

PLANNING AND ZONING COMMISSION MEETING

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

MINUTES - MAY 18, 2016

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

Members Present

Chairperson Combs	Diane Lawrence
Vice Chairman Caramelli	Lenard Henderson
Greg Ring	Nancy Trieb
Myrene Iozzo	Tom Krettler
Sharron Boxenbaum	

Members Absent

Wehofer, Wilson (All Excused).

A quorum was present.

Administrative Personnel Present:

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

2. APPROVAL OF MINUTES:

Commissioner Krettler moved, seconded by Commissioner Boxenbaum, to approve April 20, 2016, meeting minutes. Voice Vote: 6 Ayes, 2 Absent (Wehofer, Wilson), 3 Abstain (Boxenbaum, Lawrence, Chairperson Combs). Motion Carried.

3. CHAIRMAN'S REPORT

Vice Chairman Caramelli stated the expansion of a house at 900 Basswood Street; final plat of resubdivision of Lot 1 in Devonshire Woods Estates; and preliminary and final site plan, Master Sign Plan Amendment, and preliminary and final site plan for a multi-purpose path along Central Road by Trumpf, Inc. were approved by the Village Board.

4. OLD BUSINESS

None.

5. NEW BUSINESS - PUBLIC HEARING - REQUEST BY PATRICK & TARAH MCDONAGH (OWNER) FOR A 5.00 FOOT SIDE YARD SETBACK VARIATION FROM SECTION 9-5-2-D-5 OF THE ZONING CODE TO PERMIT A 10.00 FOOT SETBACK INSTEAD OF THE MINIMUM 15 FEET FOR AN EXISTING SINGLE-FAMILY HOME AND PROPOSED ADDITION AT 995 ASPEN STREET.

Commissioner Krettlar moved, seconded by Commissioner Henderson, to open the hearing. Voice Vote: 9 Ayes, 2 Absent (Wehofer, Wilson). Motion Carried.

Chairperson Combs swore the petitioners in.

Tarah and Patrick McDonagh (petitioners)
Mike Anzalone (Blueprints by Design Inc.)

Chairperson Combs asked staff if there is a signed applicant statement. Mr. Ritter stated the application staff has is signed correctly from the applicant.

Patrick McDonagh presented an overview of the project.

Chairperson Combs asked if there are color samples. Mr. Anzalone stated the applicants are working on the color palate, which will be grays to match the tan and gray on the front.

Mr. Ritter presented an overview of the staff report.

Mr. McDonagh stated they are not requesting a variance for the second floor because the area over that area is a storage area and less than 7.5 feet. Mr. Ritter stated that is for the Floor Area Ratio and not for the setbacks, therefore, the second floor needs to be included in the variation request.

Commissioner Lawrence asked if the existing driveway will be taken up and replaced with landscaping. Ms. McDonagh stated yes. Commissioner Lawrence asked when construction will begin. Ms. McDonagh stated as soon as approval is received.

Commissioner Trieb asked about the two outside air conditioning units. Mr. McDonagh stated one is existing and the second unit is new. Commissioner Trieb asked if the driveway will be standard width, to which Mr. McDonagh stated yes.

Commissioner Henderson had no questions.

Commissioner Krettlar had no questions.

Commissioner Ring had no questions.

Commissioner Iozzo had no questions.

Commissioner Boxenbaum had no questions.

Vice Chairman Caramelli had no questions.

Chairperson Combs had no questions.

Commissioner Krettlar moved, seconded by Commissioner Henderson, to close the hearing. Voice Vote: 9 Ayes, 2 Absent (Wehofer, Wilson). Motion Carried.

MOTION: Vice Chairman Caramelli moved (seconded by Commissioner Krettler) to approve a request by Patrick & Tarah McDonagh (owner) for a 5.00 foot side yard setback variation from Section 9-5-2-D-5 of the Zoning Code to permit a 10.00 foot setback instead of the minimum 15 feet for an existing single-family home and proposed addition at 995 Aspen Street., with the modified recommended condition #1 in the staff report.

Roll Call Vote:

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

Nay: None

Absent: Wehofer, Wilson

Motion Carried.

Dan Ritter advised that this will go to a Village Board meeting on June 6, 2016.

5. NEW BUSINESS - PUBLIC HEARING - REQUEST BY ROBERT RYSAVY FOR A 15 FOOT CORNER SIDE YARD SETBACK VARIATION FROM SECTION 9-3-3-C-2 TO ALLOW A 6 FOOT HIGH SOLID FENCE TO BE 0 FEET FROM THE WESTERN PROPERTY LINE INSTEAD OF THE MINIMUM REQUIRED 15 FEET AT 795 CAMBRIDGE LANE.

