

**PLANNING AND ZONING COMMISSION MEETING**

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

**MINUTES - APRIL 20, 2016**

**1. CALL TO ORDER: 7:02 P.M.**

**Members Present**

Vice Chairman Caramelli	Lenard Henderson
Greg Ring	Nancy Trieb
Myrene Iozzo	Tom Krettlar
Steve Wehofer	

**Members Absent**

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

A quorum was present.

**Administrative Personnel Present:**

Jim Donahue, Senior Planner; Dan Ritter, Planning Technician; Ryan Johnson, Management Analyst.

**2. APPROVAL OF MINUTES:**

Commissioner Krettlar moved, seconded by Commissioner Henderson, to approve March 2, 2016, meeting minutes. Voice Vote: 6 Ayes, 4 Absent (Boxenbaum, Lawrence, Wilson, Chairperson Combs), 1 Abstain (Ring). Motion Carried.

**3. CHAIRMAN'S REPORT**

Vice Chairman Caramelli stated the Bergman Point final plat of subdivision for Unit 2 and the 2016 zoning map were approved by the Village Board.

**4. OLD BUSINESS**

None.

**5. NEW BUSINESS - PUBLIC HEARING - REQUEST BY PETER OSUCH (OWNER) TO CONSIDER A VARIATION UNDER THE ZONING CODE TO PERMIT THE EXPANSION OF A HOUSE ON THE PROPERTY LOCATED AT 900 BASSWOOD STREET.**

Commissioner Krettlar moved, seconded by Commissioner Ring, to open the hearing. Voice Vote: 7 Ayes, 4 Absent (Boxenbaum, Lawrence, Wilson, Chairperson Combs). Motion Carried.

Vice Chairman Caramelli swore the petitioners in.

Jeff Whyte (Architect Jeff Whyte & Associates, Inc.) presented an overview of the project.

Dan Ritter presented an overview of the staff report. Mr. Ritter received an email from 500 Bluebonnet Lane asking to look at the plans, and there were no comments from the resident.

Commissioner Iozzo had no questions.

Commissioner Ring had no questions.

Commissioner Kretzler asked staff if the Village had any concerns with the setbacks. Mr. Ritter stated there are no staff concerns.

Commissioner Wehofer had no questions.

Commissioner Henderson had no questions.

Commissioner Trieb had no questions.

Vice Chairman Caramelli had no questions.

Commissioner Kretzler moved, seconded by Commissioner Ring, to close the hearing. Voice Vote: 7 Ayes, 4 Absent (Boxenbaum, Lawrence, Wilson, Chairperson Combs). Motion Carried.

MOTION: Commissioner Kretzler moved (seconded by Commissioner Henderson) to approve a request by Peter Osuch (owner) for a 1.51 foot side yard setback variation from section 9-5-2-D-5 of the Zoning Code to permit a 13.49 foot setback instead of the minimum 15 feet for an existing single-family home and proposed addition at 900 Basswood Street, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Henderson, Iozzo, Kretzler, Ring, Trieb, Wehofer, Vice Chairman Caramelli

Nay: None

Absent: Boxenbaum, Lawrence, Wilson, Chairperson Combs

Motion Carried.

Dan Ritter advised that this will go to a Village Board meeting on May 2, 2016.

**5. NEW BUSINESS - PUBLIC MEETING - REQUEST BY OM&I HOFFMAN THREE, LLC (OWNER) AND CALATLANTIC HOMES (APPLICANT) TO CONSIDER A FINAL PLAT OF RESUBDIVISION OF LOT 1 IN DEVONSHIRE WOODS ESTATES CONSOLIDATION LOCATED AT THE SOUTHWEST CORNER OF ESSEX ROAD AND SHOE FACTORY ROAD.**

Commissioner Kretzler moved, seconded by Commissioner Ring, to open the meeting. Voice Vote: 7 Ayes, 4 Absent (Boxenbaum, Lawrence, Wilson, Chairperson Combs). Motion Carried.

Vice Chairman Caramelli swore the petitioners in.

Omar Rodriguez (CalAtlantic Homes) presented an overview of the project.

