

PLANNING AND ZONING COMMISSION MEETING

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

MINUTES - JULY 15, 2015

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

Members Present

Chairperson Combs	Tom Krettler
Vice Chairman Caramelli	Nancy Trieb
Myrene Iozzo	Lenard Henderson
Steve Wehofer	Greg Ring

Members Absent

Sharron Boxenbaum, Diane Lawrence, Denise Wilson (All Excused).

A quorum was present.

Administrative Personnel Present:

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

2. APPROVAL OF MINUTES:

Vice Chairman Caramelli moved, seconded by Commissioner Henderson, to approve July 1, 2015, meeting minutes. Voice Vote: 6 Ayes, 3 Absent (Boxenbaum, Lawrence, Wilson), 2 Abstain (Henderson, Wehofer). Motion Carried.

3. CHAIRMAN'S REPORT

Chairperson Combs stated Main Event and Bergman Pointe were unanimously approved by the Village Board.

4. OLD BUSINESS

None.

5. NEW BUSINESS - PUBLIC HEARING - REQUEST BY TIM PATRICK D/B/A/ CROSS KICKS FITNESS TO CONSIDER A SPECIAL USE UNDER THE ZONING CODE TO PERMIT A HEALTH CLUB (CROSS KICKS FITNESS CROSSFIT GYM) ON THE PROPERTY LOCATED AT 2567 W. GOLF ROAD IN THE HOFFMAN VILLAGE SHOPPING CENTER.

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

Chairperson Combs swore the petitioners in.

Timothy Patrick (Cross Kicks Fitness)
Tony Wuebker (Cross Kicks Fitness)

Tony Wuebker and Timothy Patrick presented an overview of the project.

Josh Edwards presented an overview of the staff report.

Commissioner Krettler had no questions.

Commissioner Ring had no questions.

Commissioner Iozzo had no questions.

Commissioner Wehofer asked staff if there was any comments from the neighbors. Mr. Edwards stated staff received one telephone inquiry from the Berkshires Apartments and they stated no objections.

Commissioner Henderson asked if there will be mixed martial arts training. Mr. Patrick stated no.

Commissioner Trieb asked if the workouts will be done to music and if staff is trained. Mr. Wuebker stated there is music and a trainer on the floor. The trainer is present to guard against injury.

Commissioner Trieb asked if a client has a heart attack. Mr. Wuebker stated all of their personal trainers have to go through a certification and insuring process, so all the trainers have passed CPR and AED. Mr. Wuebker stated he has been a personal trainer for nine years and nothing like that has happened. Mr. Wuebker stated every client that goes through a workout, and they offer the first workout for free, has to go through a physical assessment test.

Commissioner Trieb asked if the music is monitored so as not to bother the neighbors. Mr. Patrick stated they do monitor volume and are conscious of their neighbors. In their other three locations, there has been no music issues or complaints.

Vice Chairman Caramelli asked if an AED is on-site. Mr. Patrick stated yes, if budget allows or required.

Chairperson Combs asked what are the walls made of. Mr. Wuebker stated they share common walls with other tenants, and the walls are standard drywall with aluminum studs in between.

Chairperson Combs asked if the walls will be soundproofed. Mr. Wuebker stated the walls are double paned drywall with insulation. Mr. Patrick stated as far as the music, the speakers are placed as high on the wall as they can go and pointing down. Chairperson Combs strongly recommended some type of soundproofing be put on the walls. Mr. Patrick stated yes.

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

Chairperson Combs ask the petitioner if they consent to all the conditions of approval, to which Mr. Patrick stated yes.

MOTION: Vice Chairman Caramelli (seconded by Commissioner Krettler), to approve a request by Tim Patrick d/b/a Cross Kicks Fitness (tenant) for a special use under Section 9-8-2-C-9 to permit a health club (Cross Kicks Fitness crossfit gym) on the property located at 2567 West Golf Road in the Hoffman Village Shopping Center, with the recommended conditions in the staff report.

Roll Call Vote:

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

Nay: None

Absent: Boxenbaum, Lawrence, Wilson

Motion Carried.

The Chairperson advised that this will go to a Village Board meeting on July 20, 2015.

5. NEW BUSINESS - PUBLIC HEARING - REQUEST BY BRIGHT HOPE INTERNATIONAL (OWNER) TO CONSIDER A SPECIAL USE UNDER THE ZONING CODE FOR A MULTI-PURPOSE ASSEMBLY USE, A SITE PLAN AMENDMENT FOR SITE IMPROVEMENTS, AND A PRELIMINARY CONCEPT SITE PLAN FOR A FUTURE PARKING LOT EXPANSION ON THE PROPERTY LOCATED AT 2060-2080 STONINGTON AVENUE.

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

Chairperson Combs swore the petitioners in.

Lawrence Freedman (Ash, Anos, Freedman & Logan)

C. H. Dyer (Bright Hope)

Jim Somradek (Waterfront Community Church)

Luay Aboona (KLOA, Inc.)

