

**PLANNING AND ZONING COMMISSION MEETING**

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

**MINUTES - FEBRUARY 3, 2016**

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

**Members Present**

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

**Members Absent**

Nancy Trieb (Excused).

A quorum was present.

**Administrative Personnel Present:**

Dan Ritter, Planning Technician.

**2. APPROVAL OF MINUTES:**

Commissioner Krettler moved, seconded by Commissioner Henderson, to approve January 20, 2016, meeting minutes. Voice Vote: 5 Ayes, 1 Absent, 5 Abstain (Boxenbaum, Krettler, Ring, Wehofer, Wilson). Motion Carried.

**3. CHAIRMAN'S REPORT**

Chairperson Combs stated the Village Board remanded Petro Auto at 1300 West Higgins to the Planning & Zoning Commission with a 6-1 vote. Chairperson Combs stated after the previous Planning & Zoning Commission meeting, the petitioner sent an email to staff agreeing to all the conditions of approval and will be working with staff.

Commissioner Wilson arrived at 7:03 p.m.

**4. OLD BUSINESS**

None.

**5. NEW BUSINESS - PUBLIC HEARING - REQUEST BY HOFFMAN ESTATES MEDICAL DEVELOPMENT LLC (OWNER) AND ZIEGLER CHRYSLER DODGE JEEP (LESSEE) FOR A TEXT AMENDMENT TO SECTION 9-5-11-G OF CHAPTER 9 (ZONING CODE) OF THE MUNICIPAL CODE REGARDING COMMERCIAL SPECIAL USES IN THE RPD ZONING DISTRICT.**

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

Chairperson Combs swore the petitioner in.

Joe St. Germain (Zeigler Chrysler Dodge)

Joe St. Germain presented an overview of the project.

Dan Ritter presented an overview of the staff report.

Commissioner Boxenbaum had no questions.

Commissioner Wilson had no questions.

Commissioner Iozzo had no questions.

Commissioner Krettler had no questions.

Commissioner Wehofer had no questions.

Commissioner Henderson had no questions.

Commissioner Lawrence had non questions.

Vice Chairman Caramelli had no questions.

Chairperson Combs had no questions.

MOTION: Vice Chairman Caramelli moved (seconded by Commissioner Krettler) to move on a request of Hoffman Estates Medical Development LLC (owner) and Ziegler Chrysler Dodge Jeep (lessee) for a text amendment to Section 9-5-11.G. of Chapter 9 (Zoning Code) of the Municipal Code regarding commercial special uses in the RPD Zoning District, based on the revised text below in the staff memo.

Roll Call Vote:

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

Nay: None

Absent: Trieb

Motion Carried.

Dan Ritter advised that this will go to a Village Board meeting on February 15, 2016.

**5. NEW BUSINESS - PUBLIC HEARING - REQUEST OF HOFFMAN ESTATES MEDICAL DEVELOPMENT LLC (OWNER) AND ZIEGLER CHRYSLER DODGE JEEP (LESSEE) TO CONSIDER A SPECIAL USE UNDER THE ZONING CODE TO PERMIT TEMPORARY VEHICLE STORAGE ON THE PROPERTY LOCATED AT 2500 WEST GOLF ROAD.**

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

Commissioner Lawrence asked if the porters will be on-site seven days a week. Mr. Germain stated porters will be on-site Monday through Saturday.

Commissioner Henderson asked staff if a precedent is being set here for car dealers. Mr. Ritter stated no.

Commissioner Wehofer asked staff if the petitioner is currently not in compliance and are they currently being fined. Mr. Ritter stated that is correct. Because the petitioner submitted the required documentation once they were notified, there have been no fines.

Commissioner Wehofer asked the petitioner since he had gone through this before, why they did not request a special use permit for the car storage. Mr. Germain stated they have five other lots since then in the Village of Schaumburg and was not asked or approached for any type of permit.

Commissioner Wehofer asked if the maximum approval time is 18 months. Mr. Ritter stated the petitioner can request two separate six month extensions directly to the Village Board. Any more extensions, the petitioner would have to come back to the Planning & Zoning Commission.

Commissioner Wehofer asked if car carriers will be delivering cars to this location. Mr. Germain stated the car carriers will unload cars at their facility on Golf Road in Schaumburg.

Commissioner Wehofer asked why the cars will not be parked in approved handicap spaces. Mr. Ritter stated the handicap spaces are striped ADA spaces per the Village Board. If the handicap spaces were requested to be removed, that would require a site plan amendment and have some legal questions.

Commissioner Wehofer asked what happens if a car is parked in a handicap space and who enforces that. Mr. Ritter stated the Planning Division will notify the petitioner if a violation has occurred. It is up to the petitioner to be sure the drive aisle is completely clear of parked cars at all points. Mr. Ritter explained the violation process.

Commissioner Krettler asked about adding a warning to the violation warning process. Mr. Ritter stated the petitioner would have one warning of illegally parked cars. Then after that, the special use would be revoked.

Commissioner Ring asked when does the initial six month special use take effect. Mr. Ritter stated the six month special use would start after Village Board approval.

