

PLANNING AND ZONING COMMISSION MEETING

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

MINUTES - JUNE 15, 2016

1. CALL TO ORDER: 7:01 P.M.

Members Present

Chairperson Combs	Diane Lawrence
Myrene Iozzo	Lenard Henderson
Tom Krettler	Nancy Trieb
Steve Wehofer	

Members Absent

Boxenbaum, Ring, Wilson, Vice Chairman Caramelli (All Excused).

A quorum was present.

Administrative Personnel Present:

Jim Donahue, Senior Planner; Josh Edwards, Assistant Planner; Dan Ritter, Planning Technician.

2. APPROVAL OF MINUTES:

Commissioner Krettler moved, seconded by Commissioner Henderson, to approve May 18, 2016, meeting minutes. Voice Vote: 6 Ayes, 4 Absent (Boxenbaum, Ring, Wilson, Vice Chairman Caramelli), 1 Abstain (Wehofer). Motion Carried.

3. CHAIRMAN'S REPORT

Chairperson Combs stated a side yard setback variation for an existing single-family home and proposed addition at 995 Aspen Street, and corner side yard setback for a fence at 795 Cambridge Lane were approved by the Village Board.

4. NEW BUSINESS - PUBLIC MEETING - REQUEST BY HALL ENTERPRISES LLC (OWNER) TO CONSIDER A SITE PLAN AMENDMENT TO ALLOW THE EXPANSION OF A PARKING LOT ON THE PROPERTY LOCATED AT 1200 GOLF ROAD - NORTHWEST CORNER OF ILLINOIS ROUTE 58 (GOLF ROAD) AND GANNON DRIVE.

Chairperson Combs swore the petitioners in.

Brian Hall (Audi Hoffman Estates)
Andy Emberton (Audi Hoffman Estates)

Mr. Hall presented an overview of the project.

Jim Donahue presented an overview of the staff report.

Commissioner Iozzo had no questions.

Commissioner Krettler if the expanded parking lot will be fenced. Mr. Hall stated no. There will be a locked gate for the driveway access to the parking lot.

Commissioner Krettler asked if any security cameras will need to be moved. Mr. Hall stated one line in the ground will have to be moved that goes to the back security cameras.

Commissioner Wehofer had no questions.

Commissioner Trieb had no questions.

Commissioner Lawrence asked if the detention area will remain as is. Mr. Hall stated the detention area will remain as it is.

Commissioner Henderson asked the petitioner if they agree to the recommended conditions of approval in the staff report. Mr. Hall stated yes.

Chairman Combs asked staff if there were any comments from neighbors. Mr. Donahue stated one person wanted to know the exact location of the expanded parking lot.

Chairman Combs asked why the lighting is not extended to the expanded parking lot. Mr. Hall stated that it is not necessary since they have not had a problem with security.

Chairman Combs asked where the cars are going to be stored when the parking lot is being paved. Mr. Hall stated they would double or triple park cars, while still allowing the fire lane. They also can double park cars on the southern section. Mr. Emberton stated that White Castle allowed Audi employees to park in their lot when they had special events.

Chairperson Combs asked staff if there is a problem with double parking the cars in the existing parking lot. Mr. Donahue stated if it is a fire drive aisle, the Fire Department still has access to the building.

MOTION: Commissioner Henderson moved (seconded by Commissioner Krettler) to approve a request by Hall Enterprises LLC (owner) to consider a site plan amendment to allow the expansion of a parking lot on the property located at 1200 Golf Road - northwest corner of Illinois Route 58 (Golf Road) and Gannon Drive, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Henderson, Iozzo, Krettler, Lawrence, Trieb, Wehofer, Chairperson Combs

Nay: None

Absent: Boxenbaum, Ring, Wilson, Vice Chairman Caramelli

Motion Carried.

Mr. Ritter stated that this will go to a Village Board meeting on June 20, 2016.

5. 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 (remanded from Village Board February 1, 2016, continued from May 18, 2016).

Commissioner Krettler moved, seconded by Commissioner Henderson, to open the hearing. Voice Vote: 7 Ayes, 4 Absent (Boxenbaum, Ring, Wilson, Vice Chairman Caramelli). Motion Carried.

Chairperson Combs swore the petitioners in.

Chris Petrovich (Petro Auto)

Mr. Petrovich presented the changes recommended by staff.

Mr. Edwards stated staff is recommending the one condition to keep the enclosure 6 feet from the north property line. Mr. Edwards stated staff agrees with the proposal submitted.

Commissioner Lawrence asked the petitioner if he agrees to comply with all the conditions of approval. Mr. Petrovich stated yes.

Commissioner Trieb had no questions.

Commissioner Wehofer had no questions.

Commissioner Krettler had no questions.

Commissioner Iozzo had no questions.

Commissioner Henderson had no questions.

Chairperson Combs asked the petitioner if he moves the whole enclosure to the south, if there would still be enough room for the tow truck. Mr. Petrovich stated yes.

Commissioner Krettler moved, seconded by Commissioner Henderson, to close the hearing. Voice Vote: 7 Ayes 4 Absent (Boxenbaum, Ring, Wilson, Vice Chairman Caramelli). Motion Carried.

MOTION A: Commissioner Henderson moved (seconded by Commissioner Krettler) to approve a request by Petro Auto, LLC (owner) to consider a site plan amendment for site improvements on the property located at 1300 West Higgins Road, with the recommended conditions in the staff report and the staff memo.

Roll Call Vote:

Aye: Henderson, Iozzo, Krettler, Lawrence, Trieb, Wehofer, Chairperson Combs

Nay: None

Absent: Boxenbaum, Ring, Wilson, Vice Chairman Caramelli

Motion Carried.

MOTION B: Commissioner Henderson moved (seconded by Commissioner Krettler) to approve a request by 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: Henderson, Iozzo, Krettler, Lawrence, Trieb, Wehofer, Chairperson Combs

Nay: None

Absent: Boxenbaum, Ring, Wilson, Vice Chairman Caramelli

Motion Carried.

Mr. Ritter advised that this will go to a Village Board meeting on June 20, 2016.

6. STAFF REPORT

Mr. Ritter stated the next meeting on July 6, will include a special use for the former Plunkett Furniture site.

7. MOTION TO ADJOURN

Commissioner Krettler moved, seconded by Commissioner Henderson, to adjourn the meeting at 7:29 p.m.
Voice Vote: 7 Ayes, 4 Absent (Boxenbaum, Ring, Wilson, Vice Chairman Caramelli). Motion Carried.

Minutes prepared by Kathy Redelmann, Development Services Administrative Assistant



Chairperson's Approval



Date Approved