James Gray (Cornice & Rose)

Lawrence Freeman presented an overview of the project.

C. H. Dyer presented an overview of Bright Hope.

James Gray presented an overview of the site plan.

Jim Somradek presented background of the Waterfront Community Church and how they will use Bright Hope.

Luay Aboona presented an overview of the parking study.

Josh Edwards presented an overview of the staff report.

Commissioner Wehofer had no questions.

Commissioner Henderson asked when the project will begin. Mr. Dyer said as soon as permits are issued.

Commissioner Henderson asked if Bright Hope is going to rent to other church groups, to which Mr. Dyer stated no.

Commissioner Henderson asked if Waterfront Community Church is successful at Bright Hope, will the plan be accelerated. Mr. Freeman stated the church would have to double the congregation in the next two years. The church has been operating in the Village for seven years, with a congregation of approximately 100.

Commissioner Henderson asked how dependent is Bright Hope with their expansion on Waterfront Community Church. Mr. Dyer stated they have the capacity to expand office and other space, so Bright Hope is not dependent on the church's lease.

Commissioner Henderson asked if signage for the church will be on the front of the Bright Hope building. Mr. Edwards stated the sign could be incorporated into the existing Bright Hope signage, as long as it meets the allowed maximum square footage. Mr. Freedman stated the petitioner will work with Village staff on the sign.

Commissioner Trieb asked how will the parking be monitored. Mr. Freedman stated the same people will come every week and hopefully will tell the people verbally and written what the rules are. If there is a problem, the church will talk to their people to solve the problem.

Commissioner Trieb asked about overflow parking. Mr. Freedman stated there is a building across the street that has made their parking spaces available for a number of years, and they have agreed to continue this.

Commissioner Iozzo had no questions.

Commissioner Ring asked about the floor plan drawing. Mr. Freedman stated that was drawn before they received maximum people allowed. Mr. Gugliotta stated Bright Hope has submitted for building permits, and the plans are being reviewed regarding the maximum number of people allowed.

Commissioner Krettlar asked if the church is going to move from its current location. Mr. Somradek stated they would physically move to the Bright Hope location.

Vice Chairman Caramelli had no questions.

Chairperson Combs encouraged the petitioner to get the parking permission from the Northwest Corporate Centre in writing. Mr. Freedman stated the parking permission has been confirmed in an email.

Chairperson Combs asked does Bright Hope agree to the conditions of approval. Mr. Freedman stated yes, as amended, with the two changes.

James Helfrich, Heritage Building Company (building next door). Mr. Helfrich stated he has tenants in his building who have Sunday hours, and is concerned about any overflow parking. Mr. Edwards stated if Heritage had a problem with parking, it would be a police issue, and then the Village would encourage the property owners to talk to each other.

Mr. Gugliotta stated any issues on a public street (illegal parking, obstructions, etc.), the police will come and deal with any issue on public property. When there is an issue of parking on private property, there is nothing police can do from a traffic enforcement standpoint. That then becomes a civil matter.

Mr. Helfrich had concerns about police and fire vehicles using Stonington with cars parked on Stonington. Mr. Gugliotta stated if parking on Stonington is legally done and cars are not blocking driveways, there should be no issues. If there are on-street issues, call the police department.

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

MOTION A: Vice Chairman Caramelli (seconded by Commissioner Krettler), to approve a request by Bright Hope International (owner) to consider a special use under the Zoning Code for a multi-purpose assembly use and a site plan amendment for site improvements on the property located at 2060-2080 Stonington Avenue, with the recommended conditions in the staff report, and the revisions to the conditions of approval in a memo dated July 15, 2015, as amended.

Roll Call Vote:

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

Nay: None

Absent: Boxenbaum, Lawrence, Wilson

Motion Carried.

MOTION B: Vice Chairman Caramelli (seconded by Commissioner Krettler), to approve a request by Bright Hope International (owner) to consider a preliminary concept site plan for a future parking lot expansion on the property located at 2060-2080 Stonington Avenue, with the recommended condition in the staff report.

Roll Call Vote:

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

Nay: None

Absent: Boxenbaum, Lawrence, Wilson

Motion Carried.

The Chairperson advised that this will go to a Village Board meeting on July 20, 2015.

6. STAFF REPORT

Mr. Edwards stated the August 5, meeting will include a Master Sign Plan for Greenspoint office park and a site plan for Blackberry Falls II office building.

7. MOTION TO ADJOURN

Commissioner Krettler moved, seconded by Commissioner Henderson, to adjourn the meeting at 8:19 p.m. Voice Vote: 8 Ayes, 3 Absent (Boxenbaum, Lawrence, Wilson). Motion Carried.

Minutes prepared by Kathy Redelmann, Development Services Administrative Assistant



Chairperson's Approval



Date Approved