Jim Donahue presented an overview of the staff report.

Commissioner Iozzo asked about development dates for the lots. Mr. Rodriguez stated currently there are 19 developed lots. Asphalt would need to be put down to move forward with the 19 lots. Development of the balance of the property should occur later this year or early 2017.

Commissioner Ring commented that he was happy to see the area finished.

Commissioner Kretzler had no questions.

Commissioner Wehofer had no questions.

Commissioner Henderson had no questions.

Commissioner Trieb asked if future homes will be similar in style to the existing homes. Mr. Rodriguez stated the CalAtlantic product will be built on the site.

Vice Chairman Caramelli asked if the petitioner sees any delay in this approval moving forward. Mr. Rodriguez stated they will need to go through a house permitting process, which is not a delay, and more of a next step. Mr. Rodriguez stated the plat needs to be recorded and then they expected to close on the property. Mr. Rodriguez stated they hope to start building the model homes in May or June of this year.

Vice Chairman Caramelli asked about the plat of subdivision. Mr. Rodriguez stated the plat was vacated as part of the settlement agreement between the bank and Village.

Mr. Donahue stated as part of the conditions of approval in the staff memo, the nine months to record the plat is typical language because the Village wants the plat to be recorded.

Commissioner Kretzler moved, seconded by Commissioner Henderson, to close the hearing. Voice Vote: 7 Ayes, 4 Absent (Boxenbaum, Lawrence, Wilson, Chairperson Combs). Motion Carried.

MOTION: Commissioner Kretzler moved (seconded by Commissioner Henderson) to approve a request by OM&I Hoffman Three LLC (owner) and CalAtlantic Homes (applicant) to consider a final plat of resubdivision of Lot 1 in Devonshire Woods Estates consolidation located at the southwest corner of Essex Road and Shoe Factory Road, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Henderson, Iozzo, Kretzler, Wehofer, Trieb, Ring, Vice Chairman Caramelli

Nay: None

Absent: Boxenbaum, Lawrence, Wilson, Chairperson Combs

Motion Carried.

Dan Ritter advised that this will go to a Village Board meeting on May 2, 2016.

**5. NEW BUSINESS - PUBLIC HEARING - A) REQUEST BY TRUMPF, INC. (OWNER) AND MCSHANE DEVELOPMENT COMPANY (APPLICANT) FOR PRELIMINARY AND FINAL SITE PLAN FOR AN INDUSTRIAL TECHNOLOGY CENTER TO BE LOCATED AT 1900 CENTRAL ROAD; B) REQUEST BY MCSHANE DEVELOPMENT COMPANY (APPLICANT) FOR A MASTER SIGN PLAN AMENDMENT DATED APRIL 20, 2016, FOR THE PROPERTY LOCATED AT 1900 CENTRAL ROAD; C) REQUEST BY MCSHANE DEVELOPMENT COMPANY (APPLICANT) FOR PRELIMINARY AND FINAL SITE PLAN FOR A MULTI-PURPOSE PATH ALONG CENTRAL ROAD.**

Commissioner Krettler moved, seconded by Commissioner Henderson, to open the hearing. Voice Vote: 7 Ayes, 4 Absent (Boxenbaum, Lawrence, Wilson, Chairperson Combs). Motion Carried.

Vice Chairman Caramelli swore the petitioners in.

Molly McShane (McShane Development Company) presented an overview of the land use.

Peter Hoecklin (TRUMPF Inc.) presented an overview of TRUMPF.

Frank Barkow (Barkow Leibiner Architects) presented an architectural overview of the project, building samples to the Commission.

Bill Loftus (Spaceco, Inc.) presented a civil engineering overview of the project.

Karl Heitman (Heitman Architects) presented the sign package.

Jim Donahue presented an overview of the staff report.

Commissioner Iozzo had no questions.

Commissioner Ring had a question for staff regarding the staff memo on page 3, the last sentence under parking analysis. Should it say "The Village's Traffic Division does not see any issues ...". Mr. Donahue stated that is correct.

Commissioner Ring said it was stated that TRUMPF is a production advance manufacturing facility and is also a showroom. Commissioner Ring asked if it is TRUMPF's intent to do production at this location. Mr. Hoecklin stated it is a showroom and they want to show it in production.

