

PLANNING AND ZONING COMMISSION MEETING

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

MINUTES - JANUARY 20, 2016

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

Members Present

Chairperson Combs	Diane Lawrence
Vice Chairman Caramelli	Lenard Henderson
Myrene Iozzo	Nancy Trieb

Members Absent

Sharron Boxenbaum, Tom Krettler, Greg Ring, Steve Wehofer, Denise Wilson (All Excused).

A quorum was present.

Administrative Personnel Present:

Josh Edwards, Assistant Planner; Dan Ritter, Planning Technician.

2. APPROVAL OF MINUTES:

Commissioner Iozzo moved, seconded by Commissioner Henderson, to approve January 6, 2016, meeting minutes. Voice Vote: 6 Ayes, 5 Absent (Boxenbaum, Krettler, Ring, Wehofer, Wilson). Motion Carried.

3. CHAIRMAN'S REPORT

Chairman Combs stated the Anytime Fitness was unanimously approved by the Village Board. The petitioner for Anytime Fitness stated the massage rooms, by Illinois law, have to remain closed during unmanned hours. The petitioner has also agreed that the other rooms will have the monitors in the room rather than at the front door.

4. OLD BUSINESS - PUBLIC HEARING - REQUEST OF PETRO AUTO, LLC (OWNER) TO CONSIDER A VARIATION UNDER THE ZONING CODE TO PERMIT A GROUND SIGN AND A SITE PLAN AMENDMENT ON THE PROPERTY LOCATED AT 1300 WEST HIGGINS ROAD (CONTINUED FROM DECEMBER 16, 2015, MEETING).

Commissioner Iozzo moved, seconded by Commissioner Henderson, to re-open the hearing. Voice Vote: 6 Ayes, 5 Absent (Boxenbaum, Krettler, Ring, Wehofer, Wilson). Motion Carried.

Chris Petrovich (Petro Auto)
Kathleen Brancato (Petro Auto)

Mr. Petrovich addressed the issue in the staff report #2 that he was unwilling to address the plans and other issues.

Mr. Edwards stated the issues in the staff report were due to the petitioner's lack of responsiveness and lack of cooperation with the Village.

Chairperson Combs asked if the Village Board denied this request, would the petitioner start over again and pay fees for any future hearings. Mr. Edwards stated yes, the process would start over with another application fee.

Commissioner Lawrence asked staff if there was a traffic report stating the driveways off of Higgins Road before Glen Lake were a danger. Mr. Edwards stated there was nothing with this request, but over the years, the Police Department and Transportation Division has documented that this is a safety concern at this location and the Village recommended a change to the plans to correct this issue.

Commissioner Lawrence commented that staff has worked with the petitioner in allowing the canopy to stay.

Mr. Petrovich stated he plans on eventually re-opening the gas station and that is why the canopy is remaining.

Commissioner Lawrence asked if the petitioner has building samples. Mr. Petrovich stated he does but he does not have the sample with him now.

Commissioner Trieb is concerned about ingress and egress after hours and where would cars be parked that are waiting for parts. Mr. Petrovich stated he works with two stall at the present time, and he never has the problem. Mr. Petrovich stated if the three bays are full for overnight, the fourth car would be parked on the site. Mr. Edwards stated no business can open on this property until a plan is presented for site improvements to upgrade the property. The petitioner stated he does not intend to revise the plans prior to this meeting and is in disagreement with several of staff's recommended conditions of approval and plan revisions. Staff is recommending that the Planning & Zoning Commission vote to deny the petitioner's request based on the petitioner's plans, without the conditions of approval, as originally presented to the Planning & Zoning Commission.

Mr. Petrovich stated he was willing to change the plans with the first staff report. Those were items 4, 5, and 7-18. Mr. Edwards stated those changes were per the last Planning & Zoning Commission meeting.

Commissioner Henderson asked the petitioner how his expectation is that he is going to be able to do something that is outside of the scope of the Village. Ms. Brancato stated they feel it is not required based on the previous documentation, especially in reference to the west entrance off Higgins Road, per the Village code. Ms. Brancato stated all the minor items (4-18), #6 is not applicable. The petitioner was hoping to come to an agreement about what needs to be included in the plans so they can submit an official complete set to the architect as to what needs to be done to the plans.

