

PLANNING AND ZONING COMMISSION MEETING

VILLAGE OF HOFFMAN ESTATES

COUNCIL CHAMBERS

1900 HASSELL ROAD

HOFFMAN ESTATES, IL 60169

MINUTES - OCTOBER 19, 2016

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

Members Present

Chairperson Combs	Lon Harner
Vice Chairman Caramelli	Nancy Trieb
Myrene Iozzo	Greg Ring
Tom Krettler	Denise Wilson
Lenard Henderson	

Members Absent

Boxenbaum, Wehofer (All Excused).

A quorum was present.

Administrative Personnel Present:

Jim Donahue, Senior Planner; Josh Edwards, Assistant Planner.

2. APPROVAL OF MINUTES:

Commissioner Krettler moved, seconded by Commissioner Henderson, to approve September 21, 2016, meeting minutes. Voice Vote: 6 Ayes, 3 Abstain (Henderson, Wilson, Vice Chairman Caramelli), 2 Absent (Boxenbaum, Wehofer). Motion Carried.

3. CHAIRMAN'S REPORT

Chairperson Combs stated the Village Board approved the setback variation for a fence at 510 Frederick Lane; preliminary concept site plan for a Dunkin Donuts/Baskin Robbins in the Huntington Plaza Shopping Center; and site plan and special use amendment for an animal hospital/veterinary clinic, final plat of subdivision, and variation for a fence at 2370 and 2400 West Higgins Road.

4. OLD BUSINESS

None.

5. NEW BUSINESS - PUBLIC HEARING - REQUEST OF CLASSY PRODUCTIONS, LLC D/B/A/ 7 PAWS A WEEK (APPLICANT) TO CONSIDER A SPECIAL USE UNDER THE ZONING CODE TO PERMIT THE OPERATION OF A DOG DAYCARE FACILITY WITH RELATED SERVICES AND OVERNIGHT BOARDING ON THE PROPERTY LOCATED AT 1473 GLEN LAKE ROAD.

Commissioner Krettler moved, seconded by Commissioner Ring, to open the hearing. Voice Vote: 9 Ayes. Motion Carried.

Chairperson Combs swore the petitioner in.

Jennifer Hartner (Classy Productions d/b/a 7 Paws a Week)

Ms. Hartner presented an overview of the project.

Mr. Edwards presented an overview of the staff report.

Commissioner Harner encouraged the petitioner to sign up as a Hoffman Estates green business.

Commissioner Trieb stated in the past there were issues with noise and odor, and asked if the petitioner if there is a plan to address those issues. Ms. Hartner stated they did extra insulation work for both noise and odor issues. Regarding the odor, they clean every day with bleach and are looking at fixing the rear of the building where the dogs go to bathroom to be more odor friendly.

Commissioner Henderson had no questions.

Commissioner Krettler asked if the dogs need to be spayed/neutered and have their shots up-to-date. Ms. Hartner stated there is a form to fill out for a new client. The animal has to be vaccinated and there are questions regarding behavioral issues. As long as a dog is friendly with the other dogs, they can all play together.

Commissioner Ring had no questions.

Commissioner Iozzo had no questions.

Commissioner Wilson had no questions.

Vice Chairman Caramelli had no questions.

Chairperson Combs had no questions.

Jacki Marik, 1525 Fairfield Lane, was sworn in by Chairperson Combs. Ms. Marik stated when 7 Paws first occupied the building, there was a noise problem. Ms. Marik's backyard is adjacent to the property. Ms. Marik talked to the owner, and it turned out they were leaving the door open to their outside area. The noise inside the building was coming outside. The owner closed the door and there has not been a problem.

Chairperson Combs asked Ms. Marik if there are any odor issues. Ms. Marik stated not where she is. The odor issue would be more for the adjacent commercial buildings.

Commissioner Krettler asked does the petitioner have a veterinarian on call during the day if there is an emergency. Ms. Hartner stated they use the 24-hour animal hospital just down the road.

