

PLANNING AND ZONING COMMISSION MEETING

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

MINUTES - NOVEMBER 16, 2016

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

Members Present

Vice Chairman Caramelli	Lon Harner
Myrene Iozzo	Nancy Trieb
Lenard Henderson	Greg Ring

Members Absent

Boxenbaum, Krettler, Wehofer, Wilson, Chairperson Combs (All Excused).

A quorum was present.

Administrative Personnel Present:

Peter Gugliotta, Director of Planning, Building and Code Enforcement; Dan Ritter, Assistant Planner.

2. APPROVAL OF MINUTES:

Commissioner Ring moved, seconded by Commissioner Iozzo, to approve October 19, 2016, meeting minutes. Voice Vote: 6 Ayes, 5 Absent (Boxenbaum, Krettler, Wehofer, Wilson, Chairperson Combs). Motion Carried.

3. CHAIRMAN'S REPORT

Vice Chairman Caramelli stated the Village Board approved the special use for operation of a dog daycare facility with related services and overnight boarding on the property located at 1473 Glen Lake Road; and site plan amendment to construct a single-family home on the property located at 1652 Pondview Drive (Lot 32 in Devonshire Woods Estates).

4. OLD BUSINESS

None.

5. NEW BUSINESS - PUBLIC HEARING - REQUEST BY JOSEPH AND JEANNE MCCORMACK (OWNERS) FOR A VARIATION FROM THE ZONING CODE TO PERMIT REPLACEMENT OF A SECOND DRIVEWAY THAT DOES NOT LEAD TO AN APPROVED PARKING STRUCTURE ON THE PROPERTY LOCATED AT 515 DECATUR STREET.

Commissioner Iozzo moved, seconded by Commissioner Henderson, to open the hearing. Voice Vote: 6 Ayes, 5 Absent. Motion Carried.

Vice Chairman Caramelli swore the petitioner in.

Michael McCormack presented an overview of the project.

Dan Ritter presented an overview of the staff report.

Commissioner Ring had no questions.

Commissioner Iozzo asked if the new driveway will be concrete or asphalt. Mr. McCormack stated asphalt.

Commissioner Henderson asked if the existing garage will stay. Mr. McCormack stated yes and the garage is in use.

Commissioner Trieb had no questions.

Commissioner Harner had no questions.

Vice Chairman Caramelli asked the petitioner if he agrees with staff's recommended conditions of approval, to which Mr. McCormack stated yes.

Commissioner Ring moved, seconded by Commissioner Henderson, to close the hearing. Voice Vote: 6 Ayes, 5 Absent. Motion Carried.

MOTION: Commissioner Iozzo moved (seconded by Commissioner Ring) to approve a request by Joseph and Jeanne McCormack (owners) for a variation from Section 9-3-2-C-2 of the Zoning Code to permit a second driveway that does not lead to an approved parking structure at 515 Decatur Street, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Harner, Henderson, Iozzo, Ring, Trieb, Vice Chairman Caramelli

Nay: None

Absent: Boxenbaum, Krettler, Wehofer, Wilson, Chairperson Combs

Motion Carried.

Mr. Ritter stated that this will go to a Village Board meeting on November 21, 2016.

5. NEW BUSINESS - PUBLIC HEARING - REQUEST BY TR GREENSPOINT, LLC (OWNER) AND LINCOLN PROPERTY COMPANY (APPLICANT) TO AMEND THE GREENSPOINT OFFICE PARK MASTER SIGN PLAN (DATED NOVEMBER 16, 2016) IN ACCORDANCE WITH THE ZONING CODE FOR THE PROPERTIES AT 2300 N. BARRINGTON ROAD, 2800 HIGGINS ROAD, 2895 GREENSPOINT PARKWAY, AND PARCELS MANAGED BY THE PROPERTY OWNER'S ASSOCIATION OF THE GREENSPOINT OFFICE PARK.

Commissioner Henderson moved, seconded by Commissioner Iozzo, to open the hearing. Voice Vote: 6 Ayes, 5 Absent. Motion Carried.

Vice Chairman Caramelli swore the petitioners in.

Marlies Hansen (Lincoln Property Company)
Rob Whitehead (Olympic Sign Company)

Ms. Hansen presented an overview of the project.

Mr. Whitehead presented an overview of the proposed sign.

Dan Ritter presented an overview of the staff report.

Commissioner Harner had no questions.

Commissioner Trieb asked why the signage change. Ms. Hansen stated Vistex is changing the look of its name.

Commissioner Trieb asked what if the lights burn out or the sign stops working. Mr. Whitehead stated the sign is computerized and the remote will let Olympic Sign know when something is wrong.