Commissioner Henderson stated that the petitioner has to know that the west driveway off of Higgins Road is a safety problem.

Commissioner Iozzo had no questions

Vice Chairman Caramelli had no questions.

Chairperson Combs stated at the last Planning & Zoning Commission meeting, the petitioner knew of the Commission's concerns about this project. The petitioner has not provided building materials, which the Commission is required to look at for approval. There has been no attempt to meet the conditions of approval on the staff report. There are two choices: (1) to continue this item again, or (2) take the Commission's vote, whatever it is, and take this item to the Village Board of Trustees to see what they do. If the Village Board of Trustees denies this request, the petitioner will need to spend more money to start over again. Chairperson Combs asked the petitioner which choice does he prefer.

Mr. Petrovich stated he does not know because he cannot afford to postpone this item any further and go through this process again. Mr. Edwards stated for the Commission to continue this item, staff recommends that would only be done if the petitioner can go on the record that he agrees to revise the plans per staff's recommendations.

Mr. Petrovich stated for the Planning & Zoning Commission to vote tonight.

Thea Petrovich, 254 North Ash Avenue, Wood Dale. Ms. Petrovich is a real estate broker and was looking for a piece of property for her son and now feels bad that she directed him to this parcel.

Vice Chairman Caramelli moved, seconded by Commissioner Henderson, to close the hearing. Voice Vote: 6 Ayes, 5 Absent (Boxenbaum, Krettler, Ring, Wehofer, Wilson). Motion Carried.

MOTION A: Vice Chairman Caramelli moved (seconded by Commissioner Henderson) to move on a request of Petro Auto, LLC (owner) to consider a site plan amendment for site improvements on the property located at 1300 West Higgins Road.

Vice Chairman Caramelli commented that there has been a lot of risk on the petitioner to purchase the property perhaps without having the full concept and understanding of what is involved. However, that is the sole responsibility of the petitioner to investigate every aspect for the project. Vice Chairman Caramelli firmly believes that staff and the Commission worked diligently within Village codes, specifically other areas, including public safety, Fire Department, and Engineering.

Vice Chairman Caramelli sympathizes with the petitioner because of the money already spent, this Commission completely upheld the integrity of the Zoning Code. There is no doubt that voting on the issues presented without any of the recommended conditions of approval, would definitely be an issue with the succession, safety, and maintaining the integrity of the Commission. Because of the above, Vice Chairman Caramelli urges a no vote.

Roll Call Vote:

Aye: None

Nay: Henderson, Iozzo, Lawrence, Trieb, Vice Chairman Caramelli, Chairperson Combs

Absent: Boxenbaum, Krettler, Ring, Wehofer, Wilson

Motion Failed.

MOTION B: Vice Chairman Caramelli moved (seconded by Commissioner Henderson) to move on a request of Petro Auto, LLC (owner) to consider a variation under Section 9-3-8-M-10-d-4 of the Zoning Code to permit a ground sign to be located a minimum 3 feet from any property line instead of the minimum required 10 feet on the property located at 1300 West Higgins Road.

Roll Call Vote:

Aye: None

Nay: Henderson, Iozzo, Lawrence, Trieb, Vice Chairman Caramelli, Chairperson Combs

Absent: Boxenbaum, Krettler, Ring, Wehofer, Wilson

Motion Failed.

Dan Ritter advised that this will go to a Village Board meeting on February 1, 2016.

5. NEW BUSINESS

None.

6. STAFF REPORT

Mr. Ritter stated there will be a couple of items on the next meeting (February 3), including Zoning Code changes and Ziegler requesting temporary car storage at the former Plunkett Furniture site at 2500 Golf Road.

7. MOTION TO ADJOURN

Commissioner Henderson moved, seconded by Commissioner Iozzo, to adjourn the meeting at 7:56 p.m.
Voice Vote: 6 Ayes, 5 Absent (Boxenbaum, Krettler, Ring, Wehofer, Wilson). Motion Carried.

Minutes prepared by Kathy Redelmann, Development Services Administrative Assistant



Chairperson's Approval



Date Approved