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

MOTION: Vice Chairman Caramelli moved (seconded by Commissioner Krettler) to approve a request by Classy Productions, LLC (applicant) for a special use under Zoning Code Section 9-8-2-C-9 to permit a dog daycare facility (7 Paws a Week) with related services and overnight boarding on the property located at 1473 Glen Lake Road, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Iozzo, Krettler, Trieb, Ring, Henderson, Harner, Wilson, Vice Chairman Caramelli, Chairperson Combs

Nay: None

Absent: Boxenbaum, Wehofer

Motion Carried.

Mr. Donahue stated that this will go to a Village Board meeting on November 7, 2016.

5. NEW BUSINESS - PUBLIC MEETING - REQUEST BY STADE CONSTRUCTION (APPLICANT) AND MARK & MARY RELKEN (OWNERS) TO CONSIDER A SITE PLAN AMENDMENT TO CONSTRUCT A SINGLE-FAMILY HOME ON THE PROPERTY LOCATED AT 1652 PONDVIEW DRIVE (LOT 32 IN DEVONSHIRE WOODS ESTATES).

Chairperson Combs swore the petitioners in.

Ed Stade (Stade Construction)

Mr. Stade presented an overview of the project.

Mr. Donahue presented an overview of the staff report.

Commissioner Trieb asked if the home will have a fireplace. Mr. Stade stated yes, inside the family room.

Commissioner Henderson asked if homeowner and Stade Construction have read and agreed to the HOA agreement. Mr. Stade stated yes.

Commissioner Krettler asked if Stade Construction is constructing a house just on Lot 32. Mr. Stade stated yes.

Commissioner Ring had no questions.

Commissioner Iozzo had no questions.

Commissioner Wilson had no questions.

Commissioner Harner asked if there is a requirement for plans for the overhead sprinkler system. Mr. Donahue stated the sprinkler system is reviewed by the Fire Department and Code Enforcement as part of the building plan.

Vice Chairman Caramelli asked about the timeline for the construction. Mr. Stade stated from start of construction to the end will be 4-6 months. Mr. Stade stated he hopes to begin construction on November 8.

Vice Chairman Caramelli asked what percentage of the house is brick. Mr. Stade stated the entire front of the house will be brick, so 20-25% will be brick.

Chairperson Combs asked if there are any drainage issues on the lot. Mr. Stade stated he submitted a detailed grading plan and there are no issues.

Chairperson Combs asked what the house will cost. Mr. Stade stated \$480,000-\$520,000, which does not include the lot.

Carl Mahr, 1650 Pondview Drive, was sworn in by Chairperson Combs. Mr. Mahr requested to see the color samples for the house, and was shown the colors. Mr. Mahr is impressed with the proposed house and will fit into the neighborhood beautifully.

MOTION: Vice Chairman Caramelli moved (seconded by Commissioner Krettler) to approve a request by Stade Construction (applicant) and Mark and Mary Relken (owners) to consider a site plan amendment to construct a single-family home on the property located at 1652 Pondview Drive (Lot 32 in Devonshire Woods Estates), with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Iozzo, Krettler, Trieb, Ring, Henderson, Harner, Wilson, Vice Chairman Caramelli, Chairperson Combs

Nay: None

Absent: Boxenbaum, Wehofer

Motion Carried.

Mr. Donahue advised that this will go to a Village Board meeting on November 7, 2016.

6. STAFF REPORT

Mr. Donahue stated there will be a meeting for November 2.

7. MOTION TO ADJOURN

Commissioner Krettler moved, seconded by Commissioner Henderson, to adjourn the meeting at 7:32 p.m. Voice Vote: 9 Ayes, 2 Absent (Boxenbaum, Wehofer). Motion Carried.

Minutes prepared by Kathy Redelmann, Development Services Administrative Assistant



Chairperson's Approval



Date Approved