

PLANNING AND ZONING COMMISSION MEETING

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

MINUTES - MAY 3, 2017

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

Members Present

| | |
|-------------------------|-------------------|
| Chairperson Combs | Lon Harner |
| Vice Chairman Caramelli | Lenard Henderson |
| Steve Wehofer | Denise Wilson |
| Greg Ring | Sharron Boxenbaum |
| Myrene Iozzo | |

Members Absent

Tom Krettler, Nancy Trieb (All Excused).

A quorum was present.

Administrative Personnel Present:

Dan Ritter, Assistant Planner; Parth Joshi, Development Services Technician.

2. APPROVAL OF MINUTES:

Commissioner Ring moved, seconded by Commissioner Henderson, to approve the April 19, 2017, meeting minutes. Voice Vote: 5 Ayes, 4 Abstain (Boxenbaum, Henderson, Wehofer, Iozzo), 2 Absent (Krettler, Trieb). Motion Carried.

3. CHAIRMAN'S REPORT

Chairperson Combs stated the request for the Red Roof Inn Master Sign Plan, preliminary and final site plan and Master Sign Plan Amendment for a Denny's restaurant at 4690 Hoffman Boulevard, and a site plan amendment for facade and site changes and special use for Country Inn & Suites were approved by the Village Board. Also the requests for Traditional Neighborhood (TN) and Commercial-Mixed Use (C-MU) text amendments and the Plum Farms rezoning and plat of subdivision that were previously continued, were approved by the Village Board.

4. OLD BUSINESS

None.

5. NEW BUSINESS - PUBLIC HEARING - REQUEST BY JPMORGAN CHASE (APPLICANT/CONTRACT PURCHASER) AND FIFTH THIRD BANK (PROPERTY OWNER) FOR A SITE PLAN AMENDMENT FOR FACADE CHANGES AND A SPECIAL USE UNDER SECTION 9-8-3-B-3-k OF THE ZONING CODE TO

PERMIT A FINANCIAL INSTITUTION THAT OCCUPIES A FREESTANDING BUILDING TO OPERATE ON THE PROPERTY LOCATED AT 4653 W. HIGGINS ROAD.

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

Chairperson Combs swore the petitioners in.

Jonathan Krissoff (JPMorgan Chase)
Michelle Bogner (The Architects Partnership, Ltd.)

Jonathan Krissoff and Michelle Bogner presented an overview of the project.

Dan Ritter presented an overview of the staff report.

Commissioner Boxenbaum asked why take away the drive-up window. Ms. Bogner stated drive-up teller windows are needed less due to increased ATM functions and electronic banking. Drive-up windows are being eliminated on all new buildings.

Commissioner Wilson had no questions.

Commissioner Iozzo had no questions.

Commissioner Ring had no questions.

Commissioner Wehofer had no questions.

Commissioner Henderson asked why signs are not part of the approval. Mr. Ritter stated the proposed signs are permitted and no changes are required to the Master Sign Plan, however they have been shown on the plans to indicate how the exterior will look when completed.

Commissioner Harner had no questions.

Vice Chairman Caramelli had no questions.

Chairperson Combs asked the petitioner if the conditions of approval are accepted. Mr. Krissoff stated yes.

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

MOTION: Vice Chairman Caramelli moved (seconded by Commissioner Henderson) to approve a request by JPMorgan Chase (applicant/contract purchaser) and Fifth Third Bank (property owner) for a site plan amendment for facade changes and a special use under Section 9-8-3-B-3-k of the Zoning Code to permit a financial institution that occupies a freestanding building to operate on the property located at 4653 W. Higgins Road, with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Boxenbaum, Harner, Henderson, Iozzo, Ring, Wehofer, Wilson, Vice Chairman Caramelli, Chairperson Combs
Nay: None
Absent: Krettler, Trieb
Motion Carried.

Mr. Joshi stated that this will go to the Village Board meeting on May 15, 2017.

5. NEW BUSINESS - PUBLIC HEARING - REQUEST OF ROHRMAN AUTO GROUP (OWNER) TO CONSIDER A SPECIAL USE UNDER SECTION 9-8-2-C-9 OF THE ZONING CODE TO PERMIT TEMPORARY VEHICLE STORAGE ON THE PROPERTIES LOCATED AT 125 W. HIGGINS ROAD AND 155 W. HIGGINS ROAD.

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

Chairperson Combs swore the petitioner in.

Mark Battista (Rohrman Auto Group)

Mark Battista presented an overview of the project.

Dan Ritter presented an overview of the staff report.

Commissioner Boxenbaum asked where vehicle storage will happen if the properties sell as expected. Mr. Battista stated the Ford dealership remodel is almost completed and they could make room at other sites they own.

Commissioner Wilson had no questions.

Commissioner Iozzo had no questions.

Commissioner Ring had no questions.

Commissioner Wehofer had no questions.

Commissioner Henderson had no questions.

Commissioner Harner had no questions.

Vice Chairman Caramelli asked the petitioner if he agrees with the conditions of approval in the staff report. Mr. Battista stated yes.

Chairperson Combs asked how the cars are moved between properties. Mr. Battista stated two employees move cars or vans with many employees for larger car movements.

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

MOTION: Vice Chairman Caramelli moved (seconded by Commissioner Ring) to approve a request by Rohrman Auto Group (owner) to consider a special use under Section 9-8-2-C-9 of the Zoning Code to permit temporary vehicle storage on the properties located at 125 W. Higgins Road and 155 W. Higgins Road., with the recommended conditions in the staff report.

Roll Call Vote:

Aye: Boxenbaum, Harner, Henderson, Iozzo, Ring, Wehofer, Wilson, Vice Chairman Caramelli,
Chairperson Combs

Nay: None

Absent: Krettler, Trieb

Motion Carried.

Mr. Joshi stated that this will go to the Village Board meeting on May 15, 2017.

6. STAFF REPORT

Mr. Ritter stated the next meeting is May 17, with a side yard setback variation to permit the expansion of a house and attached garage at 415 Azalea Lane.

7. MOTION TO ADJOURN

Commissioner Ring moved, seconded by Commissioner Henderson, to adjourn the meeting at 7:29 p.m.
Voice Vote: 9 Ayes, 2 Absent (Krettler, Trieb). Motion Carried.

Minutes prepared by Kathy Redelmann, Development Services Administrative Assistant



Chairperson's Approval



Date Approved