Commissioner Ring stated there is a cafeteria planned in the building, but the application stated no cafeteria is planned. Mr. Donahue stated if there is a cafeteria, they would need an inspection from the health department. Mr. Hoecklin stated the café or break area is a hospitality function for visitors.

Commissioner Ring asked if the building will go to LEEDS certification. Mr. Heitman stated the building is LEEDS compliant, but are not going for a LEEDS certificate at this time.

Commissioner Ring asked about the 80 foot corten steel sign. Mr. Heitman stated the structure is corten steel and will age the same as the building material.

Commissioner Krettlar asked staff if there were any landscape issues. Mr. Donahue stated that other than the waivers requested, there are no issues.

Commissioner Wehofer had no questions.

Commissioner Henderson asked about the handicap parking. Mr. Loftus stated the handicap parking is located along the main entrance.

Commissioner Henderson asked if the light on the 80 foot will not shine onto the public way. Mr. Heitman stated the sign face has an internal light so it is illuminated from the inside.

Commissioner Henderson asked if there will be cell repeaters on the sign. Mr. Heitman stated no.

Commissioner Trieb asked about snow removal. Mr. Loftus stated snow removal will be pushed off to the side so the removed snow will not be in parking spaces and there is green space to the south of the parking lot.

Commissioner Trieb asked about the lighting internal to the triangular structure. Mr. Barkow stated the light will illuminate the surface and have not decided on LED or another fluorescent.

Commissioner Ring asked how are the nitrogen tanks and vaporizers will look aesthetically. Mr. Barkow stated they are 5 foot by 5 foot aluminum squares that are 15 feet tall. There are a lot of tubes in them and the vapors change the gas as it is delivered into the nitrogen. Commissioner Ring asked if these units need to be exposed. Mr. Barkow stated maybe the tanks and vaporizers could go in a vault, but there were concerns with being too enclosed.

Vice Chairman Caramelli had no questions.

Commissioner Krettlar moved, seconded by Commissioner Henderson, to close the hearing. Voice Vote: 7 Ayes, 4 Absent (Boxenbaum, Lawrence, Wilson, Chairperson Combs). Motion Carried.

MOTION A: Commissioner Krettlar moved (seconded by Commissioner Henderson) to approve a request by Trumpf, Inc. (owner) and McShane Development Company (applicant) for preliminary and final site plan for an industrial technology center to be located at 1900 Central Road, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Henderson, Iozzo, Krettlar, Ring, Trieb, Wehofer, Vice Chairman Caramelli

Nay: None

Absent: Boxenbaum, Lawrence, Wilson, Chairperson Combs

Motion Carried.

MOTION B: Commissioner Krettlar moved (seconded by Commissioner Henderson) to approve a request by McShane Development Company (applicant) for a Master Sign Plan Amendment dated April 20, 2016, for the property located at 1900 Central Road, with the recommended conditions in the staff report.

Roll Call Vote:

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

Nay: None

Absent: Boxenbaum, Lawrence, Wilson, Chairperson Combs

Motion Carried.

MOTION C: Commissioner Krettler moved (seconded by Commissioner Henderson) to approve a request by McShane Development Company (applicant) for preliminary and final site plan for a multi-purpose path along Central Road, with the recommended conditions in the staff report.

Roll Call Vote:

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

Nay: None

Absent: Boxenbaum, Lawrence, Wilson, Chairperson Combs

Motion Carried.

Dan Ritter advised that this will go to a Village Board meeting on May 2, 2016.

**6. STAFF REPORT**

Mr. Ritter introduced Ryan Johnson to the Commission. Mr. Ritter stated the next meeting is scheduled for May 4.

**7. MOTION TO ADJOURN**

Commissioner Krettler moved, seconded by Commissioner Henderson, to adjourn the meeting at 8:18 p.m. Voice Vote: 7 Ayes, 4 Absent (Boxenbaum, Lawrence, Wilson, Chairperson Combs). Motion Carried.

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

  
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Chairperson's Approval

  
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Date Approved