for preliminary and final site plan for an Acura auto dealership to be located at the southwest corner of Golf Road and Gannon Drive, with the recommended conditions in the staff report.

Roll Call Vote:

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

Nay: None

Motion Carried.

MOTION C: Vice Chairman Caramelli (seconded by Commissioner Krettler), to approve a request by Muller's Woodfield Acura (owner) and W-T Civil Engineering, Inc. (applicant), for approval of a Master Sign Plan (dated June 3, 2015) under Section 9-3-8-M-12 of the Zoning Code for the proposed Acura auto dealership to be located at southwest corner of Golf Road and Gannon Drive, with the recommended conditions in the staff report.

Roll Call Vote:

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

Nay: None

Motion Carried.

The Chairperson advised that this will go to a Village Board meeting on June 15, 2015.


6. STAFF REPORT

Mr. Ritter stated the June 17, meeting will include Bergman Pointe (formerly Bergman Farms) final.

7. MOTION TO ADJOURN

Commissioner Krettler moved, seconded by Commissioner Henderson, to adjourn the meeting at 9:14 p.m.
Voice Vote: 11 Ayes. Motion Carried.

Minutes prepared by Kathy Redelmann, Development Services Administrative Assistant


Chairperson's Approval

6/17/15
Date Approved