Commissioner Krettler moved, seconded by Commissioner Henderson, to open the meeting. Voice Vote: 9 Ayes, 2 Absent (Wehofer, Wilson). Motion Carried.

Chairperson Combs swore the petitioner in.

Robert Rysavy (petitioner)

Robert Rysavy presented an overview of the project.

Mr. Ritter presented an overview of the staff report.

Commissioner Boxenbaum asked if there is an existing fence at the present time. Mr. Rysavy stated yes, there is a 4 foot fence around the entire yard. The proposal would be for a 6 foot fence on the back of the yard and along Jones Road.

Commissioner Iozzo had no questions.

Commissioner Ring had no questions.

Commissioner Krettler asked if the new fence would be a problem with a plat of survey. Mr. Ritter stated a future buyer might say the 6' fence is non-conforming, but in doing research, would find the variation for the fence.

Commissioner Henderson had no questions.

Commissioner Trieb had no questions.

Commissioner Lawrence asked if the fence will be vinyl. Mr. Rysavy stated the fence is PVC solid vinyl.

Vice Chairman Caramelli had no questions.

Chairperson Combs had a question in the motion regarding "to be 0 feet from the western property line", but the fence is not what is depicted on the diagram. Mr. Ritter stated the variation could be anywhere from 0 feet to 2 feet, because there is a utility. What the motion is approving is to be 0 feet, but then the petitioner can set back the fence if the petitioner wants to.

Commissioner Krettler moved, seconded by Commissioner Henderson, to close the hearing. Voice Vote: 9 Ayes, 2 Absent (Wehofer, Wilson). Motion Carried.

MOTION: Vice Chairman Caramelli moved (seconded by Commissioner Krettler) to approve a request by Robert Rysavy for a 15 foot corner side yard setback variation from Section 9-3-3-C-2 to allow a 6 foot high solid fence to be 0 feet from the western property line instead of the minimum required 15 feet at 795 Cambridge Lane.

Roll Call Vote:

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

Nay: None

Absent: Wehofer, Wilson

Motion Carried.

Dan Ritter advised that this will go to a Village Board meeting on June 6, 2016.

5. NEW 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 (Remanded from Village Board on February 1, 2016).

Commissioner Krettler moved, seconded by Commissioner Henderson, to open the hearing. Voice Vote: 9 Ayes, 2 Absent (Wehofer, Wilson). Motion Carried.

Chairman Combs swore the petitioners in.

Chris Petrovich (Petro Auto)

Kathleen Brancato (Petro Auto, LLC)

Kathleen Brancato presented an overview of the project.

Chairperson Combs asked the petitioner if he is in agreement to all the conditions of approval in the staff report. Mr. Petrovich stated he agrees to all conditions of approval except the condition about the fence. Mr. Petrovich stated that his knowledge, the fence does meet code. Mr. Petrovich stated he is requesting a 7 foot high fence, whereas the code states a 6 foot high fence. Mr. Petrovich stated he has no problem with the other conditions of approval.

Mr. Edwards presented an overview of the staff report.

Chairperson Combs requested the other Commissioners when they question the petitioner, if they can state whether a 6 foot fence or 7 foot fence is preferred and what type of material (masonry or wood).

Commissioner Henderson stated that the fence enclosure seems to be a problem. Mr. Petrovich stated he does not see the enclosure as a problem. Mr. Petrovich stated his tow truck is approximately 30 feet long. Mr. Petrovich stated the fence enclosure is 19 feet by 54 feet, and by the time you swing in the gates, plus the dumpsters, it only gives you a little room to move around the tow truck.

Commissioner Henderson asked staff if the fence enclosure will be for the dumpsters also. Mr. Edwards stated the enclosure will include dumpster, tow truck, and extra space. Mr. Edwards stated it is staff's recommendation to keep the dumpster enclosure facing north (less visible from Higgins Road) and a curbed parking space for the tow truck (that would not be a pull thru situation), but basically a curbed area on the side of the building, along with a sidewalk on the east side of the building, connecting to the sidewalk on the back of the building, sidewalks on both sides of the tow truck leading to the back of the building, and the rest of the area is recommended to be landscaped.

Commissioner Henderson stated would it not be easier to do what staff is requesting the petitioner to do. Ms. Brancato stated the sketch was not feasible as far as backing up the tow truck. Ms. Brancato stated the original proposal showed the enclosure to be larger. Now the enclosure is reduced to accommodate the tow truck and to meet the code requirements for landscaping. Mr. Edwards stated as far as backing in the tow truck, where the doors of the gates are shown on the drawing on the south end, that would be curbed. Staff is not recommending anything narrower.

Chairperson Combs stated if you remove the gate on the south side, then the dumpsters will be exposed to the south. The sketch drawn is a rough area where the petitioner could have a curbed space for the tow truck.