Commissioner Ring asked if the Village could give the petitioner three warnings instead of the two warnings. Mr. Ritter stated staff is recommending two warnings and the petitioner knows of the requirements beforehand.

Commissioner Iozzo had no questions.

Commissioner Wilson asked if the building's interior will be used for storage. Mr. Germain stated no.

Commissioner Boxenbaum asked if the property is being actively shown.

Chairperson Combs swore in Robert Huber (Imperial Realty Co.).

Robert Huber stated the property is currently being actively marketed. They are also pursuing several other tenants, including the federal government for a GSA operation.

Commissioner Boxenbaum asked if there was going to be a few parking spaces left vacant for potential tenants looking at the building. Mr. Huber stated they would probably have to park in the lot next door. Mr. Huber has asked the Ziegler group to keep on the docks open at all times in case deliveries occur and can park in front of the dock to show the building.

Commissioner Boxenbaum asked what if a buyer wants to move in before the Ziegler group's lease expires. Mr. Huber stated they do have the ability to cancel Ziegler's lease on 30 days notice.

Commissioner Boxenbaum asked if there is a gate to prevent people from entering the lot during non-business hours. Mr. Germain stated they do not plan on installing a gate.

Vice Chairman Caramelli had no questions.

Chairperson Combs had no questions.

Commissioner Henderson asked if there is a need to give the petitioner three warnings instead of the two warnings.

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

MOTION: Vice Chairman Caramelli moved (seconded by Commissioner Krettler) to move on a request of Hoffman Estates Medical Development LLC (owner) and Ziegler Chrysler Dodge Jeep (lessee) to consider a special use under Section 9-5-11-G-12 of the Zoning Code to permit temporary vehicle storage on the property located at 2500 West Golf Road, with the recommended conditions in the staff report.

Commissioner Henderson requested to give the petitioner three warnings instead of the two warnings.

Commissioner Lawrence agrees with the three warnings.

Commissioner Henderson agrees with the three warnings.

Commissioner Wehofer agrees with the three warnings.

Commissioner Krettler agrees with the three warnings.

Commissioner Ring agrees with the three warnings.

Commissioner Iozzo agrees with the three warnings.

Commissioner Wilson agrees with the three warnings.

Commissioner Boxenbaum agrees with the three warnings.

Vice Chairman Caramelli agrees with the three warnings.

Chairperson Combs agrees with the three warnings.

Chairperson Combs the motion to be amended.

AMENDED MOTION: Vice Chairman Caramelli moved (seconded by Commissioner Krettler) to amend the previously stated motion to include the amended condition #10 to allow a third infraction rather than two.

Mr. Ritter clarified that the first two violations of condition #10 would be subject to the issuance of a citation, and a third violation will result in automatic revocation of the special use.

Mr. Germain agreed and asked if this change is for the six month approval now. Chairperson Combs stated that is for the whole term that you are on the site. Mr. Ritter agreed and stated it is for the entire approval.

Roll Call Vote:

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

Nay: None

Absent: Trieb

Motion Carried.

Dan Ritter advised that this will go to a Village Board meeting on February 15, 2016.

**5. NEW BUSINESS - PUBLIC HEARING - REQUEST OF THE VILLAGE OF HOFFMAN ESTATES TO CONSIDER A TEXT AMENDMENT TO SECTION 9-2-1 (DEFINITIONS) OF THE ZONING CODE REGARDING GROUND SIGNS, FREESTANDING SIGNS, AND THE CALCULATION OF THE SURFACE AREA OF A SIGN.**

Mr. Ritter presented an overview.

Commissioner Krettler had no questions.

Commissioner Ring had no questions.

Commissioner Iozzo had no questions.

Commissioner Wilson had no questions.

Commissioner Boxenbaum had no questions.

Commissioner Wehofer had no questions.

Commissioner Henderson had no questions.

Commissioner Lawrence had no questions.

Vice Chairman Caramelli had no questions.

Chairperson Combs asked is that the total area of the base (height, depth, and width) that is taken into consideration. Mr. Ritter stated yes.

MOTION: Vice Chairman Caramelli moved (seconded by Commissioner Krettler) to move on a request of the Village of Hoffman Estates for approval of a text amendment to Section 9-2-1 of the Zoning Code regarding the definitions of surface area of signs and ground signs, based on the revised text in the staff report.

Roll Call Vote:

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

Nay: None

Absent: Trieb

Motion Carried.

Dan Ritter advised that this will go to a Village Board meeting on February 15, 2016.

## **6. STAFF REPORT**

Mr. Ritter stated the next meeting is February 17. There is nothing currently scheduled.

## **7. MOTION TO ADJOURN**

Commissioner Krettler moved, seconded by Commissioner Henderson, to adjourn the meeting at 8:05 p.m.  
Voice Vote: 10 Ayes, 1 Absent (Trieb). Motion Carried.

*Minutes prepared by Kathy Redelmann, Development Services Administrative Assistant*

  
Chairperson's Approval

  
Date Approved