Commissioner Henderson asked staff what if another building in the office park asks for a similar sign. Mr. Ritter stated no one has asked for a similar sign and was not pursued.

Commissioner Iozzo had no questions.

Commissioner Ring asked if the Vistex sign on the building will change. Ms. Hansen stated there will be a new Vistex sign that will meet the Village code.

Vice Chairman Caramelli asked if the letters for Vistex will be on a backing or directly onto the building. Ms. Hansen stated the letters will be directly mounted to the building and the additional "V" will be added to the east and west elevation of the building.

Vice Chairman Caramelli asked what color is the existing sign. Ms. Hansen stated it is a blue illuminated sign.

Commissioner Iozzo moved, seconded by Commissioner Henderson, to close the hearing. Voice Vote: 6 Ayes, 5 Absent. Motion Carried.

MOTION: Commissioner Iozzo moved (seconded by Commissioner Henderson) to approve a request by TR Greenspoint, LLC (owner) and Lincoln Property Company (applicant) to amend the Greenspoint Office Park Master Sign Plan (dated November 16, 2016) in accordance with Section 9-3-8-M-13 of the Zoning Code for the properties at 2300 N. Barrington Road, 2800 Higgins Road, 2895 Greenspoint Parkway, and parcels managed by the property owner's association of the Greenspoint Office Park.

Roll Call Vote:

Aye: Harner, Henderson, Iozzo, Ring, Trieb, Vice Chairman Caramelli

Nay: None

Absent: Boxenbaum, Krettler, Wehofer, Wilson, Chairperson Combs

Motion Carried.

Mr. Ritter advised that this will go to a Village Board meeting on November 21, 2016.

5. NEW BUSINESS - PUBLIC HEARING - REQUEST BY 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 W. HIGGINS ROAD (REMANDED FROM THE VILLAGE BOARD).

Commissioner Henderson moved, seconded by Commissioner Ring, to open the hearing. Voice Vote: 6 Ayes, 5 Absent. Motion Carried.

Vice Chairman Caramelli swore the petitioners in.

Kathleen Brancato (Petro Auto)
Chris Petrovich (Petro Auto)

Ms. Brancato presented an overview of the site plan.

Peter Gugliotta presented an overview of the staff report.

Commissioner Ring asked staff if there is any change to the sign location. Mr. Gugliotta stated there is only a minor setback variation that is requested by the petitioner and has not changed since the last hearing.

Commissioner Iozzo asked if there are plans on when this project will start. Mr. Petrovich stated as soon as the weather breaks in the spring.

Commissioner Henderson had no questions.

Commissioner Trieb asked about the canopy. Mr. Gugliotta stated the canopy is a remnant when this site was a gas station. The petitioner wanted to keep the canopy for customer waiting, with the possibility in the future of a proposal to add gas pumps to the site.

Commissioner Trieb asked if the business is successful, if/when does the petitioner need to revisit the parking configuration. Mr. Gugliotta stated it is mostly a compliance issue. Any site that is approved, parking is only allowed in marked designated spaces. If the petitioner cannot accommodate the parking in the approved spaces, then the petitioner would need to make changes to the site.

Commissioner Harner had no questions.

Vice Chairman Caramelli had no questions.

Commissioner Ring moved, seconded by Commissioner Iozzo, to close the hearing. Voice Vote: 6 Ayes, 5 Absent. Motion Carried.

MOTION A: Commissioner Iozzo moved (seconded by Commissioner Ring) 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.

Roll Call Vote:

Aye: Harner, Henderson, Iozzo, Ring, Trieb, Vice Chairman Caramelli

Nay: None

Absent: Boxenbaum, Krettler, Wehofer, Wilson, Chairperson Combs

Motion Carried.

MOTION B: Commissioner Iozzo moved (seconded by Commissioner Ring) 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: Harner, Henderson, Iozzo, Ring, Trieb, Vice Chairman Caramelli

Nay: None

Absent: Boxenbaum, Krettler, Wehofer, Wilson, Chairperson Combs

Motion Carried.

Mr. Ritter advised that this will go to a Village Board meeting on November 21, 2016.

6. STAFF REPORT

Mr. Ritter stated there are no petitioners scheduled yet for the December 7, meeting.

7. MOTION TO ADJOURN

Commissioner Ring moved, seconded by Commissioner Henderson, to adjourn the meeting at 7:51 p.m.
Voice Vote: 6 Ayes, 5 Absent (Boxenbaum, Krettler, Wehofer, Wilson, Chairperson Combs). Motion Carried.

Minutes prepared by Kathy Redelmann, Development Services Administrative Assistant



Chairperson's Approval

2/1/17

Date Approved