Mr. Edwards showed on a diagram the path of the tow truck into the fenced area. Mr. Petrovich stated because of the overhang on the building, he prefers the tow truck to pull forward into the fenced area instead of backing up into the fenced area.

Commissioner Henderson reiterated that the Village, from a code perspective, does not like the configuration of the tow truck path because of an enforcement problem. Mr. Edwards agreed. Commissioner Henderson suggested the petitioner and staff talk about the curb/fence issues and come to a compromise.

Mr. Petrovich asked staff what code does the fence not meet. Mr. Edwards stated the code does not allow fences everywhere. What the petitioner is proposing is an enclosed storage yard that serves no purpose, and the code states no fenced outside storage area.

Chairperson Combs suggested the masonry wall end at the end of the dumpsters, move the gate, leave it open on the south side of the property so the tow truck would sit further back to the south. The gate can still be opened and the tow truck can drive through the gates and be stored outside. Mr. Petrovich stated he would like the tow truck to be enclosed.

Commissioner Henderson suggested the petitioner and staff resolve issues.

Mr. Edwards reiterated stated Village code does not allow outside storage and all operations of a business must occur inside the building. Everything for the auto repair business must occur inside the building. What the plans show is a fenced storage area that is not permitted.

Mr. Petrovich stated he does not see re-drawing the plans. It does meet code and staff has not said that it does not meet code.

Commissioner Henderson suggested the petitioner go back and work with staff to resolve this problem. Mr. Edwards stated staff recommended a condition of approval that the pavement on the east side of the building be removed and that a curbed area be designated for a tow truck and a masonry enclosure be constructed. That is what would meet Village code in this area of the property. Staff does not want to see a fenced enclosure area because of the storage concerns.

Chairperson Combs suggested the petitioner's architect talk directly with staff so there is no misunderstandings.

Mr. Petrovich stated if the Village code states he can have a fence, then he wants to put a fence there. If staff tells me that Village code says he cannot have a fence, then he will not put a fence there.

Chairperson Combs stated it is not the fence per se, it is the fact that the petitioner is enclosing the area. So it becomes a storage area, and that is the issue. Chairperson Combs stated the Commission has never approved a commercial building that does not have enclosed dumpsters. Chairperson Combs stated to the petitioner to enclose the dumpsters and not have a storage area.

Commissioner Trieb had no questions.

Commissioner Lawrence stated she would like to see a masonry enclosure for the dumpsters and work with staff to get issue resolved. Commissioner Lawrence stated she would not vote for an enclosed storage area.

Commissioner Krettler suggested the petitioner's architect talk to staff directly.

Commissioner Ring stated the dumpsters need their own enclosure and cannot be put within a storage enclosure. Commissioner Ring suggested the Commission vote on the ground sign item. Mr. Edwards stated staff prefers both items be taken to the Village Board together.

Commissioner Iozzo agrees with Chairperson Combs' recommendation.

Commissioner Boxenbaum stated the Commission cannot resolve the storage area issue and work with staff and your architect. Mr. Edwards stated there is code that says no outside storage area is permitted, and the area that the petitioner is proposing, is interpreted as an outside storage area.

Vice Chairman Caramelli asked staff if it is okay to install landscape as opposed to a fence on the east side. Mr. Edwards stated yes. Vice Chairman Caramelli recommended to work with staff.

Chairperson Combs suggested the petitioner and his architect meet with staff to go over the outstanding issues.

Chairperson Combs suggested to continue this item and asked staff to when. Mr. Ritter stated the earliest meeting would be either June 15 or the first meeting in July, depending on receipt of plans, reviewing of the plans, and any staff comments.

Chairperson Combs asked the petitioner if he would like to try for the June 15 meeting. Mr. Petrovich agreed.

MOTION: Commissioner Krettler moved, seconded by Commissioner Henderson, to continue the hearing until June 15, 2016.

Roll Call Vote:

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

Nay: None

Absent: Wehofer, Wilson

Motion Carried.

6. STAFF REPORT

Mr. Ritter distributed the 2016 zoning map and Subdivision Code updates to the Commissioners. Mr. Ritter stated the June 1, meeting will be canceled.

Chairperson Combs talked to Corporation Counsel and the Mayor about amending the code to require addresses to be put on signs, and asked staff to follow-up on this item.

7. MOTION TO ADJOURN

Commissioner Krettler moved, seconded by Commissioner Henderson, to adjourn the meeting at 9:09 p.m. Voice Vote: 9 Ayes, 2 Absent (Wehofer, Wilson). Motion Carried.

Minutes prepared by Kathy Redelmann, Development Services Administrative Assistant



Chairperson's Approval



Date Approved